

SADDLE CREEK SITE FOR SALE/LEASE

403 N Saddle Creek Rd, Omaha, NE 68131

FOR LEASE/SALE



PROPERTY DESCRIPTION

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.

PROPERTY HIGHLIGHTS

- Highly visible and easily accessible corner location
- High traffic count for exposure with over 20,000 VPD
- Strategically located near UNMC and surrounded by strong performing retail

OFFERING SUMMARY

Sale Price:	Contact for pricing!
Lease Rate:	Contact for pricing
Available SF:	21,780 SF
Lot Size:	0.5 Acres



ACCESS Commercial, LLC

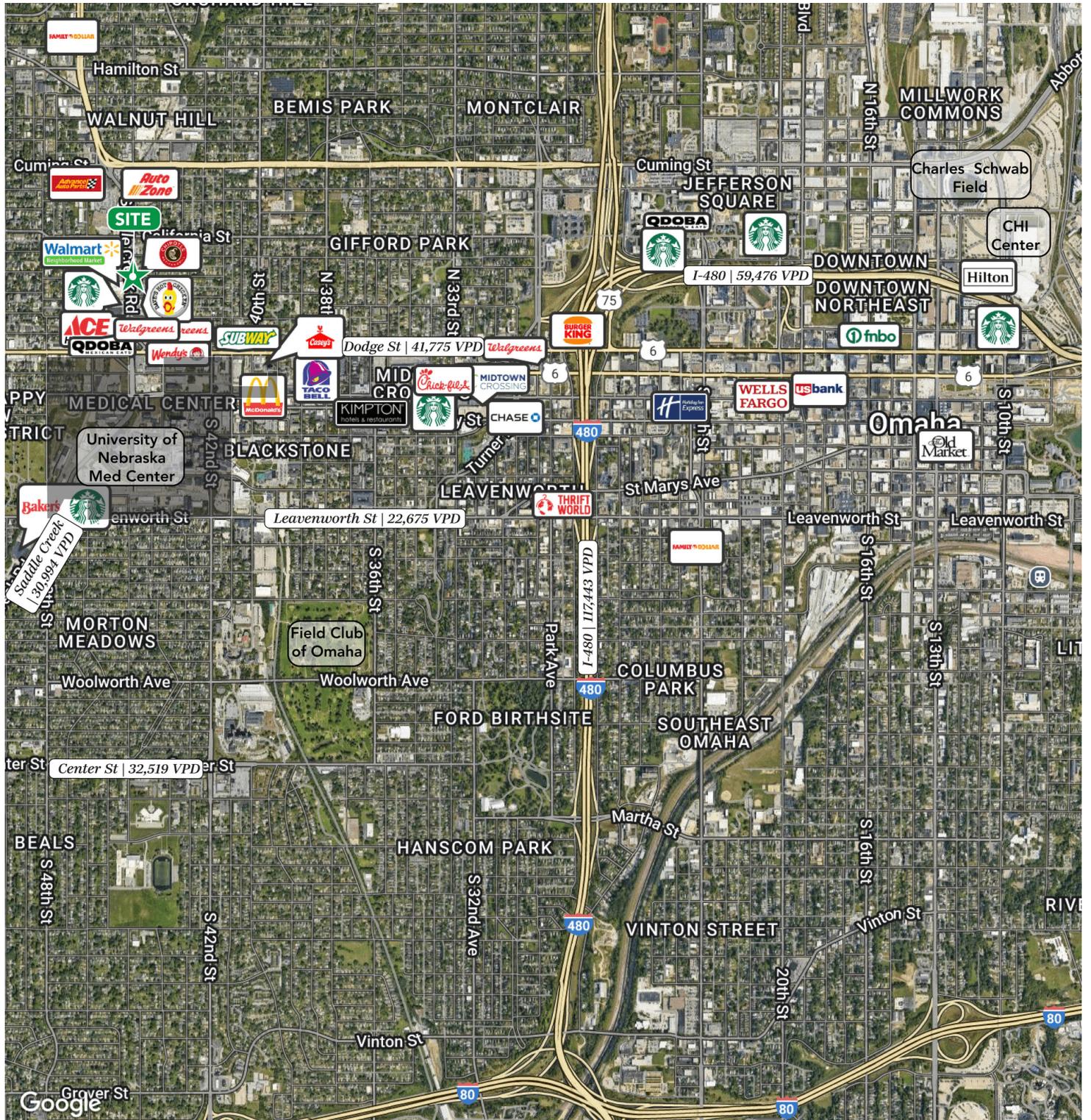
AMBER OLSON

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Senior Broker Associate

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RETAIL MAP



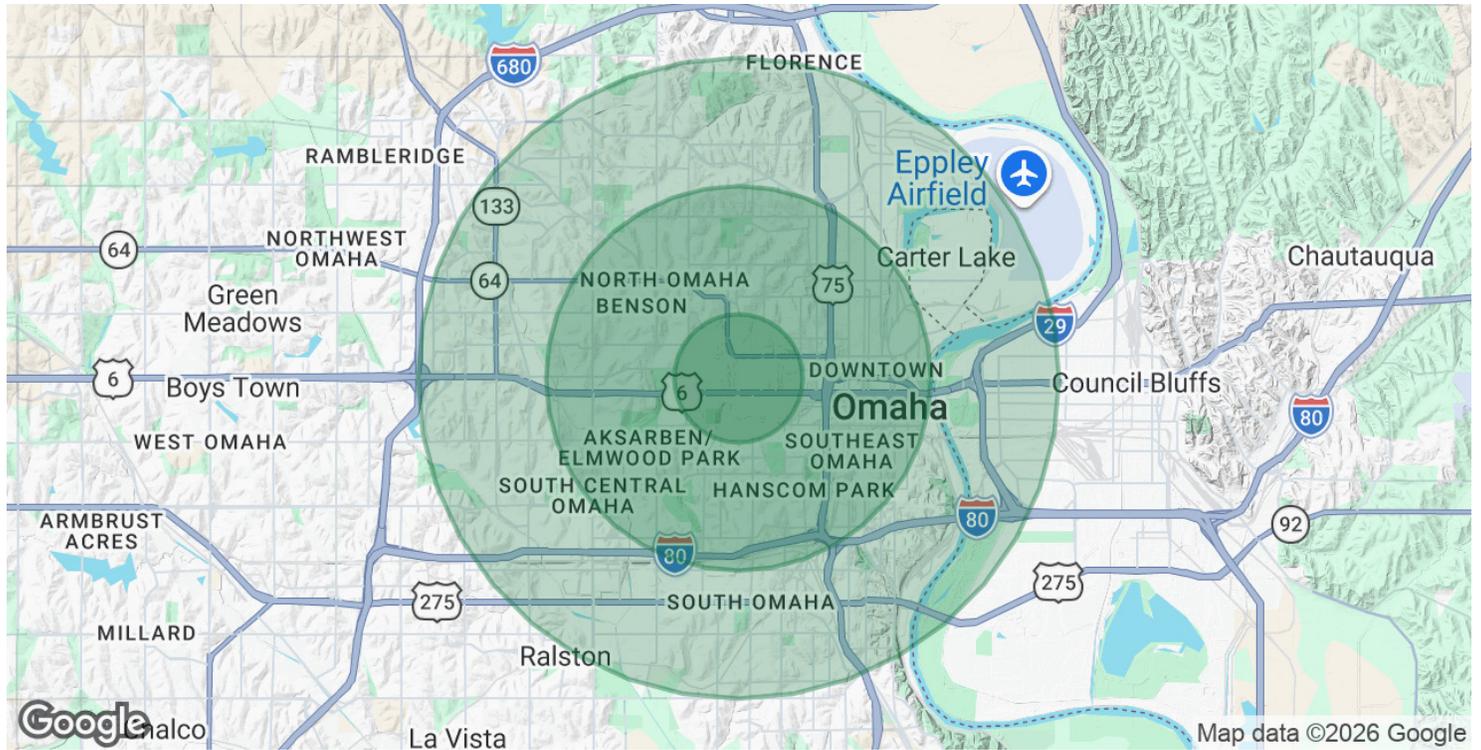
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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,488	149,953	281,427
Daytime Population	24,717	178,743	335,406
Employees in Area	12,663	81,264	146,462

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	10,245	62,696	113,456
Average HH Income	\$84,597	\$76,338	\$76,410
Median HH Income	\$62,504	\$57,997	\$59,016

Demographics data derived from AlphaMap



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DRONE



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PLACER.AI DATA



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

93nd
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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SADDLE CREEK REDEVELOPMENT

403 N Saddle Creek Rd, Omaha, NE 68131

LISTING TEAM



AMBER OLSON

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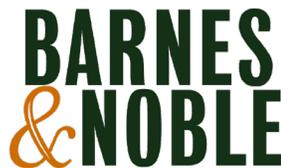
PROFESSIONAL BACKGROUND

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.

RECENT TRANSACTIONS



The Marketplace, Council Bluffs, IA



Shadow Lake, Papillion, NE



Manawa Center, Council Bluffs, IA



Manawa Center, Council Bluffs, IA

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