

# FOR LEASE



ACCESS Commercial, LLC

Omaha, NE



## REDEVELOPMENT FOR LEASE

### PROPERTY HIGHLIGHTS:

- Recent \$600 million dollar expansion of UNMC including Buffet Cancer Center just south of the site.
- Great access and visibility to Saddle Creek, Dodge & UNMC.
- Over 4,000 students and 6,000 UNMC employees in area with consistent growth planned year over year.
- Join Walmart Neighborhood Market, Chipotle, Panera, Qdoba, Bank of the West, Dave's Hot Chicken, Walgreens and Starbucks.
- Over 1,000 new apartment units within walking distance.
- 17,500 daytime population in a 1-mile radius.

### CONTACT LISTING AGENTS FOR MORE INFORMATION:

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

### ADDRESS:

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

### SPACE AVAILABLE:

0.5 Acres  
21,780 SF

### GROUND LEASE RATE:

TBD

### ZONING:

CC

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# 1 AERIAL & DEMOGRAPHICS



## DEMOGRAPHICS:

	1 Mile:	3 Mile:	5 Mile:
Population	23,281	153,534	295,256
Daytime Population	17,508	130,492	247,547
Average HH Income	\$88,322	\$89,889	\$92,331

**31.0**  
MEDIAN  
AGE

**21,159**  
VEHICLES PER  
DAY

**157,865**  
EMPLOYEES  
IN AREA

**10,092**  
BUSINESSES  
IN AREA

CONTACT LISTING AGENT FOR MORE INFORMATION:

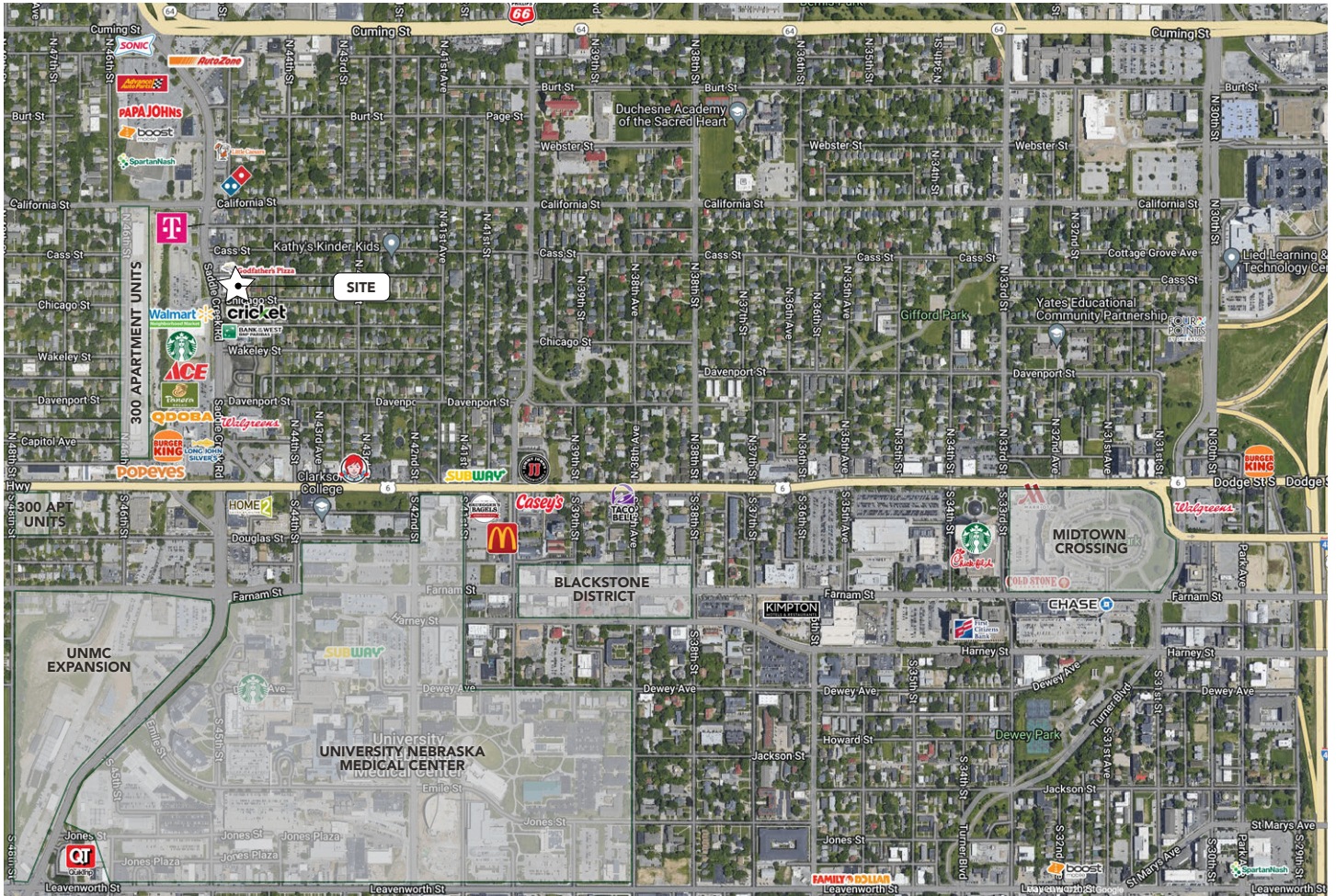
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# 2 LOCAL TENANT MAP



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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**  
BROKERAGE ASSOCIATE

Amber has over 16 years of experience in the shopping center industry and primarily focuses on tenant and landlord representation with both local and National tenants. She has great knowledge of all areas of commercial real estate including; sales, property management, development and investments. Amber holds a degree in Business Administration from the University of Nebraska at Lincoln, 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.

Amber Lives in Valley, Nebraska with her husband and two kids. She enjoys traveling and spending time with her family at the lake.



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