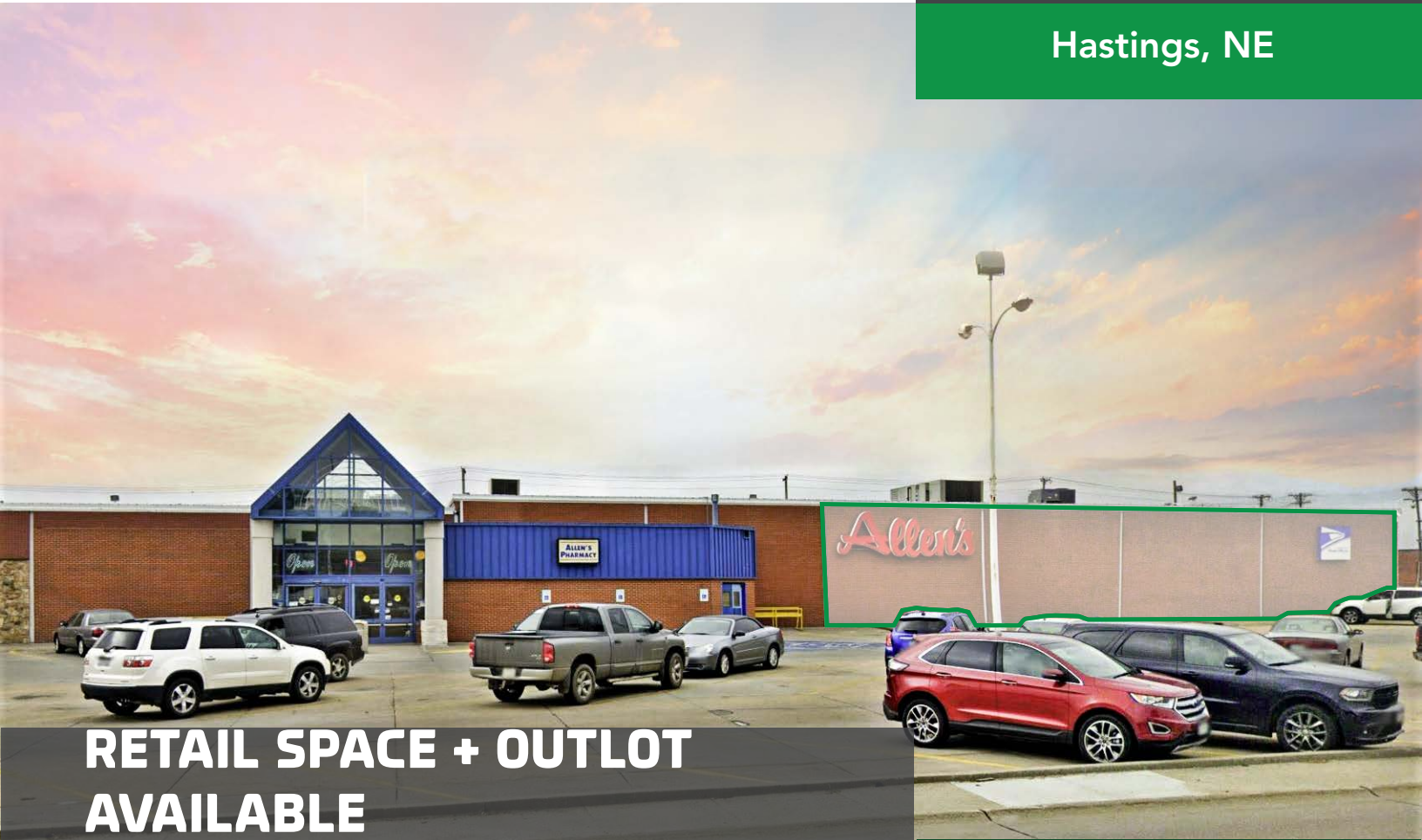


# FOR LEASE



Hastings, NE



## RETAIL SPACE + OUTLOT AVAILABLE

### INCREDIBLE OPPORTUNITY

#### PROPERTY HIGHLIGHTS:

- Anchor space next to high-traffic grocery store
- Former department store
- Freight elevator
- Mezzanine office space
- Ample parking
- Possibility to add dock door

#### CONTACT LISTING AGENTS FOR MORE INFORMATION:

Amber Olson  
amber@accesscommercial.com  
C: (402) 618 - 5523

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

#### ADDRESS:

1115 W. 2nd Street  
Hastings, NE

#### AVAILABLE

First Floor: 25,324 SF  
Basement Level: 22,500 SF  
1. Acre Outlot

#### BUILDING LEASE RATE:

\$6.00 NNN

[WWW.ACCESSCOMMERCIAL.COM](http://WWW.ACCESSCOMMERCIAL.COM)

[facebook.com/accesscommercial](https://facebook.com/accesscommercial)  
[instagram.com/accessretail](https://instagram.com/accessretail)  
[linkedin.com/access-commercial-llc](https://linkedin.com/access-commercial-llc)



**DEMOGRAPHICS:**

	1 Mile:	3 Mile:	5 Mile:
Daytime Population	9,749	20,924	22,645
Population	10,396	23,722	26,847
Average HH Income	\$69,069	\$83,283	\$88,880

**35.7**  
MEDIAN  
AGE

**7,663**  
VEHICLES  
PER DAY

**14,657**  
EMPLOYEES  
IN AREA

**1,163**  
BUSINESSES  
IN AREA

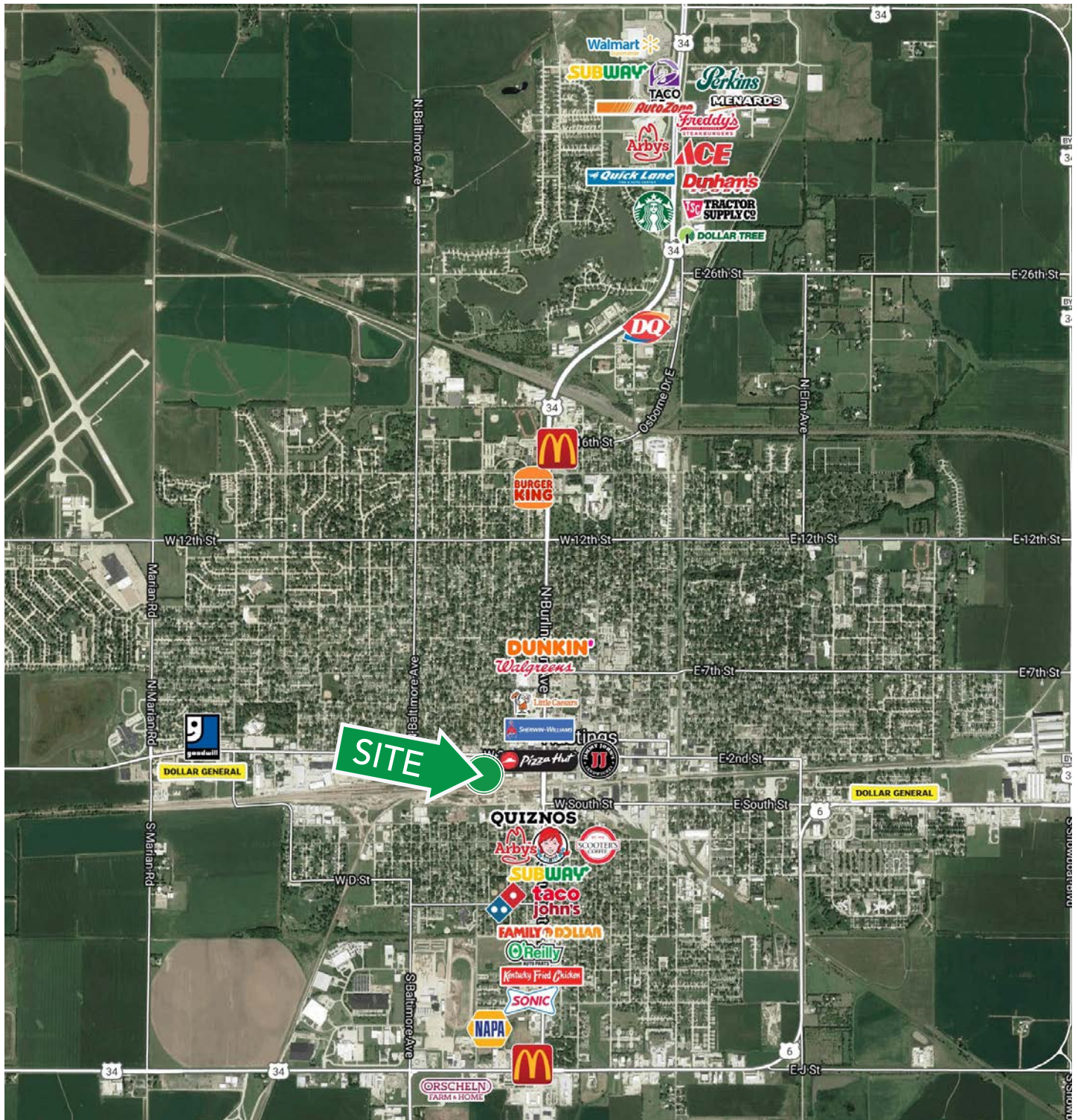
CONTACT LISTING AGENT FOR MORE INFORMATION:

[WWW.ACCESSCOMMERCIAL.COM](http://WWW.ACCESSCOMMERCIAL.COM)

Amber Olson  
amber@accesscommercial.com  
C: (402) 618 - 5523

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





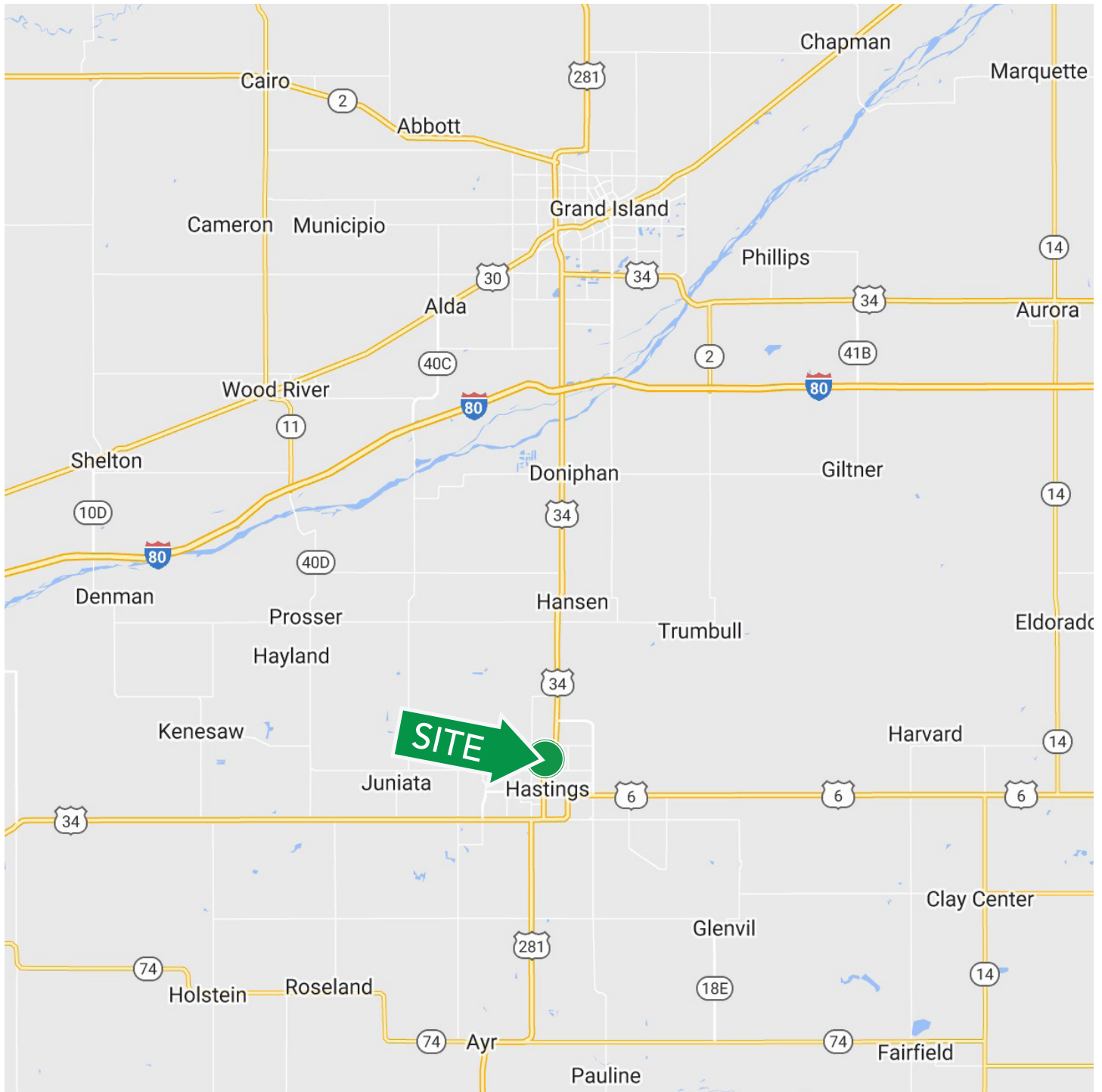
CONTACT LISTING AGENT FOR MORE INFORMATION:

[WWW.ACCESSCOMMERCIAL.COM](http://WWW.ACCESSCOMMERCIAL.COM)

Amber Olson  
 amber@accesscommercial.com  
 C: (402) 618 - 5523

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





CONTACT LISTING AGENT FOR MORE INFORMATION:

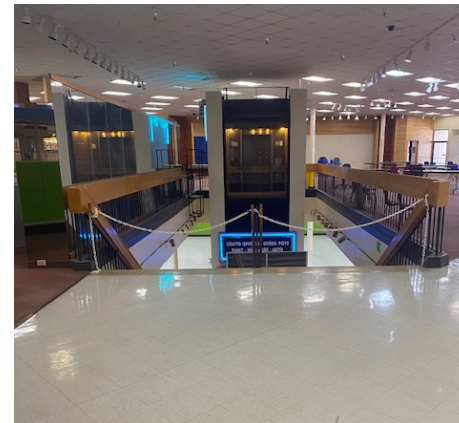
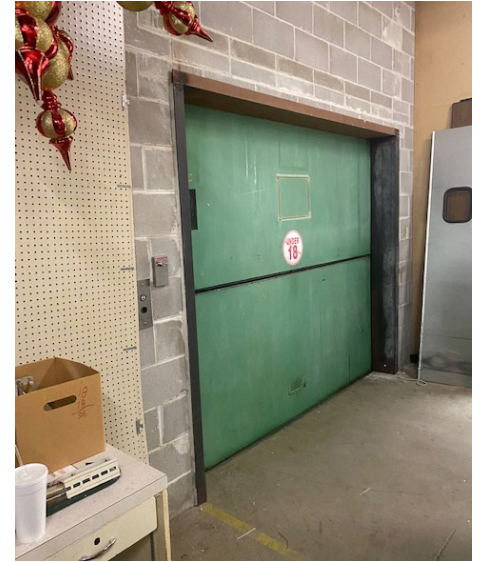
[WWW.ACCESSCOMMERCIAL.COM](http://WWW.ACCESSCOMMERCIAL.COM)

Amber Olson  
amber@accesscommercial.com  
C: (402) 618 - 5523

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



# 4 INTERNAL PHOTOS



CONTACT LISTING AGENT FOR MORE INFORMATION:

Amber Olson  
amber@accesscommercial.com  
C: (402) 618 - 5523

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

WWW.ACCESSCOMMERCIAL.COM



## ABOUT ACCESS

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.





CONTACT LISTING AGENTS FOR MORE INFORMATION:

Amber Olson  
amber@accesscommercial.com  
C: (402) 618 - 5523

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

[WWW.ACCESSCOMMERCIAL.COM](http://WWW.ACCESSCOMMERCIAL.COM)

 facebook.com/accesscommercial  
 instagram.com/accessretail

081222\_JR