

FOR LEASE



ACCESS Commercial, LLC

Omaha, NE



PROPERTY HIGHLIGHTS:

- Rare big box space available in the heart of Omaha
- Conveniently located North of interstate 80 and the intersection of 84th and Center
- High traffic counts of 26k VPD
- Dock and overhead door included
- Possible basement storage available

ADDRESS:

8425 W. Center Road
Omaha, NE

BUILDING SIZE:

19,492 SF

LEASE RATE:

\$15 PSF, NNN

CONTACT LISTING AGENTS FOR MORE INFORMATION:

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WWW.ACCESSCOMMERCIAL.COM

facebook.com/accesscommercial
instagram.com/accessretail
linkedin.com/access-commercial-llc



DEMOGRAPHICS:

	1 Mile:	3 Mile:	5 Mile:
Daytime Population	10,886	116,210	255,273
Population	8,233	82,676	285,710
Average HH Income	\$143,545	\$116,680	\$108,205

35.9
MEDIAN
AGE

25,962
VEHICLES PER
DAY

179,214
EMPLOYEES
IN AREA

12,929
BUSINESSES
IN AREA

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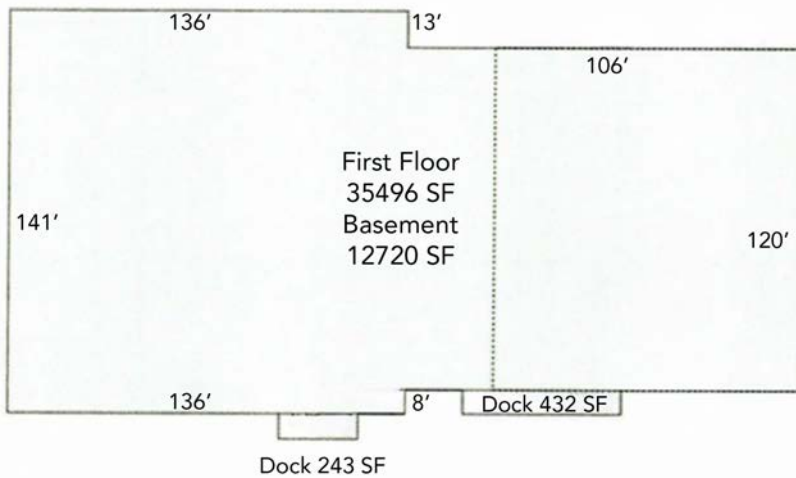
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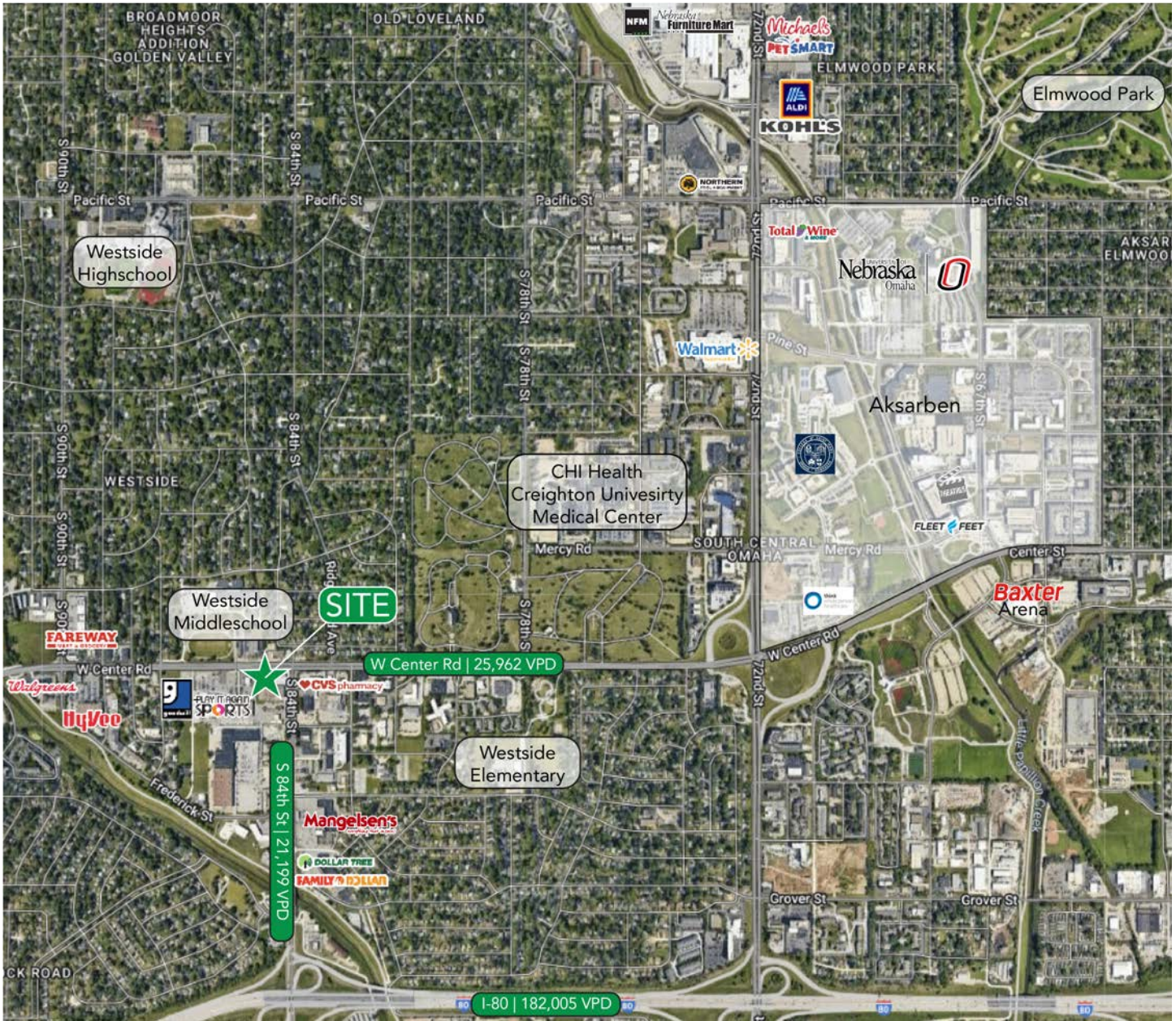
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ACCESS Commercial, LLC

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.



AMBER OLSON **BROKERAGE 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.



EMILY FALTYS **JR BROKERAGE ASSOCIATE**

Emily is a dynamic and motivated graduate from the University of Nebraska- Lincoln, graduating in two and a half years with a Bachelor of Science in Business Administration with a focus on Management and Marketing. During her college career, Emily was a member of the Center for Sales Excellence where she collaborated with peers and mentors focusing on analyzing and improving sales techniques, as well as effective communication. Emily is an avid traveler, independently visiting 17 countries over the course of two years. This experience honed her skills of adaptability, resilience, and has grown her ability to communicate with all individuals. Returning to her Nebraskan roots, Emily supports our Senior Brokerage team at ACCESS throughout the entire listing and transaction processes. She is currently focusing primarily on shopping centers and third-party leasing efforts as a Junior Brokerage Associate.



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