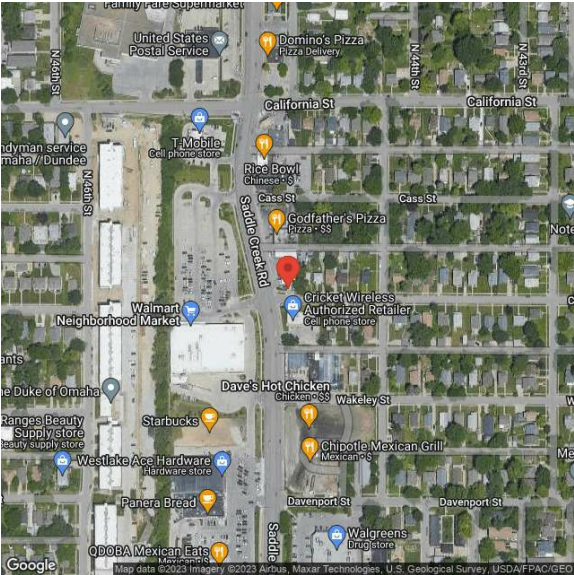


403 N Saddle Rd
403 N Saddle Creek Rd | Omaha, NE | US | Douglas County
Available SF: 21,780 | Lease Rate: \$5.55



Building Type:	Retail
Available SF:	21,780
Total SF:	21,780
Lease Rate:	\$5.55
Last Updated:	Mar 28, 2025

Economic Development Contact

Angie Baber
Greater Omaha Economic Development Partnership
808 ConAgra Drive, Ste 400
Omaha, NE 68102
| ababer@selectgreateromaha.com

Realtor/Owner Contact

Kirk Hanson

Property and Area Description

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, Daves Hot Chicken, Walgreens and Starbucks. Over 1,000 new apartment units within walking distance. 42,000 daytime population in a 1 mile radius.

Population

	662,278	914,349	990,179
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Households

	266,853	355,827	385,813
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Transportation

Rail Served: No
Rail Accessible: No
Rail Infrastructure in Place: Unknown