

FOR LEASE



ACCESS Commercial, LLC

Papillion, NE



DRIVE THRU AVAILABLE

BARRINGTON PLACE: GREAT LOCATION OFF HIGHWAY 370

PROPERTY HIGHLIGHTS:

- Suite 113 built out office w/ Drive Thru
- Fastest growing county in the state of Nebraska
- Great visibility to high traffic intersection with 90th & Hwy 370 with 27,100 VPD.
- Ample parking with a great tenant mix.
- Within close proximity to Shadow Lake Town Centre and downtown Papillion.

CONTACT LISTING AGENTS FOR MORE INFORMATION:

Emily Faltys
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C: (402) 992-0848

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

ADDRESS:
754 and 760 Gold Coast Road
Papillion, NE

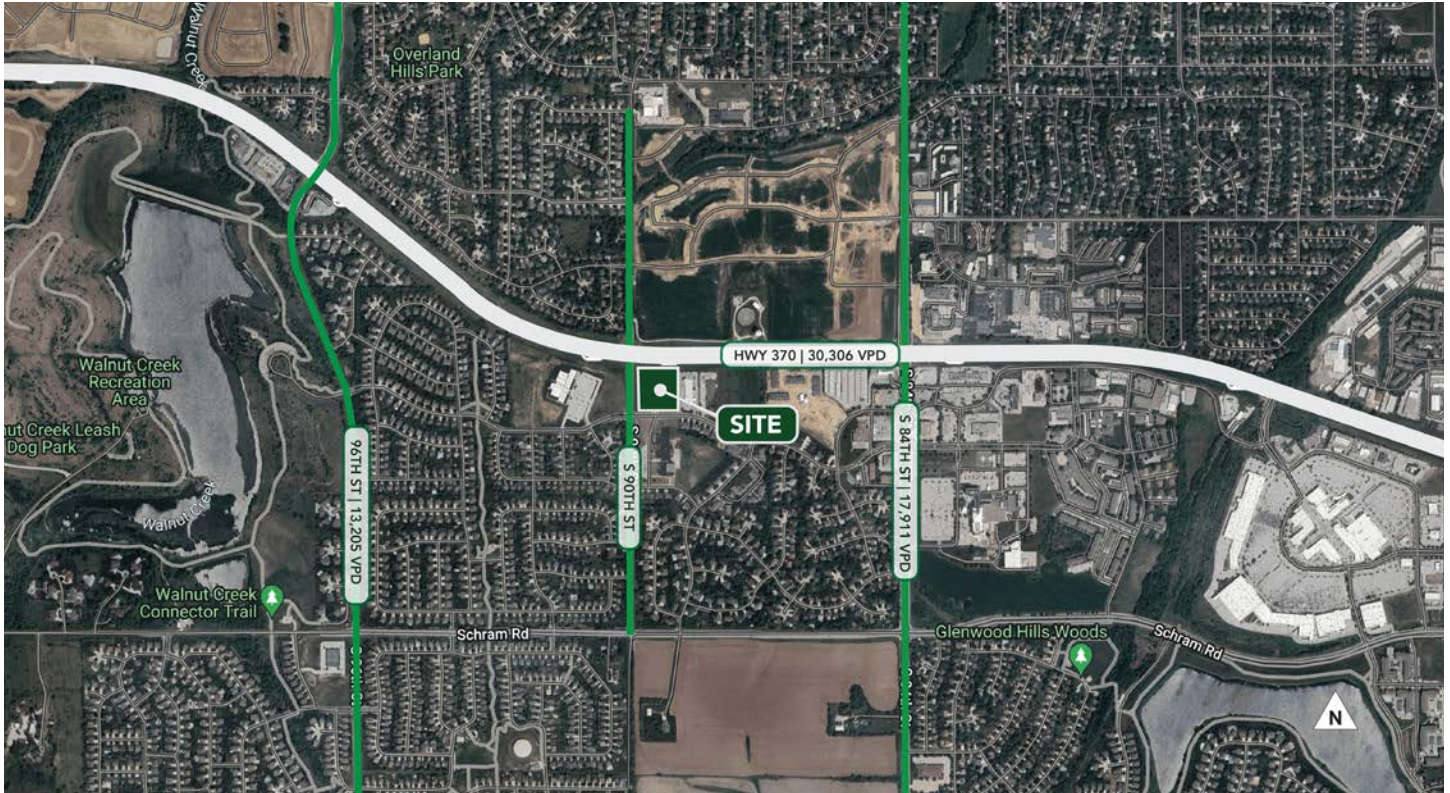
SPACE AVAILABLE:
Suite 113: 3,823 SF
Suite 105: 1,859 SF

LEASE RATE:
\$20 - \$22 PSF, NNN

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

1 AERIAL & DEMOGRAPHICS



DEMOGRAPHICS:

	1 Mile:	3 Mile:	5 Mile:
Population	11,487	48,145	122,344
Daytime Population	4,740	24,136	67,385
Average HH Income	\$140,498	\$144,809	\$122,522

35.8
MEDIAN
AGE

30,306
VEHICLES PER
DAY

38,408
EMPLOYEES
IN AREA

3,185
BUSINESSES
IN AREA

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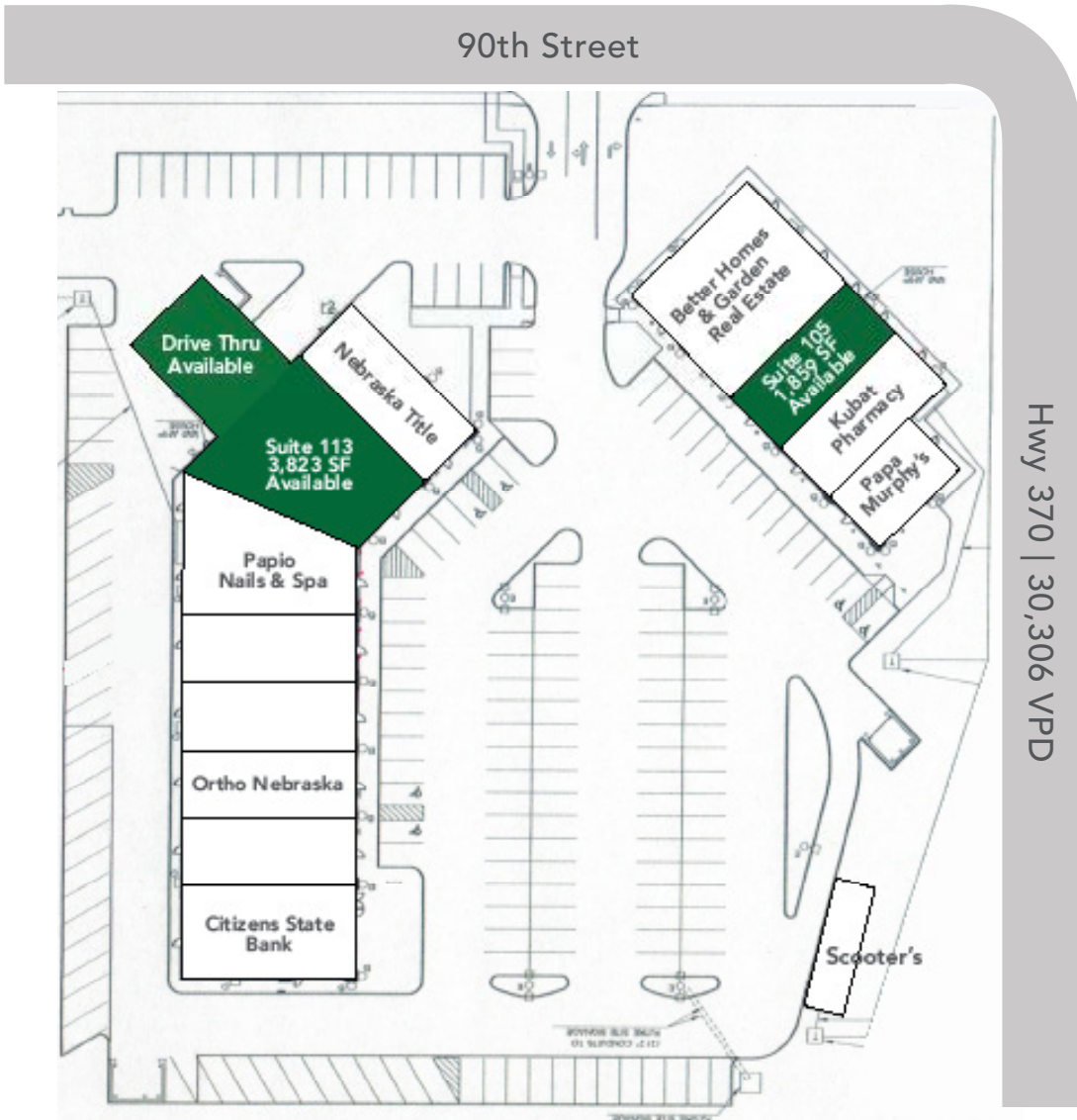
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SUITE	SF	DETAILS	RENT
105	1,859	Wide Open Space	\$20 - \$22 PSF, NNN
113	3,823	Former Code Ninja W/ Offices, Restrooms + Drive Thru	\$20 - \$22 PSF, NNN

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3 SHOPPING CENTER DRONES



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4 INTERIOR PHOTOS

SUITE 113 | FORMER CODE NINJA SPACE



SUITE 105 | RAW SPACE



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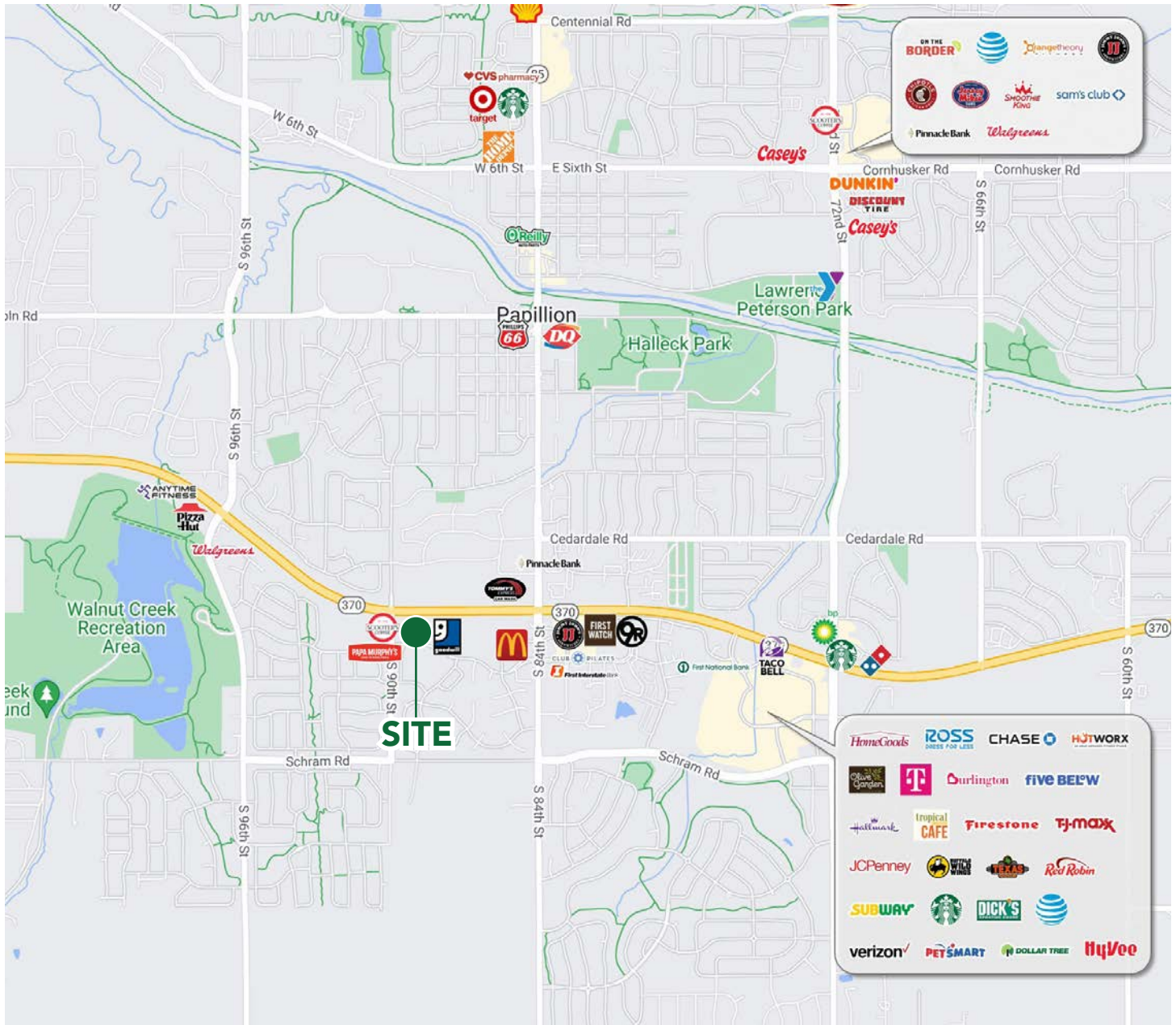
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5 AREA RETAIL



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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
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 centers and third-party



AMBER OLSON
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.

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