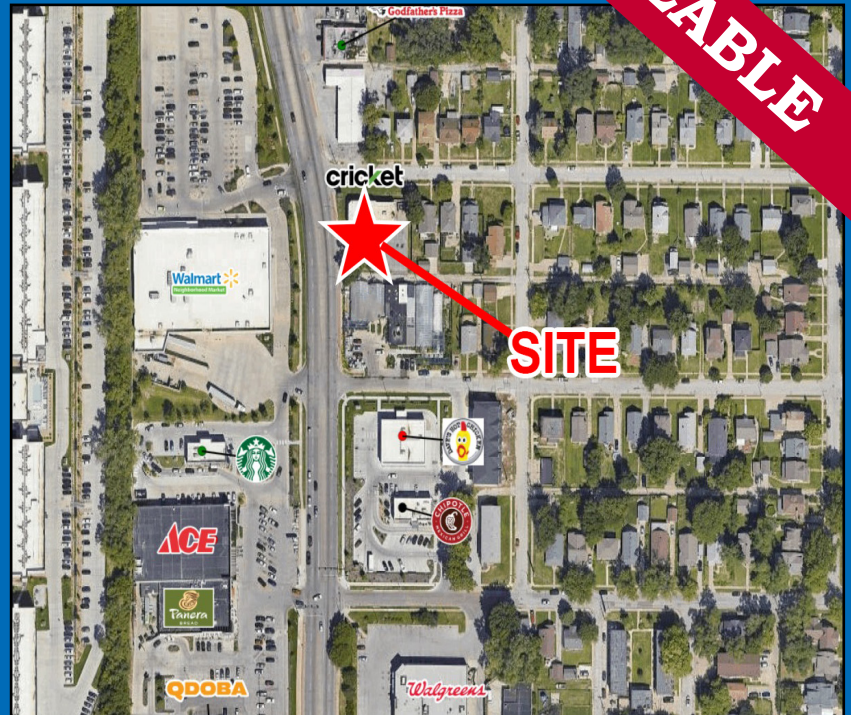


345 N Saddle Creek

345 N Saddle Creek, Omaha, NE 68131

AVAILABLE



FEATURES

- High profile site along Saddle Creek corridor.
- Freestanding 3,002 SF building with potential to demise or adjust as needed.
- Nearby tenants include Walmart Neighborhood Market, Chipotle, Starbucks, Dave's Hot Chicken, Walgreens, and more.
- Located within a half-mile of UNMC, one of Omaha's top employers, and its 4 million square foot flagship campus and over 6,000 employees.

Contact Broker For More Information

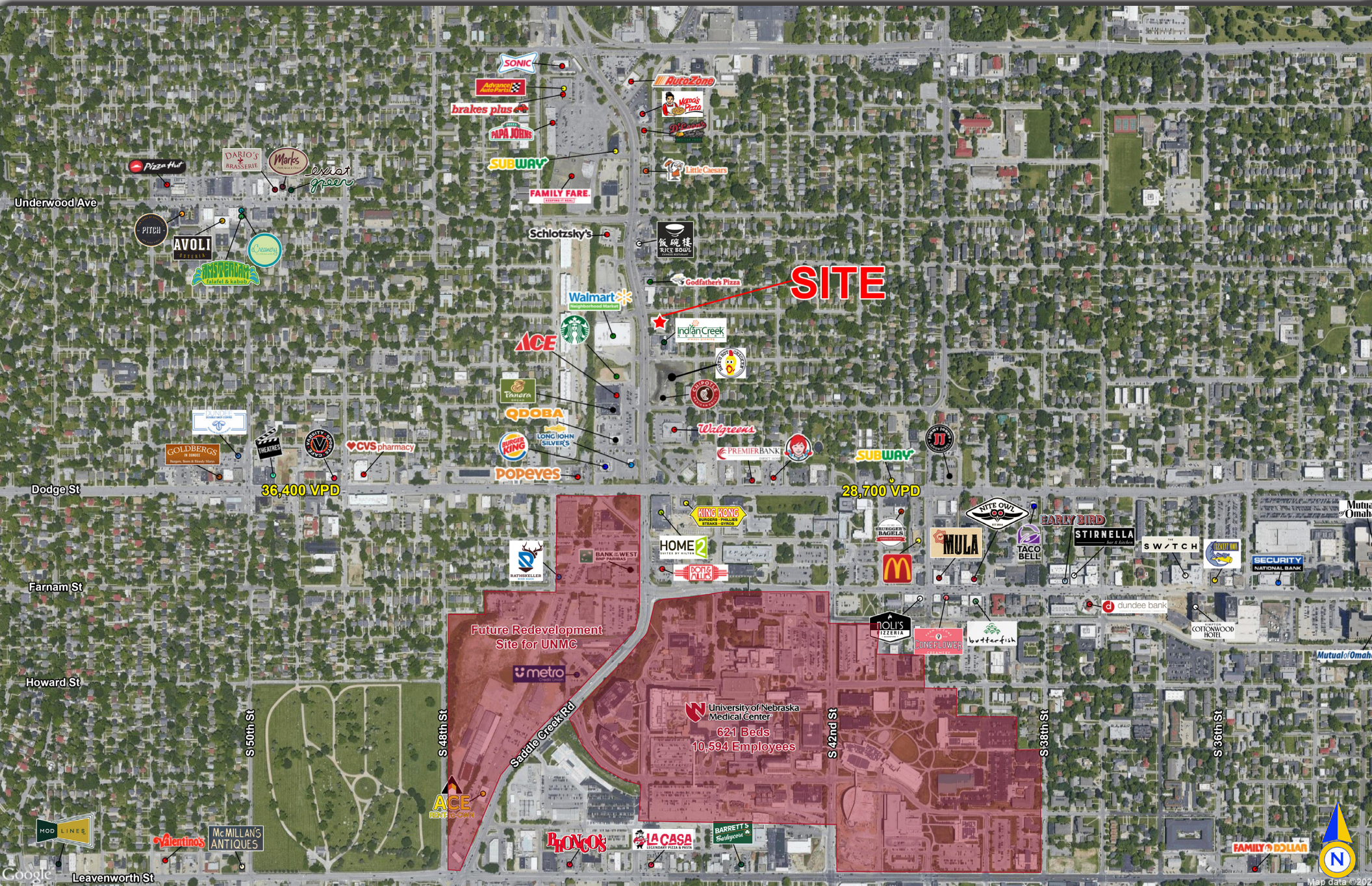
Agent: Mandi Backhaus
Phone: (402)763-2930
Email: mbackhaus@lernerco.com

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345 N SADDLE CREEK

Omaha, NE 68131



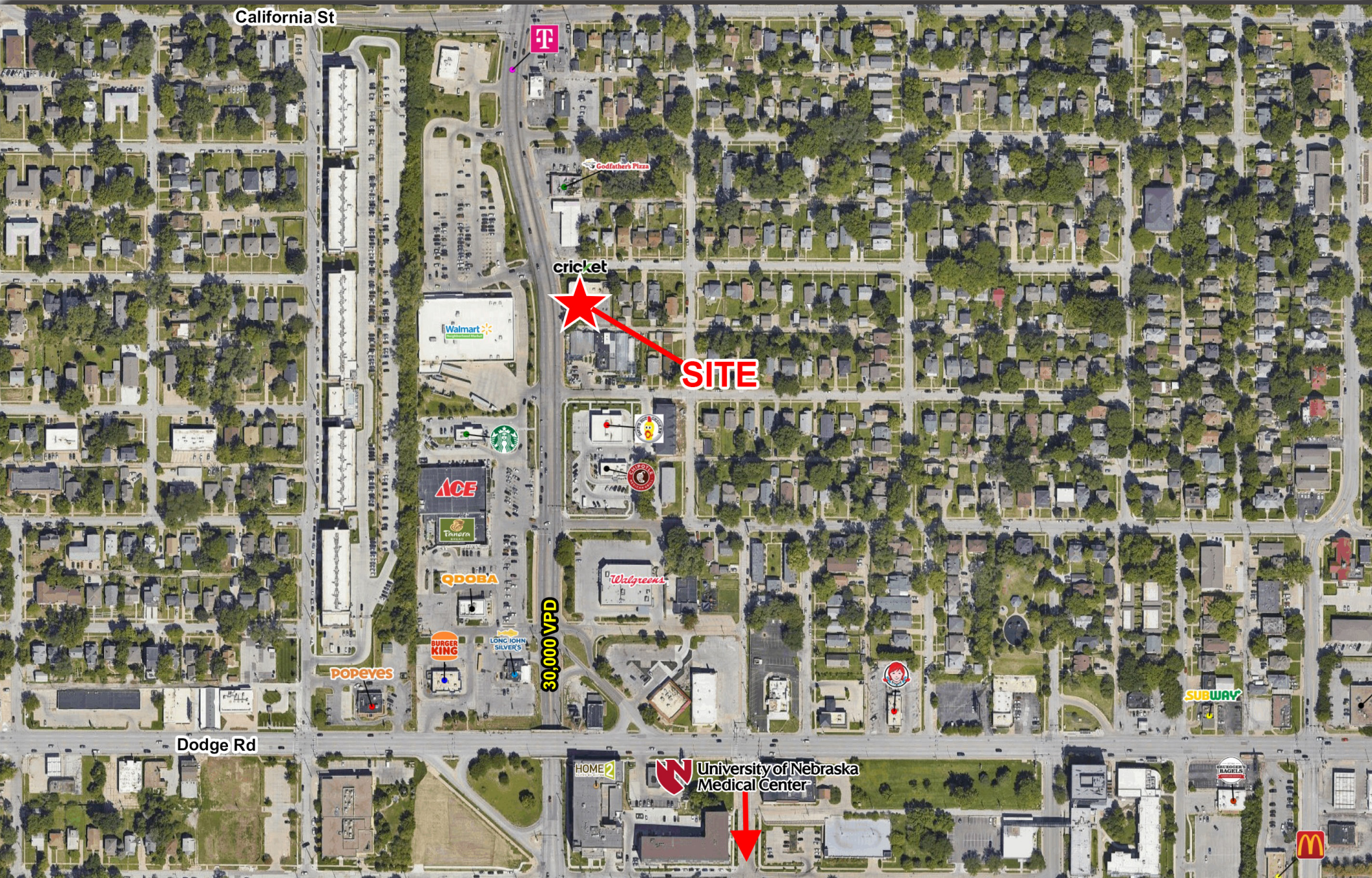
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345 N SADDLE CREEK

Omaha, NE 68131



345 N SADDLE CREEK

Omaha, NE 68131

Lat/Lon: 41.2625/-95.9802

365 N Saddle Creek Rd Omaha, NE 68131	1 mi radius	5 mi radius	10 mi radius	Omaha- Council Bluffs
Population				
2023 Estimated Population	21,943	285,022	649,646	981,917
2028 Projected Population	21,690	284,900	656,875	1,020,224
2020 Census Population	22,832	285,587	650,633	967,604
2010 Census Population	21,688	273,442	607,386	865,351
Projected Annual Growth 2023 to 2028	-0.2%	-	0.2%	0.8%
Historical Annual Growth 2010 to 2023	-	0.3%	0.5%	1.0%
2023 Median Age	32.5	34.5	36.3	36.4
Households				
2023 Estimated Households	10,846	118,239	265,521	389,195
2028 Projected Households	10,586	117,215	266,370	400,617
2020 Census Households	10,554	115,000	260,079	375,433
2010 Census Households	9,929	107,933	239,686	334,377
Projected Annual Growth 2023 to 2028	-0.5%	-0.2%	-	0.6%
Historical Annual Growth 2010 to 2023	0.7%	0.7%	0.8%	1.3%
Race and Ethnicity				
2023 Estimated White	67.2%	58.2%	70.1%	76.7%
2023 Estimated Black or African American	12.0%	17.6%	11.3%	8.2%
2023 Estimated Asian or Pacific Islander	7.5%	5.6%	4.7%	4.1%
2023 Estimated American Indian or Native Alaskan	0.9%	1.2%	0.8%	0.6%
2023 Estimated Other Races	12.4%	17.4%	13.2%	10.5%
2023 Estimated Hispanic	13.8%	21.0%	15.3%	11.8%
Income				
2023 Estimated Average Household Income	\$88,463	\$92,942	\$105,567	\$118,754
2023 Estimated Median Household Income	\$73,197	\$67,040	\$78,898	\$83,982
2023 Estimated Per Capita Income	\$43,896	\$38,983	\$43,414	\$47,266
Education (Age 25+)				
2023 Estimated Elementary (Grade Level 0 to 8)	6.6%	7.5%	4.5%	3.4%
2023 Estimated Some High School (Grade Level 9 to 11)	3.1%	6.3%	4.6%	3.7%
2023 Estimated High School Graduate	16.2%	26.4%	23.8%	22.5%
2023 Estimated Some College	17.6%	20.5%	22.0%	21.4%
2023 Estimated Associates Degree Only	6.2%	7.6%	9.1%	9.5%
2023 Estimated Bachelors Degree Only	31.7%	20.1%	23.2%	25.3%
2023 Estimated Graduate Degree	18.6%	11.7%	12.9%	14.1%
Business				
2023 Estimated Total Businesses	798	10,014	23,601	33,064
2023 Estimated Total Employees	12,576	156,727	330,263	409,923
2023 Estimated Employee Population per Business	15.8	15.7	14.0	12.4
2023 Estimated Residential Population per Business	27.5	28.5	27.5	29.7