

BRIGG'S PLACE

4644 Dodge Street, Omaha, NE 68132

1,563 SF / For Lease



Holly Jones / Director of Retail Services / holly.jones@lundco.com / +1 402 548 4038

Trey MacKnight / Associate / trey.macknight@lundco.com / +1 402 548 4079

**WE ARE
THE CENTER
OF RETAIL**

LUND.CO.COM

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PROPERTY OVERVIEW




Retail strip with Dodge Street fronting to over 33,000 cars per day!
Co-tenants include: EZ Money Check Cashing, Alohma Midtown, Pet Discount and Ahmad's Persian Cuisine. Located on the northeast corner of 46th and Dodge Street.

PROPERTY HIGHLIGHTS

Lease Rate	\$16.00 PSF NNN
Total Available	1,563 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	31,550 EADT
Operating Expenses	\$5.18 CAM \$1.89 TAX \$1.60 Insurance
	\$8.67 TOTAL



NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 MEDIAN HOUSEHOLD INCOME	 NUMBER OF HOUSEHOLDS
1 Mile	21,239	\$56,605	10,375
3 Miles	148,260	\$52,138	63,220
5 Miles	298,193	\$53,270	120,433



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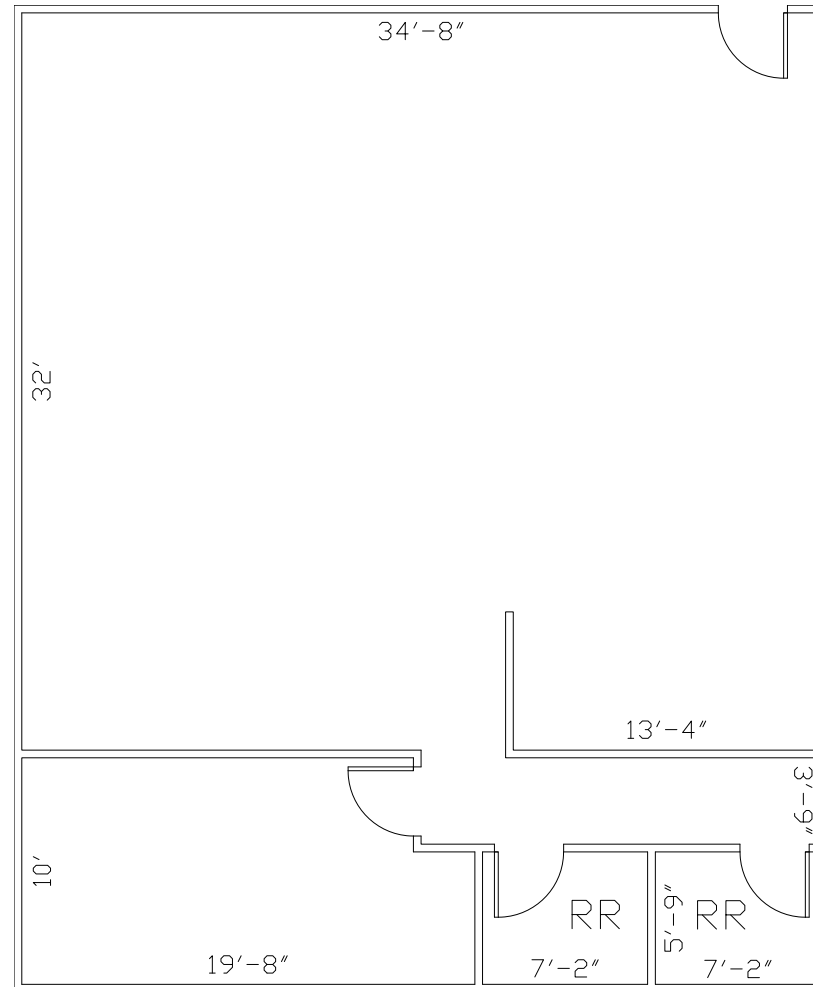
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FLOOR PLAN



*** Floor plan is approximate and for illustration purposes only



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450 Regency Parkway, Suite 200
Omaha, NE 68114
+1 402 393 8811
lundco.com

TRADE MAP



