

NOW AVAILABLE

NEIGHBORHOOD CENTER RETAIL/OFFICE BLDG

4636

DODGE STREET
Omaha, NE 68132



RETAIL/OFFICE FOR SALE

BUILDING SIZE:	9,240 SF
LOT SIZE:	36,316 SF; 0.83 AC
SALE PRICE:	\$1,875,000
CAP RATE:	6%
PROJECTED NOI:	\$112,591



BUILDING TENANTS

:: Include: D Thompson Realty, Preferred Staffing, African Grocery, Mar Cafe, E. Cigarette and EZ Money Check Cashing



BUILDING FEATURES

- :: Dodge Street visibility
- :: Close proximity to University of Nebraska Medical Center, UNO, Dundee, and Blackstone District
- :: Combination of office and retail bays
- :: Approximately 36,000 vehicles per day
- :: Signed confidentiality for financials
- :: Dodge Street monument sign



www.cbre.com/omaha

CBRE | MEGA
Part of the CBRE affiliate network

BUILDING FOR LEASE RETAIL/OFFICE

4636
DODGE STREET
Omaha, NE 68132



PROPERTY INFORMATION

BUILDING SIZE	9,240 SF
YEAR BUILT	2002
NO. OF UNITS	Six
NO. OF FLOORS	One
ZONING	General Commercial (GC)



SIGNAGE PHOTO



2016 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	20,662	144,155	291,180
Daytime Employment (Total Employees)	43,626	160,206	258,462
Average Household Income	\$60,897	\$53,791	\$56,130
Percent HH Change: 2016 to 2021	0.54%	0.95%	0.88%



CONTACT US

KELLEE TOM

Senior Associate
+1 402 697 5850
ktom@cbre-mega.com

JAMES W. MAENNER, SIOR, CCIM

Senior Vice President
+1 402 697 5861
jmaenner@cbre-mega.com

CBRE|MEGA

11213 Davenport St, Ste 300
Omaha, NE 68154
+1 402 334 8877

111816a © 2016 CBRE|MEGA, Inc. The information contained in this document has been obtained from sources believed reliable. While CBRE|MEGA, Inc. does not doubt its accuracy, CBRE|MEGA, Inc. has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

All marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

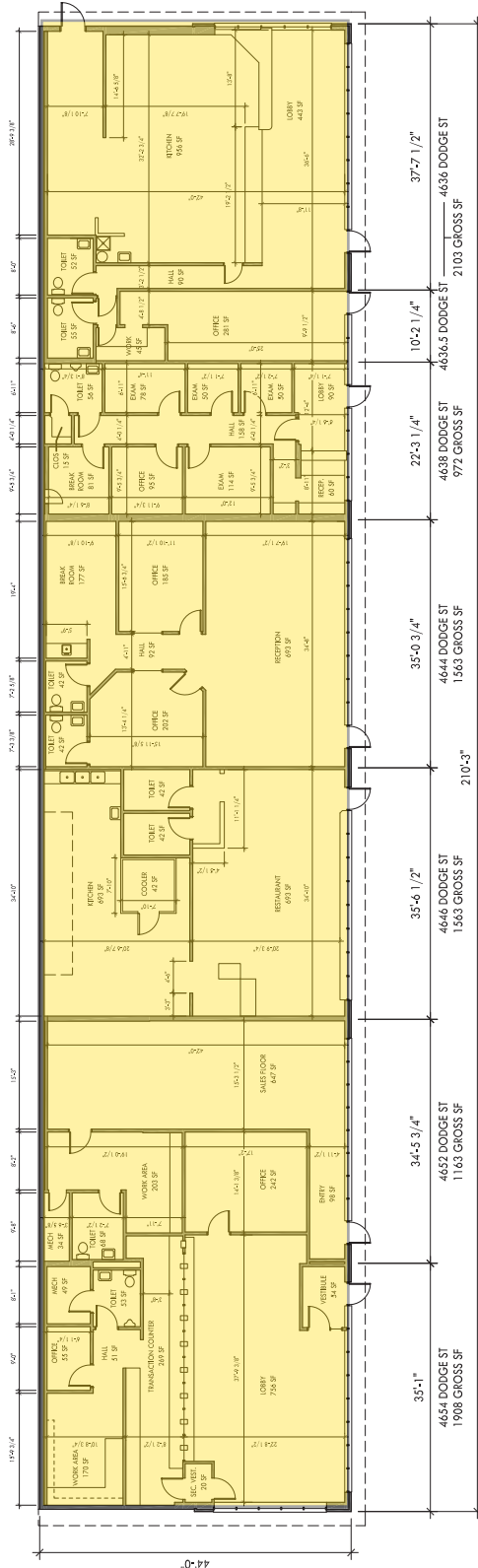
BUILDING FOR LEASE RETAIL/OFFICE

4636
DODGE STREET
Omaha, NE 68132



FLOOR PLAN

**BUILDING
SIZE
9,240 SF**



ADDITIONAL PHOTO



CONTACT US

KELLEE TOM

Senior Associate
+1 402 697 5850
ktom@cbre-mega.com

JAMES W. MAENNER, SIOR, CCIM

Senior Vice President
+1 402 697 5861
jmaenner@cbre-mega.com

CBRE | MEGA

11213 Davenport St, Ste 300
Omaha, NE 68154
+1 402 334 8877

DODGE STREET

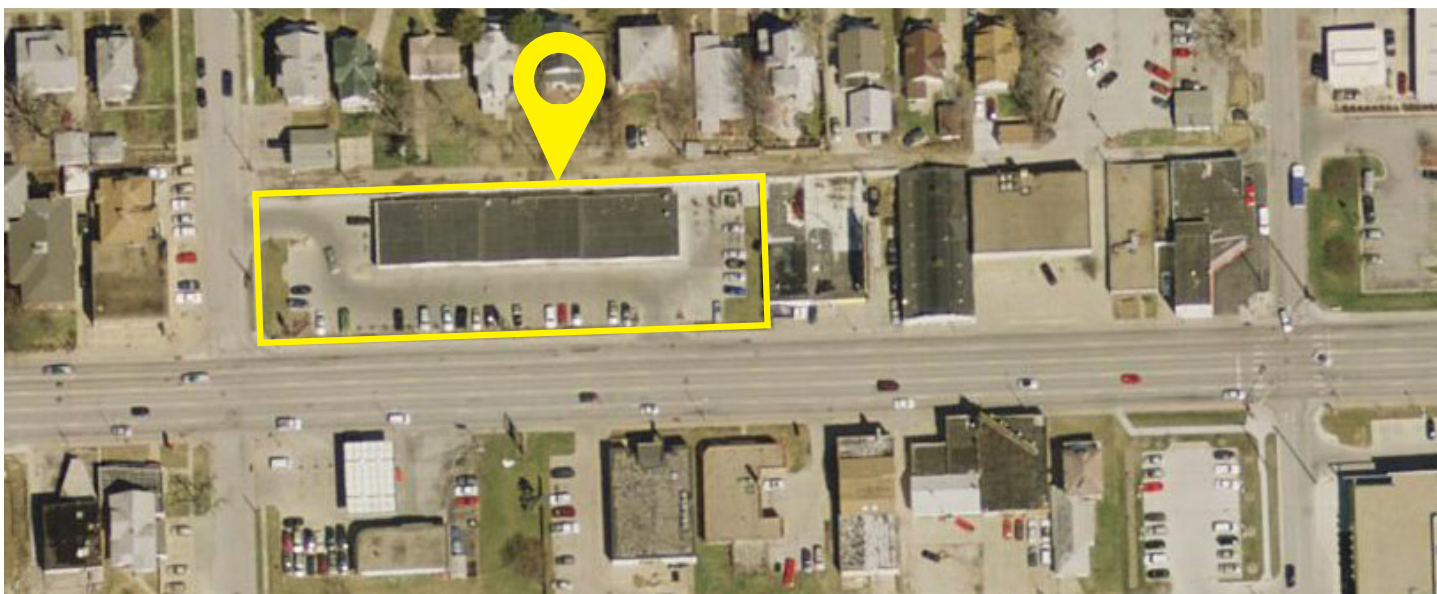
www.cbre.com/omaha

CBRE | MEGA

Part of the CBRE affiliate network

BUILDING FOR LEASE RETAIL/OFFICE

4636
DODGE STREET
Omaha, NE 68132



CONTACT US

KELLEE TOM

Senior Associate
+1 402 697 5850
ktom@cbre-mega.com

JAMES W. MAENNER, SIOR, CCIM

Senior Vice President
+1 402 697 5861
jmaenner@cbre-mega.com

CBRE | MEGA

11213 Davenport St, Ste 300
Omaha, NE 68154
+1 402 334 8877

www.cbre.com/omaha

CBRE | MEGA

Part of the CBRE affiliate network