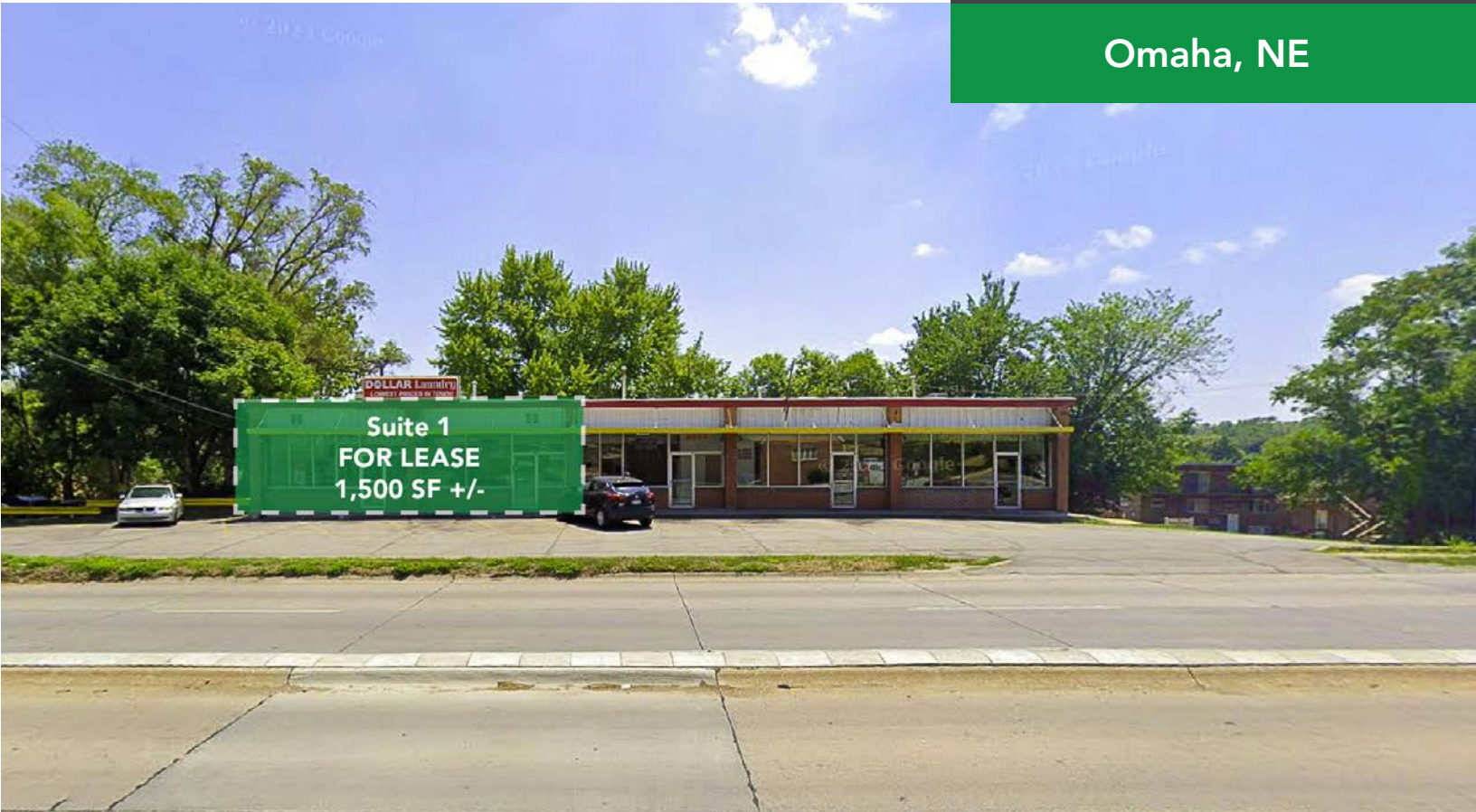


FOR LEASE



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

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

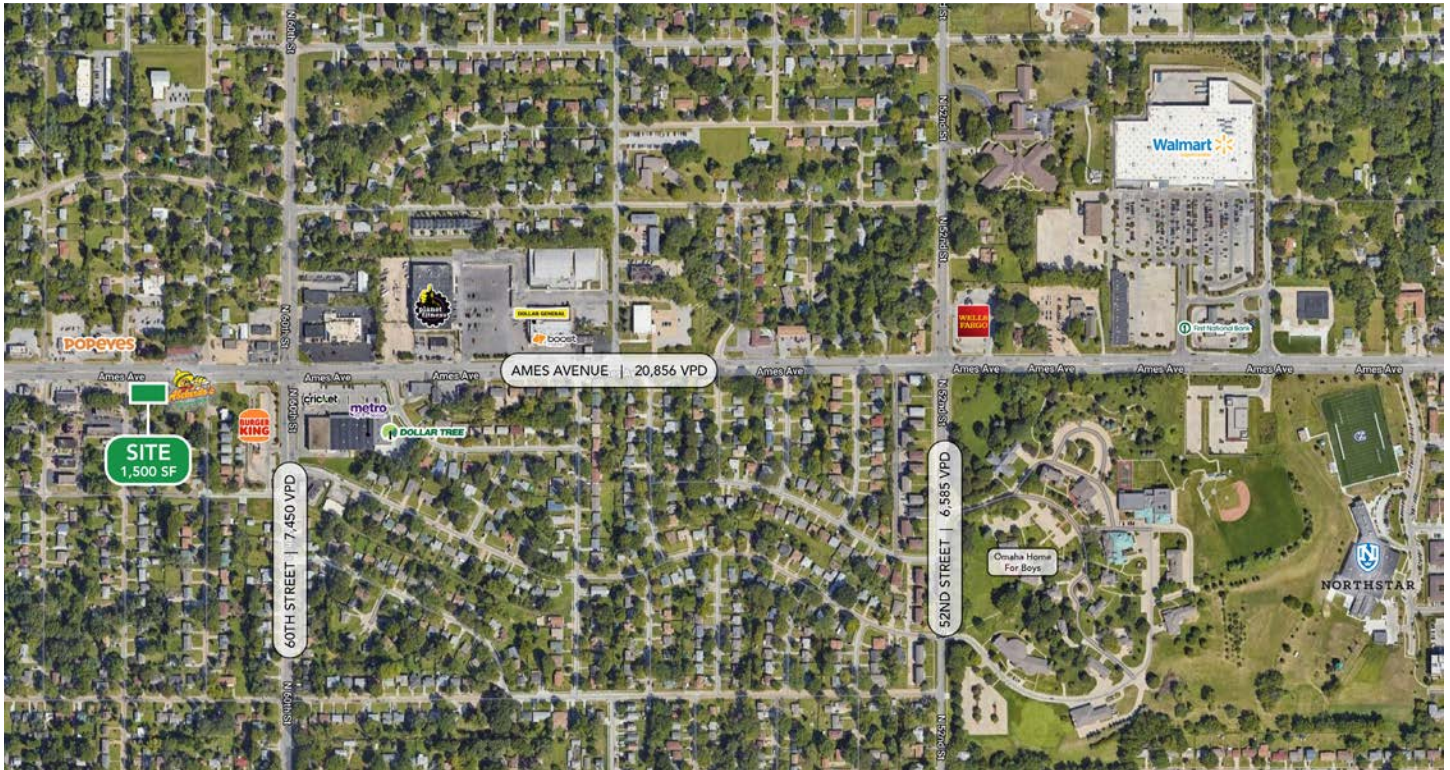
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DEMOGRAPHICS:

	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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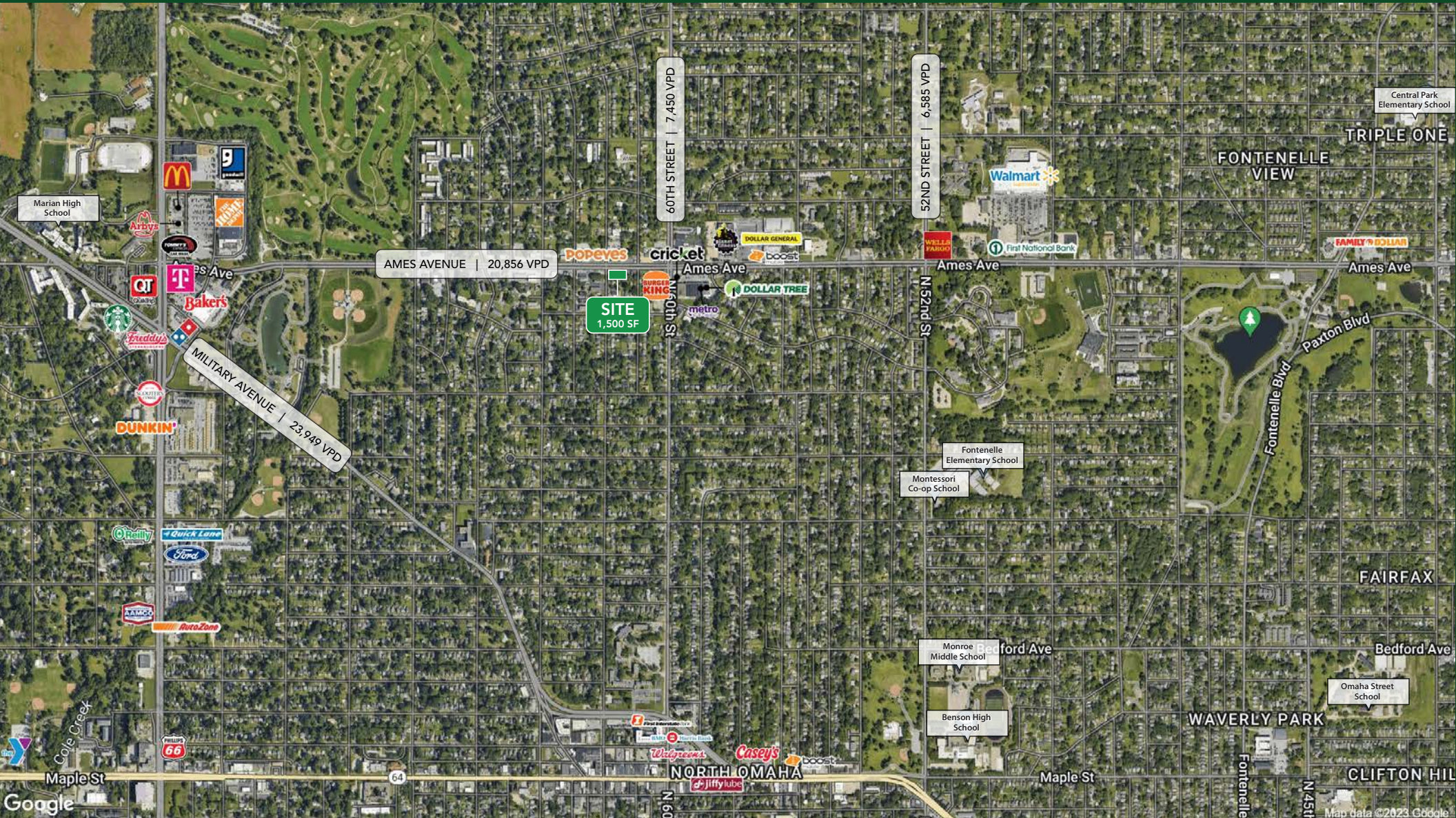
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2 AERIAL OF SURROUNDING RETAIL





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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.



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.



JUSTIN COSTELLO BROKERAGE ASSOCIATE

Justin supports the ACCESS Brokerage team to list and transact deals efficiently and seamlessly. He assists with tenant representation, administering initial marketing strategy of the property, and acts as a crucial piece of our team approach with every partner. Justin is gaining experience from the Brokerage team while completing his degree in Psychology. He previously played on the University of Nebraska-Lincoln basketball team and with this experience, brings a strong work ethic and respect to the integrity of our team values.



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