

BRIGG'S PLACE

4636 Dodge Street, Omaha, NE

2,103 SF / For Lease



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THE CENTER
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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 46th and Dodge Street.

PROPERTY HIGHLIGHTS

Lease Rate	\$10.00 - \$12.00 PSF NNN
Total Available	2,103 SF
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	\$6.64 PSF

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



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



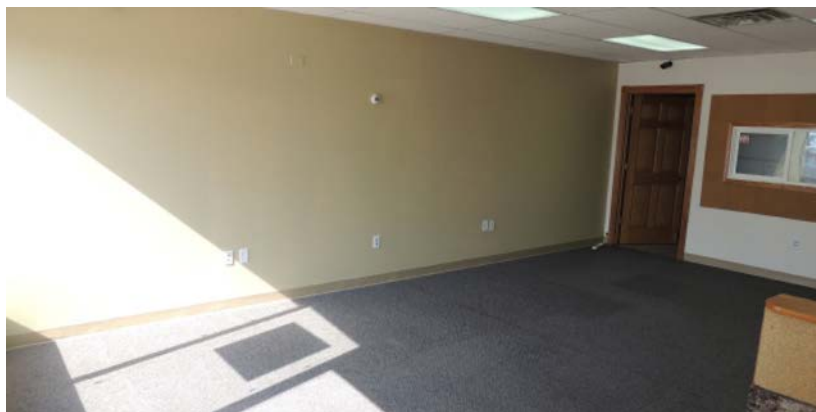
MEDIAN
HOUSEHOLD INCOME



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

INTERIOR PHOTOS





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Floor plan diagram showing a building layout with various rooms and corridors. The plan includes dimensions for various rooms and corridors, as well as labels for "RR" (Railroad) areas.

Dimensions and labels visible on the plan:

- Top left: 23'10"
- Top center: 14'10"
- Top right: 7'8"
- Far right: 6'5"
- Far right: RR
- Far right: 3'1"
- Far right: 4'4"
- Far right: 3'9"
- Far right: 4'2"
- Far right: 5'6"
- Far right: RR
- Far right: 4'5"
- Far right: 2'9"
- Center right: 11'
- Center right: 11'
- Center: 10'
- Center: 7'5"
- Center: 11'7"
- Center: 11'6"
- Center: 11'7"
- Center: 11'6"
- Center: 7'3"
- Center: 9'6"
- Bottom center: 20'4"
- Bottom center: 11'

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