

# FOR LEASE



## RETAIL SPACES AVAILABLE

**1000 S Dewey ST  
North Platte, NE 69101**

### PROPERTY HIGHLIGHTS:

- North Platte's premier retail hub
- Located just 1-mile from I-80 with 18,060 VPD
- Located at a hard corner of lighted intersection with easy access
- District 177 features national retailers such as TJ-Maxx, Ashley's Homestore, Five Below, Famous Footwear, Buckle, Bath & Bodyworks, Maurices, Freddy's and 7 Brew
- Only a few spaces left

### CONTACT LISTING AGENTS FOR MORE INFORMATION:

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Emily Faltys  
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**Building 1017**  
Suite 102 - 2,403 SF

**Building 1009**  
Suite 101 - 1,412 Sf

**Building 1000**  
Suite 102 - Up to 34,585 SF  
Suite 105 - 13,108 SF  
Suite 106 - 30,825 SF  
Suite 107 - Up to 52,000 SF  
Suite 110 - 2,800 SF  
Suite 113 - 2,400 SF  
Suite 114 - 2,885 SF  
Suite 115 - 2,885 SF  
Suite 116 - 2,400 SF

**LOTS:**  
Lot 11 - 0.37 AC

**LEASE RATE:**  
Price Negotiable

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Blue Star Memorial Hwy | 9,830 VPD



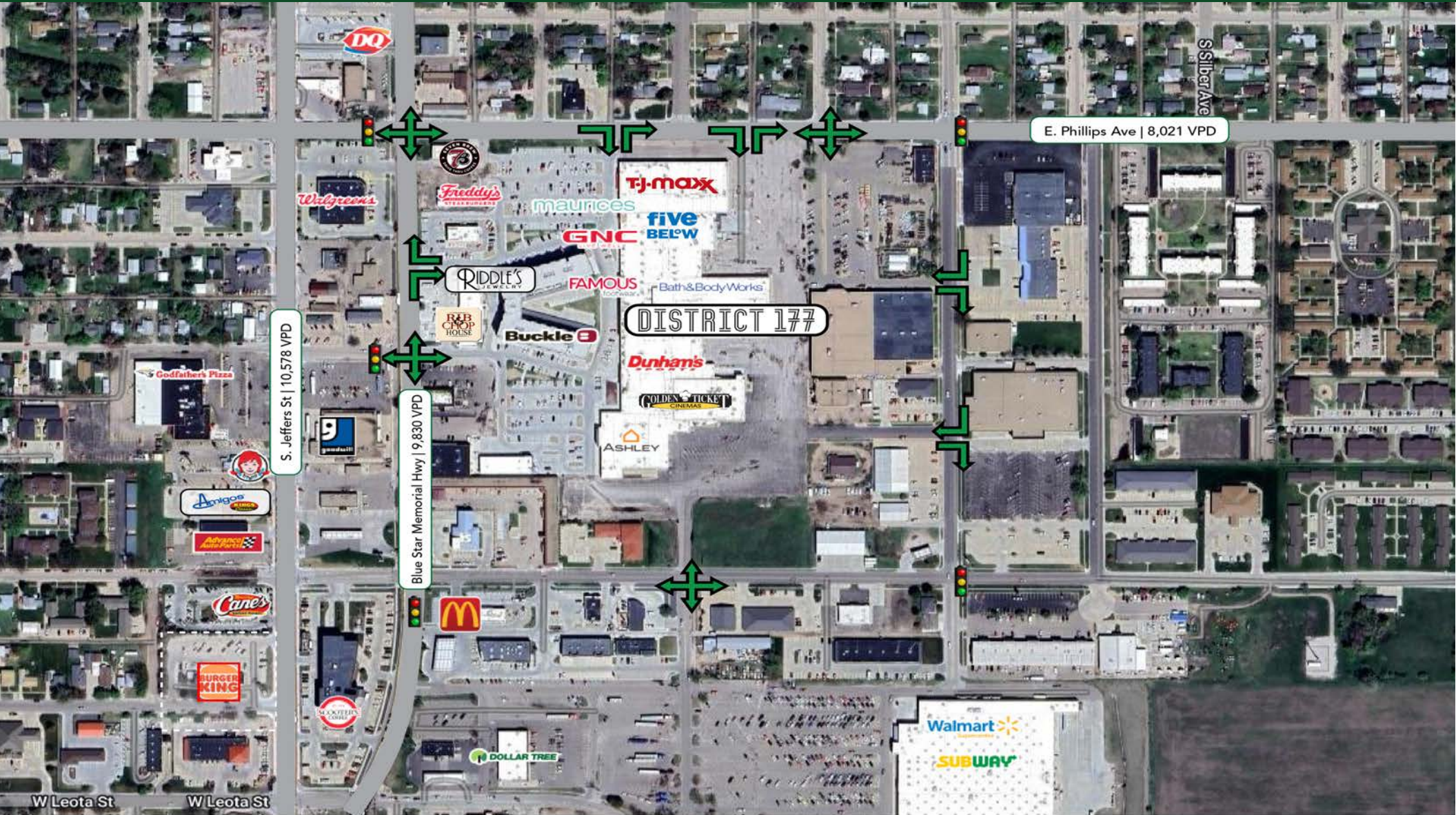
E. Phillips Ave | 8,021 VPD

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# 4 MARKET MAP



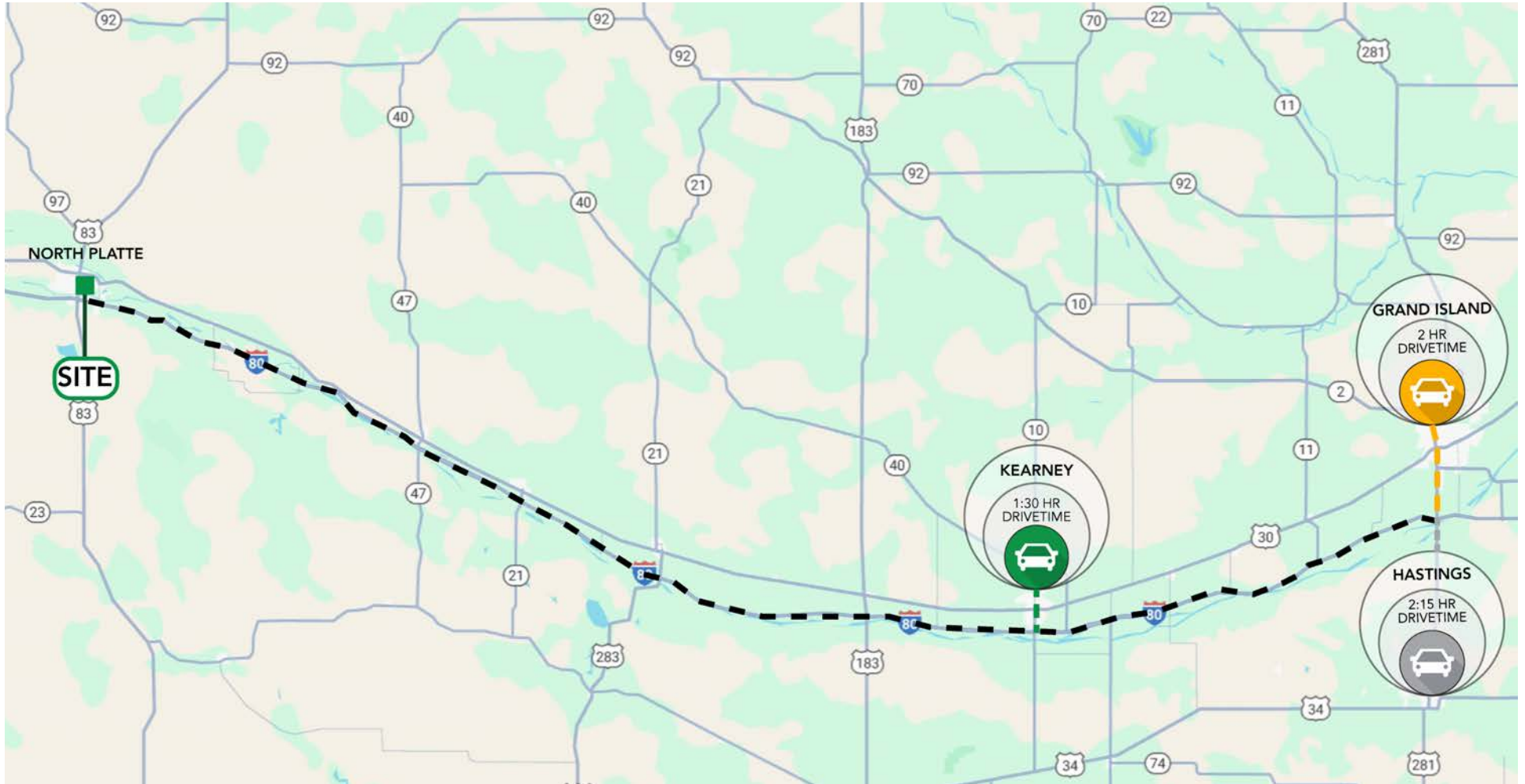
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## 5 PROXIMITY MAP



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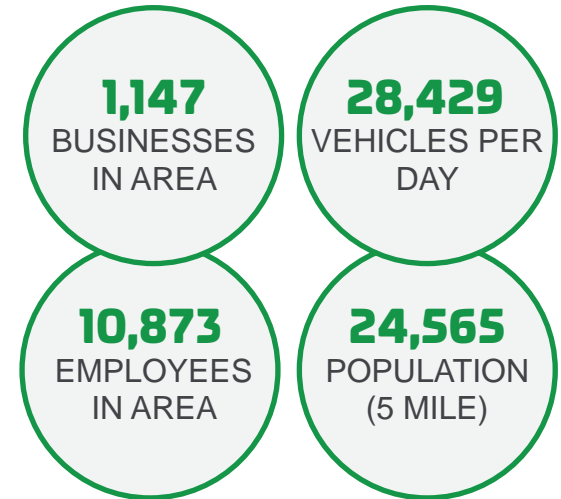
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## Demographics

	1 Mile:	3 Mile:	5 Mile:
Daytime Population	8,530	18,348	19,234
Population	7,619	22,992	24,565
Average HH Income	\$68,693	\$83,043	\$85,995



## Property Photos



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Suite 102: Up to 34,585



Suite 107: Up to 52,000 SF

S View



SW View



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## 8 PLACER.AI RANKINGS



254,900 visits past 12 months  
Ranked 96th Percentile in Nebraska



226,100 visits past 12 months  
Ranked 92nd Percentile in Nebraska



3 Million visits past 12 months



301,300 visits past 12 months  
Ranked 91st Percentile Nationwide



66,700 visits past 12 months  
Ranked 91st Percentile Nationwide



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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.



### **EMILY FALTYS** **JR BROKERAGE ASSOCIATE**

Emily is a dynamic and motivated graduate from the University of Nebraska-Lincoln, graduating in two and a half years with a Bachelor of Science in Business Administration with a focus on Management and Marketing. During her college career, Emily was a member of the Center for Sales Excellence where she collaborated with peers and mentors focusing on analyzing and improving sales techniques, as well as effective communication. Emily is an avid traveler, independently visiting 17 countries over the course of two years. This experience honed her skills of adaptability, resilience, and has grown her ability to communicate with all individuals. Returning to her Nebraskan roots, Emily supports our Senior Brokerage team at ACCESS throughout the entire listing and transaction processes. She is currently focusing primarily on shopping centers and third-party leasing efforts as a Junior Brokerage Associate.



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