

# BRIGG'S PLACE

4636-4644 Dodge Street, Omaha, NE

4,610 SF / For Lease



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## PROPERTY OVERVIEW

Single story retail building with six individual suites, and large tenant signage with great visibility to over 36,000 cars per day! Co-tenants include: EZ Money Check Cashing, Alohma Midtown and Mar Cafe. Located on the northeast corner of 46<sup>th</sup> and Dodge Street.

## PROPERTY HIGHLIGHTS

Lease Rate	\$10.00 - \$12.00 PSF NNN
Total Available	4,610SF
Building Size	9,240 SF
Year Built	2002
Total Site Area	36,316 SF
Zoning	General Commercial
Parking Ratio	4,67:1,000 SF
Traffic Counts	36,400 EADT
Operating Expenses	\$6.32 PSF

Suite	Square Feet (min - max)	Price/SF NNN	Date Available
4636	2,103 - 2,103	\$10.00 - \$12.00	Immediately
4638	972 - 2,535	\$10.00 - \$12.00	Immediately
4644	1,535 - 2,535	\$10.00 - \$12.00	Immediately



## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



MEDIAN  
HOUSEHOLD INCOME



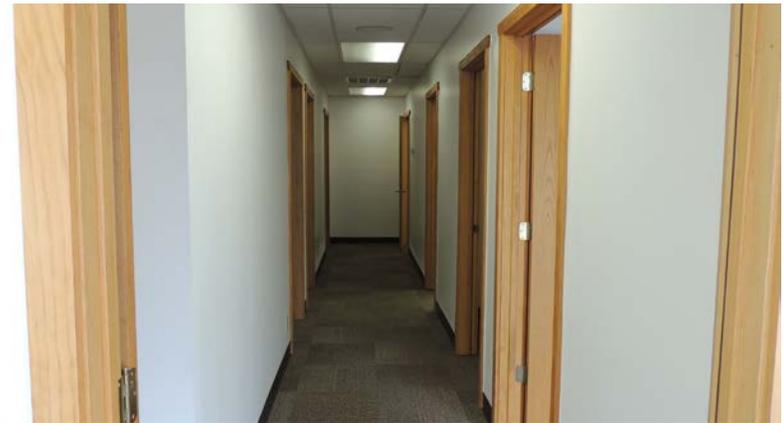
NUMBER OF  
HOUSEHOLDS

1 Mile	21,410	\$45,677	9,929
3 Miles	147,744	\$40,477	60,420
5 Miles	297,557	\$43,204	117,641

PROPERTY PHOTOS - 4636



PROPERTY PHOTOS - 4638

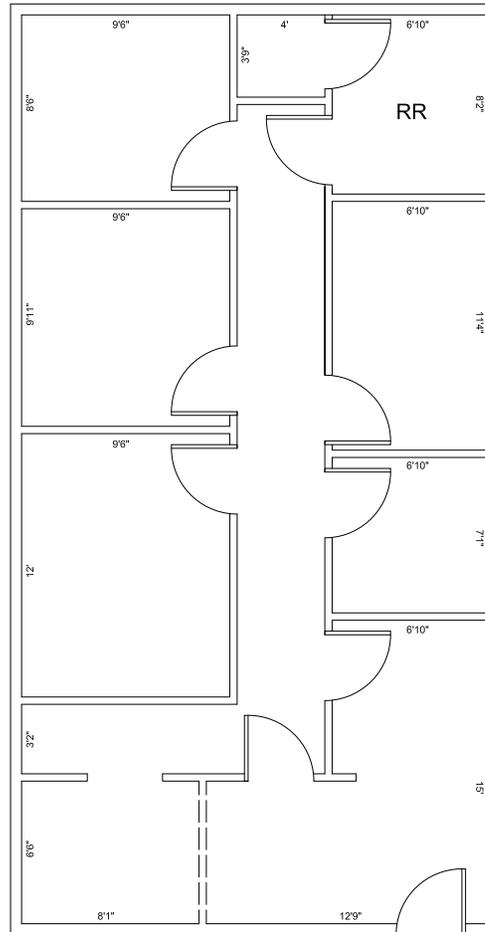


PROPERTY PHOTOS - 4644



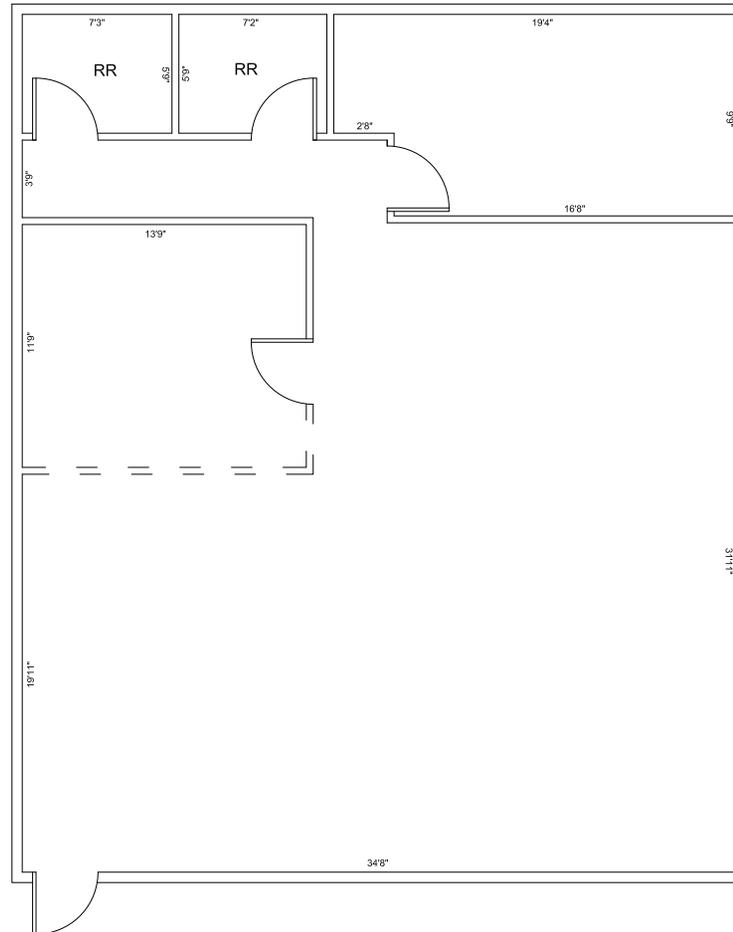


FLOOR PLAN - SUITE 4638



\*\* Floor plan measurements are approximate and are for illustration purposes only.

FLOOR PLAN - SUITE 4644



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