

1303 S 72nd Street

Omaha, NE 68124



ACCESS Commercial, LLC

RETAIL | FOR LEASE



PROPERTY HIGHLIGHTS



SCAN THE
QR CODE
TO TOUR!



ADDRESS:

1303 S 72nd St
Omaha, Nebraska 68124



SPACE AVAILABLE:

Suite 201: 3,646 SF Turn Key Office
Suite 106: 2,368 SF Retail



LEASE RATE:

Negotiable



ZONING:

Commercial



ACCESS Commercial, LLC

www.accesscommercial.com
10730 Pacific Street, Suite 230
Omaha, NE 68114 | 402.502.1983

ABOUT THE PROPERTY

Position your business in a high-traffic, high-exposure location with 50,250 VPD on 72nd Street and 31,100 VPD on Pacific Street. These premier spaces are adjacent to Aksarben Village, neighboring a 110 room Hampton Inn Hotel and surrounded by national tenants including Starbucks, Jersey Mike's and Massage Envy. The spaces consist of a great mix of private offices, conference rooms and open space. Access to a dense daytime population of 127,000+ within 3 miles with major employers such as First Data, Bergan Mercy Medical Center, Blue Cross Blue Shield of Nebraska, Pacific Life and Alegen Creighton Campus nearby.

Within a close proximity to University of Nebraska Omaha (16,000+ students), College of Saint Mary (1,000+ students) and retailers including Nebraska Furniture Mart, Super Walmart, Total Wine, Kohl's, PetSmart, Aldi, Cavenders, Michaels and more. Seize this opportunity to establish your business in a high-visibility, high-traffic corridor surrounded by strong anchors and a vibrant community.

Kirk Hanson

kirk@accesscommercial.com
402.616.2580

Amber Olson

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402.618.5523

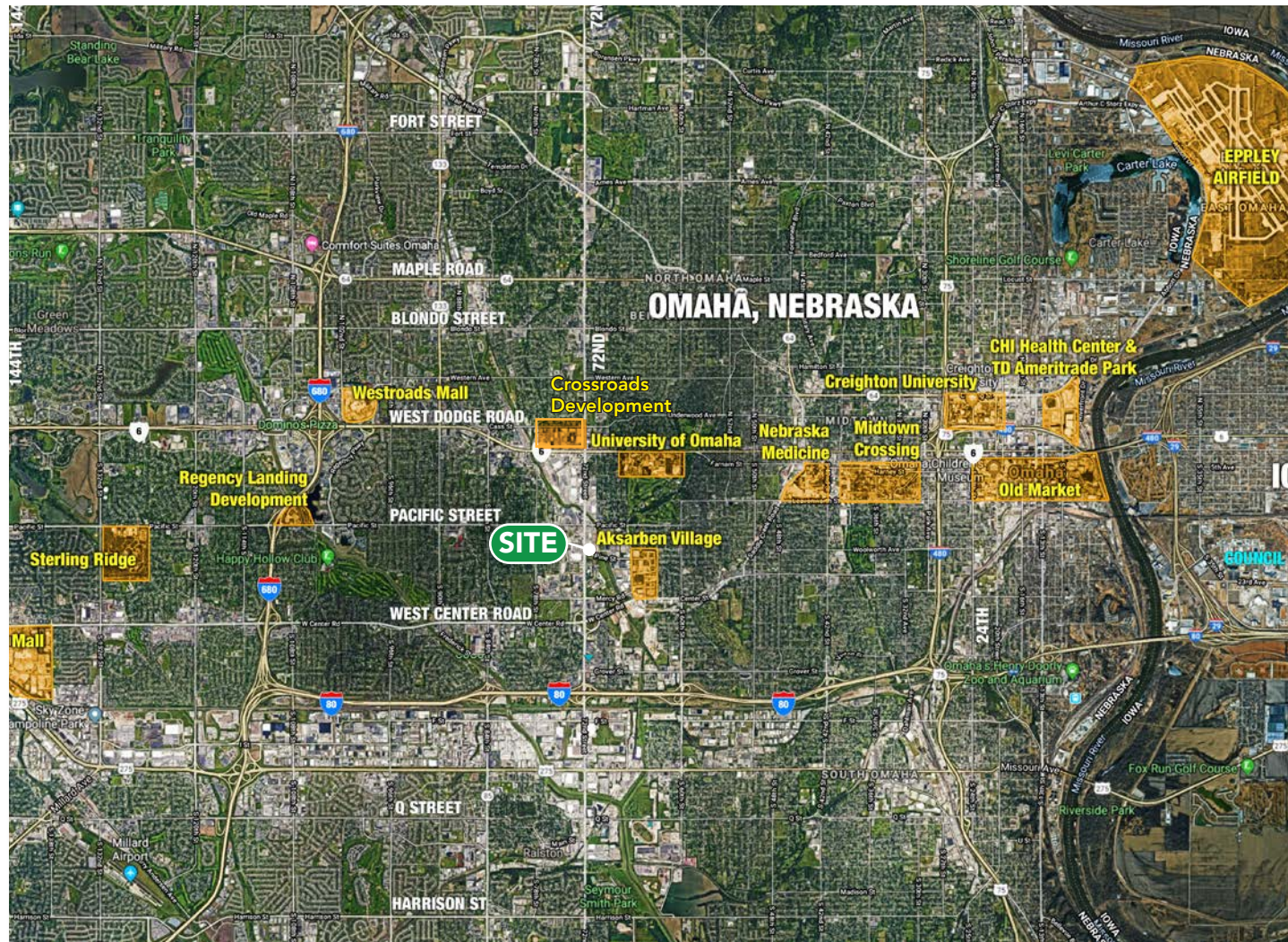


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3-MILE AERIAL



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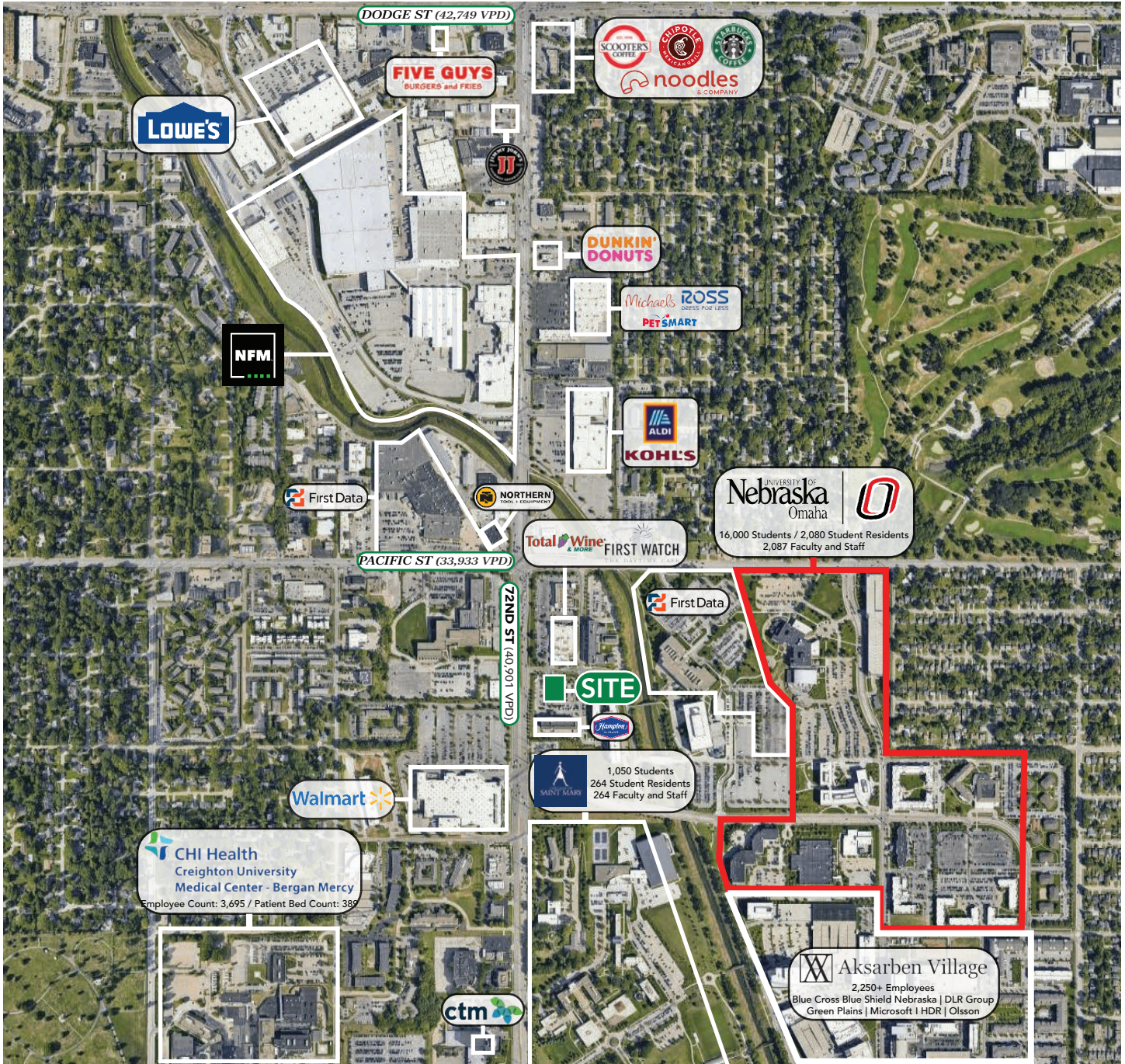


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MARKET MAP



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LOCAL AERIAL



	Population	Median HH Income	No. of Households	Daytime Population	Employees In The Area	Businesses In The Area
1-mile	10,453	\$76,422	4,693	22,851	19,838	759
3-mile	102,099	\$81,179	46,904	108,202	82,023	5,498
5-mile	323,095	\$70,303	137,523	278,819	193,681	13,056

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PHOTOS



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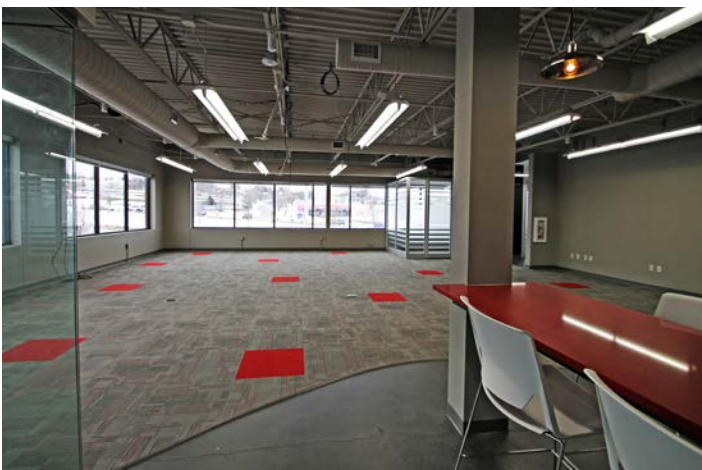


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SUITE 201 INTERIORS



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SUITE 106 INTERIORS



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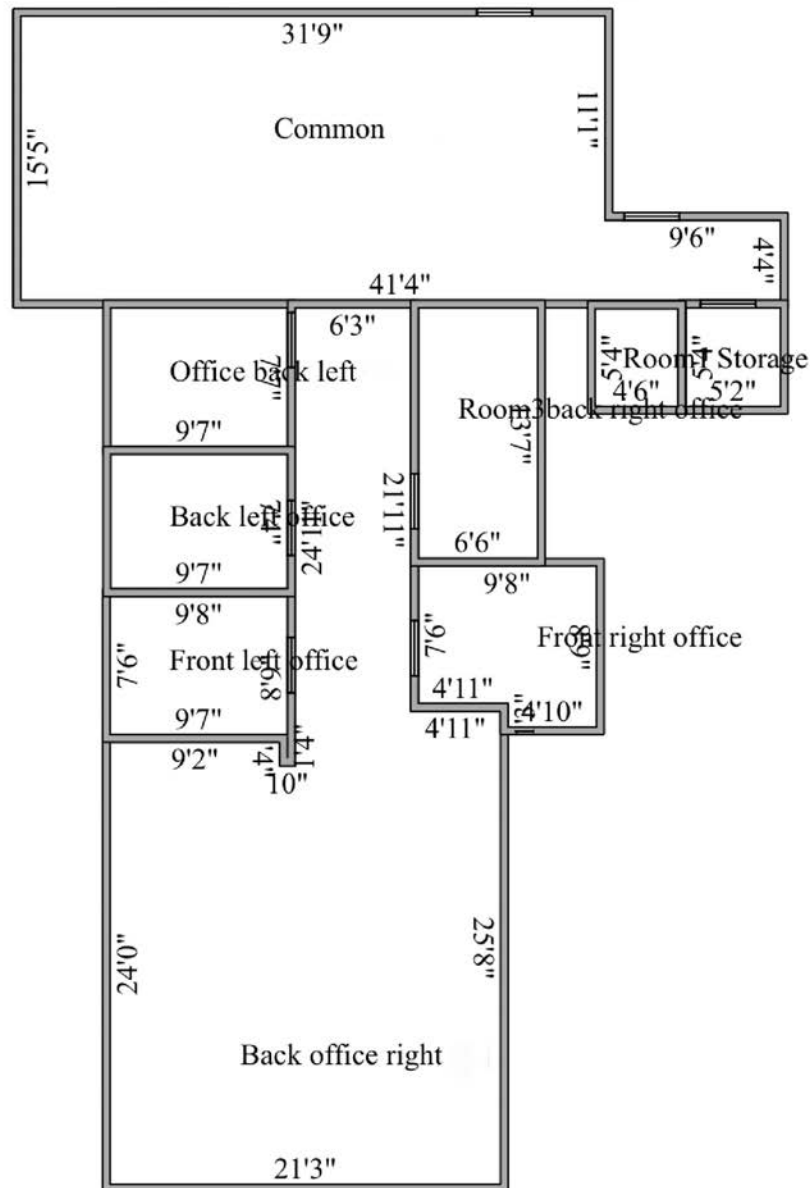


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SUITE 106 FLOOR PLAN



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LISTING TEAM



Kirk Hanson

Principal

Kirk is responsible for all business development and brokerage activities for Access and affiliated companies. He holds a Bachelor's Degree in Finance from the University of Nebraska at Lincoln and is a licensed broker in Nebraska, Iowa, Missouri and North Dakota. He is also a long-time member of the International Council of Shopping Centers (ICSC) and the Entrepreneurs Organization (EO).



Amber Olson

Senior Broker Associate

Amber brings 20 years of commercial real estate experience to our team at ACCESS. Her role as a Senior Brokerage Associate is primarily focused on shopping center leasing at a national and local level, with over three million square feet represented. Her industry expertise enhances our team through her knowledge of sales, landlord and tenant representation, relationship building, property management, and development.

Amber majored in Business Administration at the University of Nebraska-Lincoln. She is a licensed Real Estate Agent in the State of Nebraska and has been a member of the International Council of Shopping Centers (ICSC) since 2008.

ACCESS is focused on growth opportunities through a select grouping of strategic partnerships. We strive to maximize value for every stakeholder involved in our projects, and have a proven track record of over 400 successfully completed projects across 40 states. We focus on forming deep relationships with our clients and believe durable success in our industry requires the right mixture of talents and virtues, collaboration, and relentless execution.



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