



ACCESS Commercial, LLC



**403 N Saddle Creek**  
Omaha, NE 68131

**REDEVELOPMENT  
FOR GROUND LEASE**

## PROPERTY HIGHLIGHTS



**ADDRESS:**

403 N Saddle Creek &  
4418 Chicago Street &  
4416 Chicago Street  
Omaha, NE 68131



**LOT SIZE:**

0.5 Acres  
21,780 SF



**LEASE RATE:**

TBD



**ZONING:**

Commercial



**Access Commercial, LLC**  
[www.accesscommercial.com](http://www.accesscommercial.com)  
10730 Pacific Street, Suite 230  
Omaha, NE 68114 | 402.502.1983

## ABOUT THE PROPERTY

Positioned just north of the recently completed \$600 million expansion of UNMC, including the cutting-edge Buffett Cancer Center, this commercial property offers unmatched access and visibility to Saddle Creek Road, Dodge Street, and the University of Nebraska Medical Center. With more than 4,000 students and 6,000 employees in the immediate area, and with year-over-year growth on the horizon this location is ideal for businesses seeking a dynamic, high-traffic environment. The property is surrounded by top-tier national retailers such as Walmart Neighborhood Market, Chipotle, Panera, Qdoba, Dave's Hot Chicken, Starbucks, and Walgreens. Over 1,000 new apartment units are within walking distance, and a daytime population of 17,500 within a one-mile radius ensures a steady flow of foot traffic and visibility for any tenant.

**Amber Olson**

[amber@accesscommercial.com](mailto:amber@accesscommercial.com)  
402.618.5523



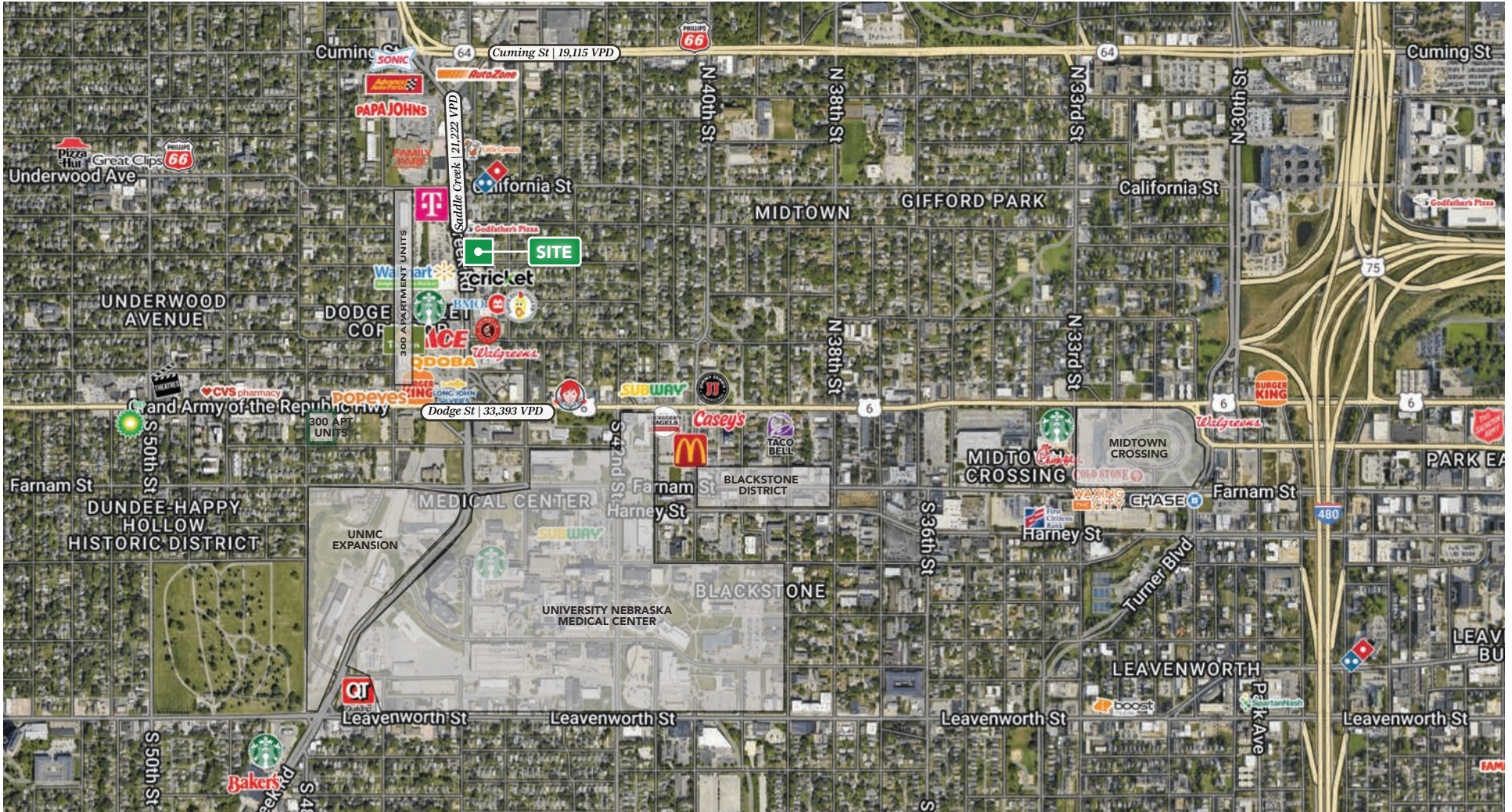


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## MARKET MAP



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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	23,192	\$66,978	11,217	17,500	12,443	783
3-mile	152,326	\$63,717	65,365	126,987	86,009	4,942
5-mile	292,407	\$64,944	120,369	239,588	157,319	10,053

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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.



360 N Saddle Creek, Omaha NE



### VISITS

990,500

in the last 12 months



350 N Saddle Creek, Omaha NE



### VISITS

199,400

in the last 12 months



### RANKING

92nd

percentile nationwide



333 N Saddle Creek, Omaha NE



### VISITS

298,700

in the last 12 months



### RANKING

93rd

percentile nationwide  
#1 in Nebraska



4565 Cuming Street, Omaha NE



### VISITS

500,400

in the last 12 months



### RANKING

95th

percentile nationwide

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## LISTING TEAM



### 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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