

# SUBLEASE



ACCESS Commercial, LLC

Omaha, NE



AVAILABLE  
945 SF

## EXCEPTIONAL LOCATION

### PROPERTY HIGHLIGHTS:

- Within a 5-mile radius of the property there is a population of approximately 202,500 people and an average household income of over \$134,000
- Front door parking
- Previously was a Dry-Cleaner
- Casey's gas station as neighboring tenant
- Various amenities within walking distance
- Excellent visibility

### ADDRESS:

3725 N 147th Street  
Omaha, NE

### SPACE AVAILABLE:

945 SF

### LEASE RATE:

\$16 PSF, NNN  
NNN: \$3 PSF

### CONTACT LISTING AGENTS FOR MORE INFORMATION:

Emily Faltys  
emily@accesscommercial.com  
C: (402) 992-0848

Amber Olson  
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C: (402) 618-5523

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## DEMOGRAPHICS:

	1 Mile:	3 Mile:	5 Mile:
Daytime Population	6,314	46,474	143,574
Population	13,718	88,739	199,615
Average HH Income	\$124,749	\$155,284	\$139,798

**36.6**  
MEDIAN  
AGE

**26,283**  
VEHICLES PER  
DAY

**97,715**  
EMPLOYEES  
IN AREA

**7,876**  
BUSINESSES  
IN AREA

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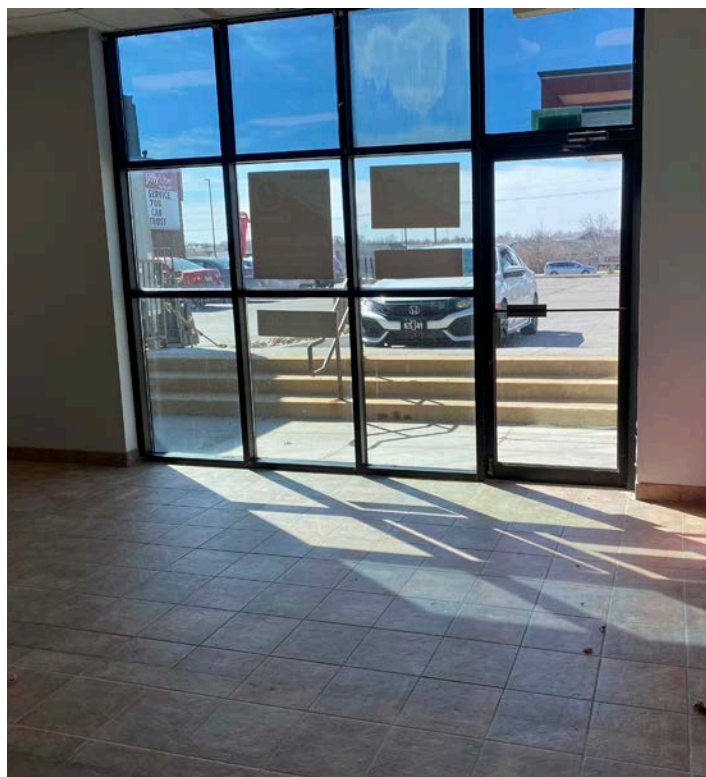
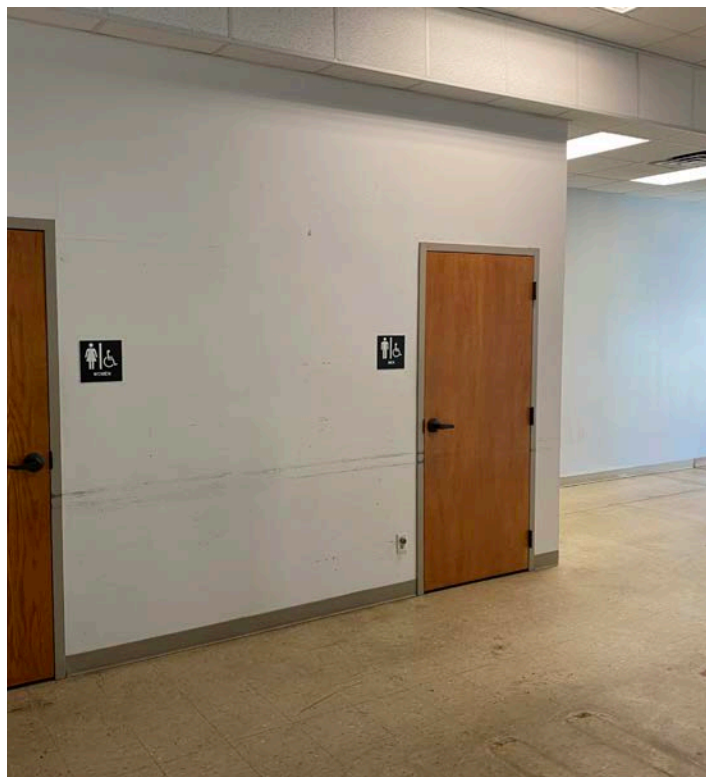
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## 2 INTERIOR PHOTOS



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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.



### **EMILY FALTYS** **JR 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



### **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.



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