

FOR LEASE



Omaha, NE



END CAP SPACE AVAILABLE

PROPERTY HIGHLIGHTS:

- High traffic area at 20,856 VPD with great visibility to Ames Avenue
- Former laundry with ample parking
- White box ready with additional basement space available at up to 4,040 SF

CONTACT LISTING AGENTS FOR MORE INFORMATION:

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

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

ADDRESS:

6059 Ames Avenue
Omaha, NE

LEASE RATE:

\$16.00 PSF, NNN

SPACE SIZE:

Suite 1 1,500 SF +/-
Option to lease additional
4,040 SF in basement

BUILDING SIZE:

4,040 SF

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PLACER.AI DATA



Walmart
2.2 Million visits last 12 months



Home Depot
836K Visits last 12 months
87th percentile statewide



Dollar General
291K Visits last 12 months
99rd percentile Nationwide



Family Dollar
182K Visits last 12 months
93rd Percentile Nationwide



DEMOGRAPHICS:

	1 Mile:	3 Mile:	5 Mile:
Population	15,587	113,182	254,499
Average HH Income	\$71,290	\$90,329	\$93,275
Daytime Demographics	7,179	61,040	212,843

2.2m
ANNUAL VISITS
TO NEIGHBORING
WALMART

20,856
VEHICLES
PER DAY

139,265
EMPLOYEES
IN AREA
(5-MI RADIUS)

8,655
BUSINESSES
IN AREA
(5-MI RADIUS)

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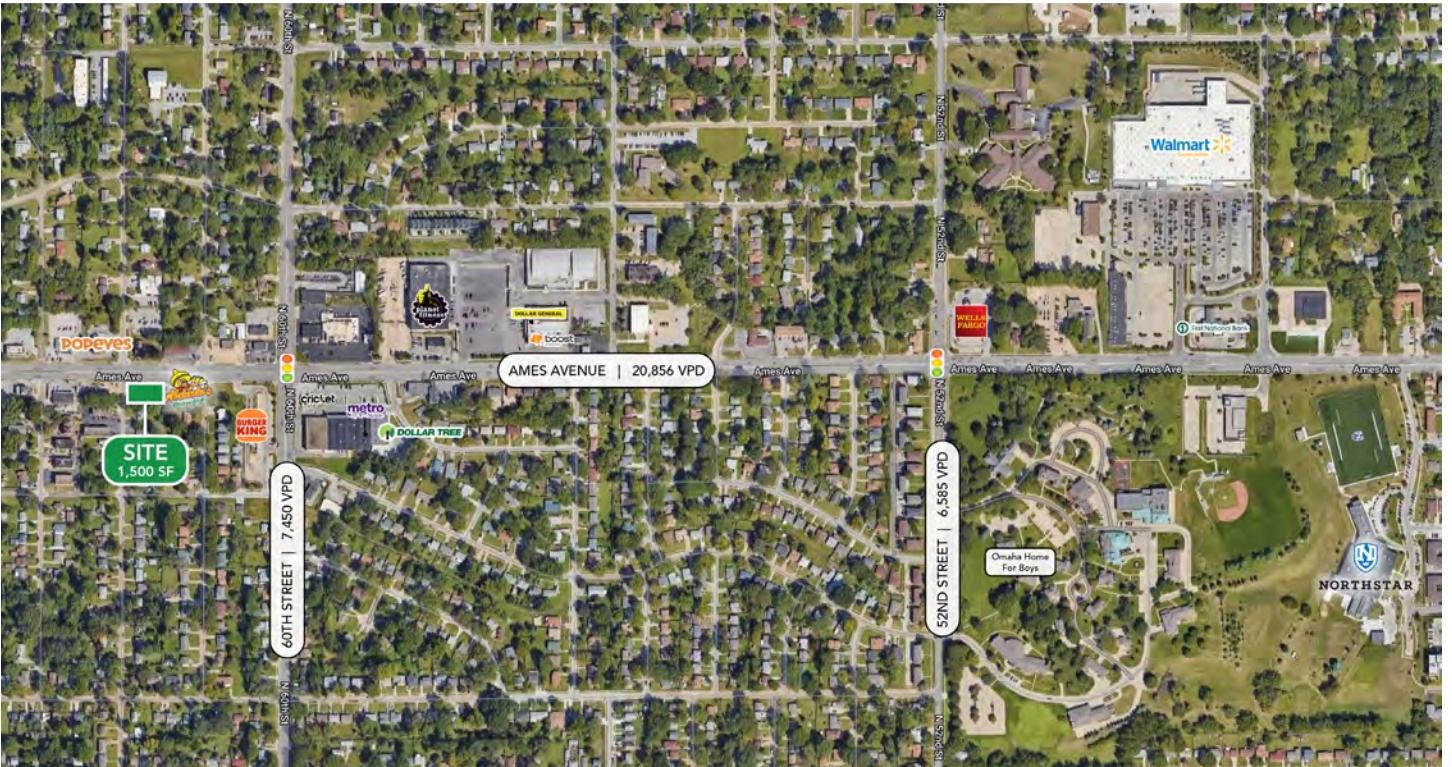
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View to SE



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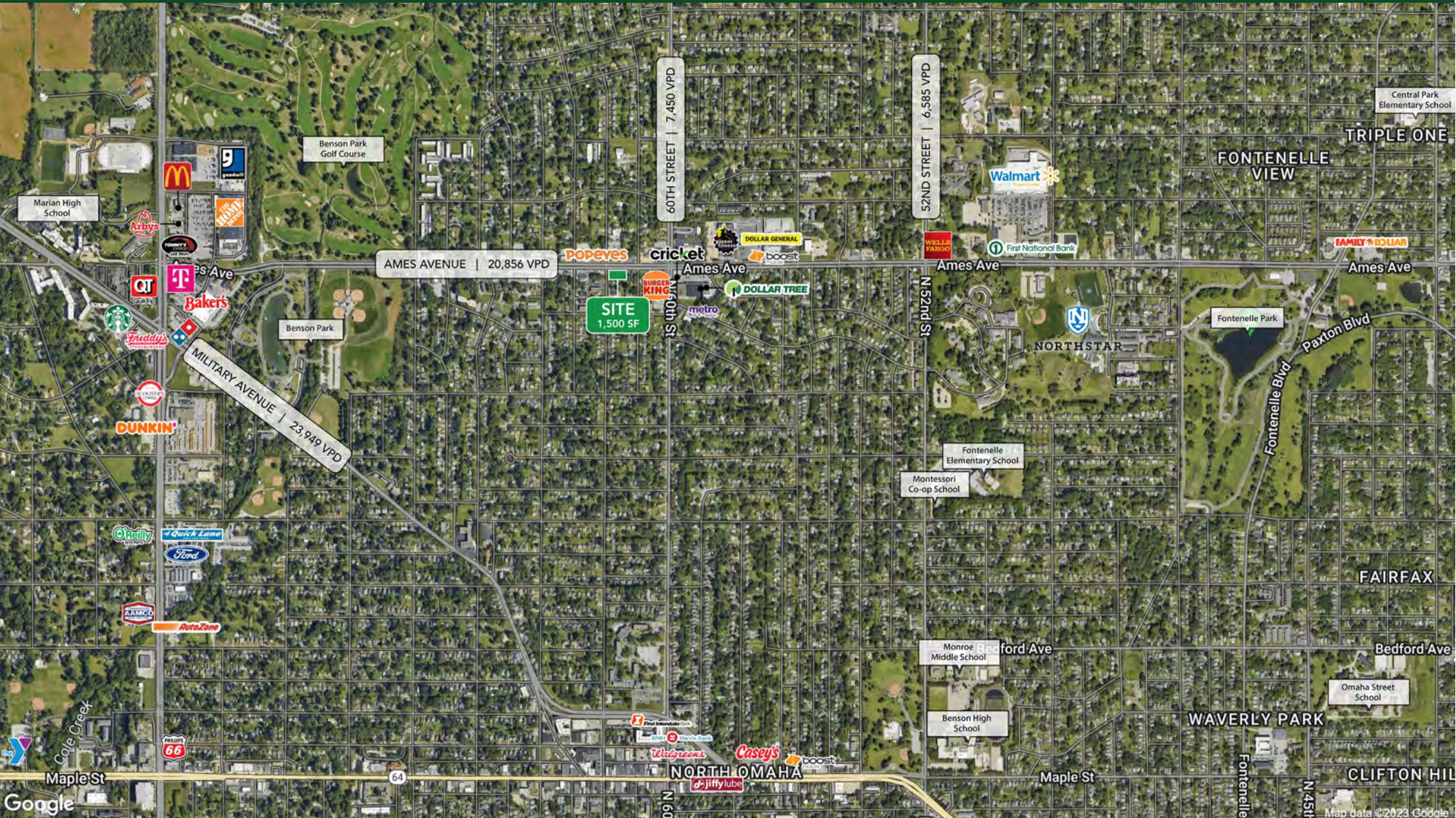
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4 AERIAL OF SURROUNDING RETAIL





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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.



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.



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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