



ACCESS Commercial, LLC



Hampton Inn & Suites Retail

4409 Douglas St

Omaha, NE 68131

RETAIL | FOR LEASE

PROPERTY HIGHLIGHTS



ADDRESS:

4409 Douglas St
Omaha, NE 68131



SUITE SIZE:

1,000 - 7,300 SF +/-



LEASE/SALE RATE:

Negotiable



ZONING:

Commercial



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

ABOUT THE PROPERTY

Brand-new retail space available on the ground floor of a 90-room Hampton Inn & Suites, offering built-in foot traffic and high visibility. Ideally located just one block off Dodge Street and one block from the UNMC Campus, this space provides an exceptional opportunity for retail, dining, or service concepts looking to capitalize on a vibrant, high-demand area.

Emily Faltys

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Amber Olson

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MARKET MAP



UNMC Stats

- 718 Licensed beds
- 10,253 Employees
- Enrollment increased by more than 3% in last year with 6,419 Students
- Ranked Tier 1 institution for primary care training by U.S News & World Report.
- Almost half of Nebraska's Medical professionals have graduated from UNMC.

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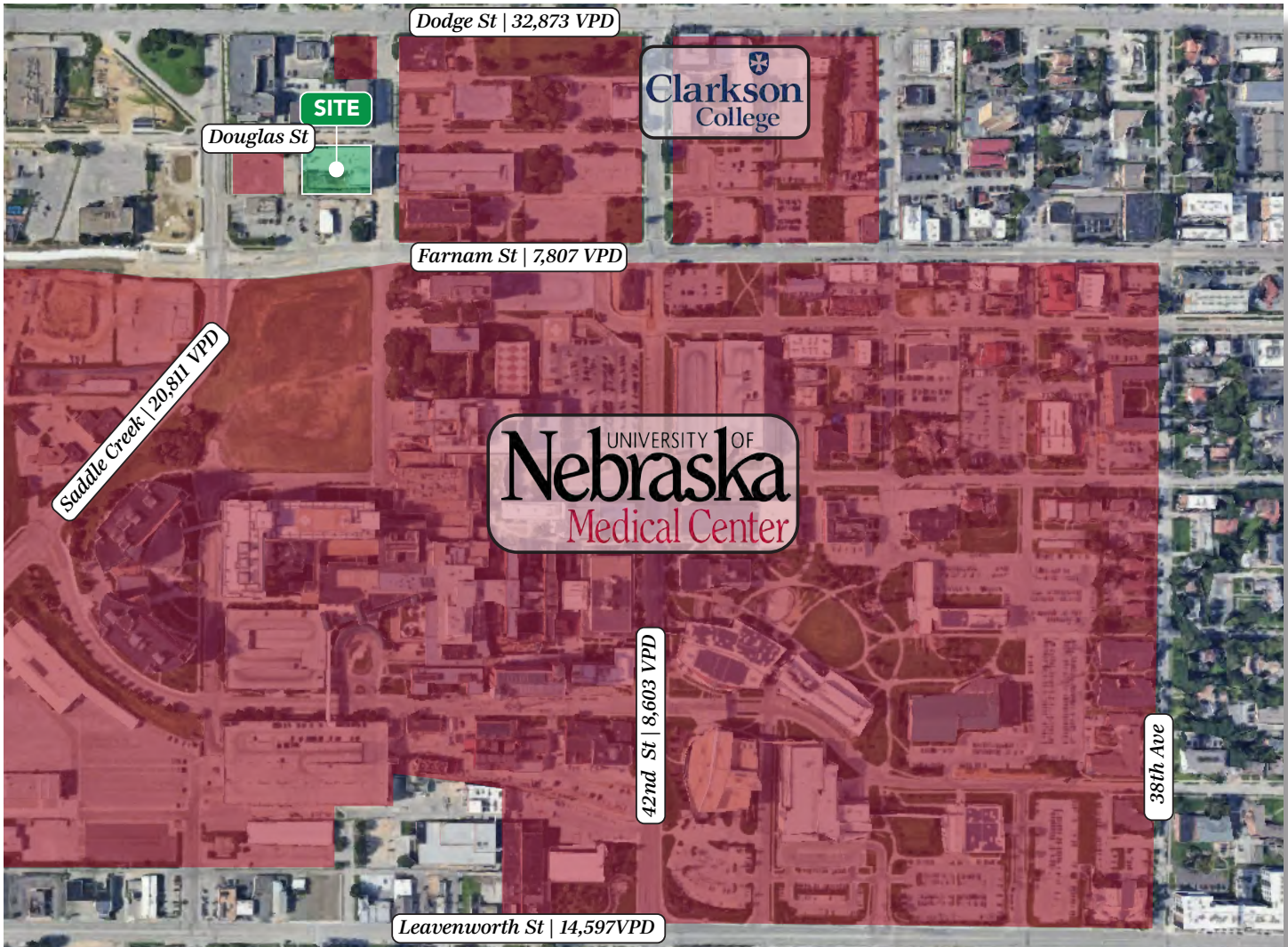


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UNMC CAMPUS



DEMOGRAPHICS

	Population	Median HH Income	No. of Households	Daytime Population	Employees In The Area	Businesses In The Area
1-mile	24,111	\$66,836	11,836	18,289	12,798	809
3-mile	152,795	\$64,770	65,424	133,330	91,943	5,206
5-mile	299,459	\$66,759	122,565	245,978	160,495	10,514

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Architectural floor plan of a building, likely a hotel or commercial structure, showing a large central room labeled "7,300 sf +/-". The plan includes various rooms and areas, such as:

- COMPUTER ENCL. (100)
- START-UP (100)
- ELECTRICAL SWITCHGEAR (100)
- FIRE PUMP (100)
- FIRE & WATER ROOM (100)
- HOTEL ENTRY VESTIBULE (100)
- LOBBY (100)
- STAIRS (100)
- PARKING AREA (100)
- BICYCLE PARKING AREA (100)
- DOUGLAS STREET LEVEL PARKING (100)
- ALLEY
- DOUGLAS STREET
- 44th STREET

The plan also shows dimensions, room numbers, and structural elements like walls, doors, and windows. The central room is shaded in light blue. The plan is oriented with Douglas Street to the north and 44th Street to the east. The alley is located to the south of the main building footprint.

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PLACER.AI

Placer.ai Software offers transformative benefits for businesses by providing real-time, location-based consumer insights that drive smarter decision-making. With its robust data analytics capabilities, ACCESS uses it to help business owners glean insight into foot traffic, understand customer behavior, and analyze competitive trends with unparalleled accuracy. Whether optimizing site selection, tailoring marketing strategies, or measuring the effectiveness of campaigns, we use Placer.ai to equip businesses with actionable intelligence to stay ahead in dynamic markets. Its intuitive interface and visual reports make complex data accessible, empowering teams to make data-driven decisions that enhance operational efficiency and boost ROI.



350 N Saddle Creek Rd, Omaha



VISITS

199,100

in the last 12 months



RANKING

93rd

percentile nationwide



333 N Saddle Creek Rd, Omaha



VISITS

308,900

in the last 12 months



RANKING

94th

percentile statewide



344 N Saddle Creek Rd, Omaha



VISITS

106,000

in the last 12 months



RANKING

91st

percentile statewide

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DRONE PHOTO



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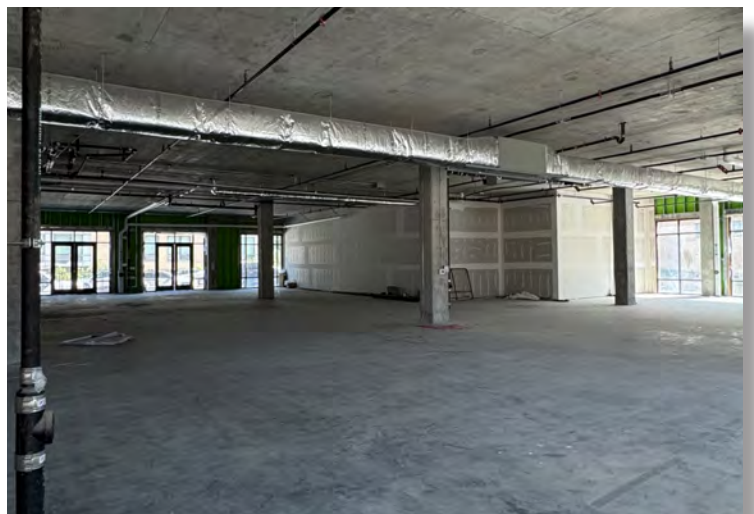
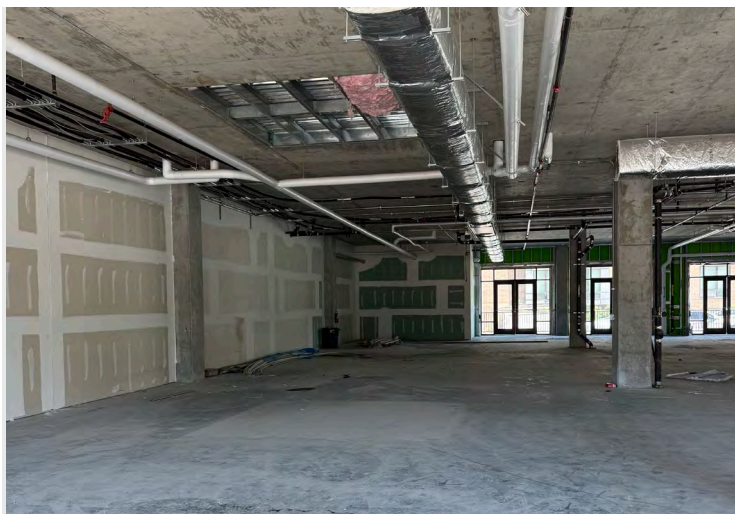
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PHOTOS



Space can be split ranging from 1,000 SF - 7,300 SF



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LISTING TEAM



Emily Faltys Broker 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.



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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