



**1125 JACKSON STREET | OMAHA, NE 68102**

**P.F. PETERSEN BAKING CO "BAKERY BUILDING"  
FOR LEASE: \$12.00 - \$15.00 PSF, FULL SERVICE**

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**LEASE SUMMARY**

Lease Rate covers all utilities and operating expenses, eliminating the need for additional NNN fees for your convenience. This means the landlord handles all electric, gas, water, taxes, insurance, and common area maintenance, leaving you with one easy predictable monthly payment. Additionally, you enjoy the flexibility to make improvements to the space with prior approval from the landlord.

**LEASE AVAILABILITY**

Suite Number	Usable Area	Tenant	Lease Rate	Total Monthly \$
1	Undisclosed	Antique Annex	-	-
2 & 6	Undisclosed	Flying Worm	-	-
3	Undisclosed	Jackson Street Tavern	-	-
4	Undisclosed	Big Brain Tattoos	-	-
5	Undisclosed	Grapefruit Records	-	-
<b>7</b>	<b>3,300 SF</b>	<b>Available Now</b>	<b>\$12.00 PSF</b>	<b>\$3,300.00</b>
8	7,000	Joe's Collectibles	-	-
9	2,600	Workshop / Vintage	-	-
<b>10</b>	<b>800 SF</b>	<b>Available Now</b>	<b>\$12.00 PSF</b>	<b>\$800.00</b>
<b>11</b>	<b>480 SF</b>	<b>Available Now</b>	<b>15.00 PSF</b>	<b>\$600.00</b>

**LEASE TERMS**

**Lease Rate:** \$12.00 - \$15.00 PSF  
**Rent Escalations:** 3% Annually  
**Operating Type:** Modified Gross  
**Lease Term:** Negotiable  
**Tenant Improvement:** Negotiable





Explore the unique commercial spaces offered at 1125 Jackson Street, Omaha, NE 68102, located in the lively Old Market. Premier frontage 12th and Jackson streets and unique suites nestled behind Jackson Street Tavern and Big Brain in the alley, all still immersed in the historic and rustic appeal of the Old Market, attracting a blend of residents and visitors seeking fun and timeless experiences.

The cultural hub surrounding the space is characterized by historic charm, galleries, and entertainment venues, capturing the attention of a broad and culturally diverse audience. Join the well known Old Market staples such as Joe's Collectibles, Workshop Creative, and Ika San Ramen in a neighboring building.

Surrounded by a diverse mix of residential areas, Fortune 500 employers, restaurants, retail shops, and entertainment, the "Bakery Building" benefits from a varied and expanding customer base, right at your doorstep.

Seize the opportunity to establish your business in this one of a kind space. Contact us now to schedule a viewing and secure your place among the unique establishments at 1125 Jackson Street.





## SITE DETAILS

**Site Area:** 15972 SF / 0.36 Acres  
**Site Dimensions:** 132 x 121  
**Zoning District:** GC-ACI-2(50)  
**Zoning Sub-District:** TOD-2-MX  
**Special Zoning:** Community Redevelopment Area  
**Walking Score:** Very Walkable (92)  
**Transit Score:** Some Transit (49)  
**Bike Score:** Bikeable (75)  
**Traffic Count:** 10,030 EADT (2021)  
**Parcel Number:** 0316090000  
**Legal Description:** CITY LOTS LOT 4  
 BLOCK 175 N 121 FT LTS 3 & 132 X 121

## IMPROVEMENT DETAILS

**Year Built/Renovated:** 1910/2013  
**Building Area:** 34,100 SF  
**Number of Floors:** 3 + basement  
**Original Use:** PeterPan Bakery Building  
**Foundation:** Concrete Block  
**Construction:** Reinforced Concrete  
**Exterior:** Brick  
**Roof:** Composite  
**Utility Metering:** Separated for Some Units  
**HVAC:** Split Systems  
**Parking Stalls:** Reserved Stalls Available





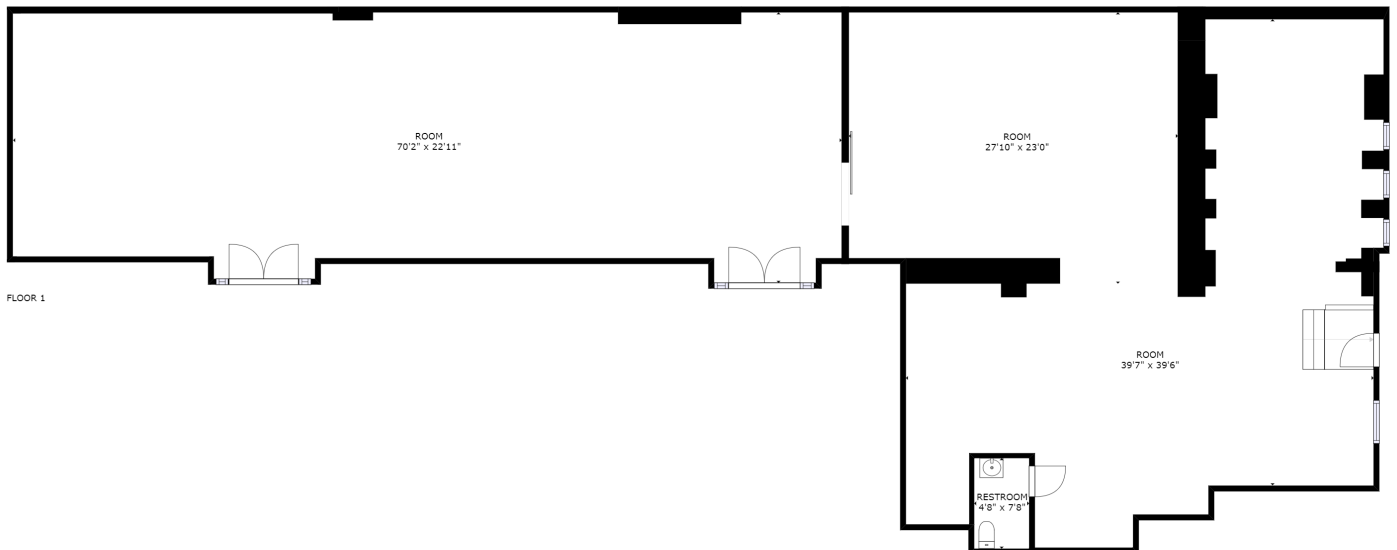




**SUITE 7**

**Usable Area:** 3,300 SF  
**Lease Rate:** \$12.00 PSF  
**Total Monthly \$:** \$3,300.00

**Tenant:** Available 3.01.2024  
**Parking:** 1 Stall included



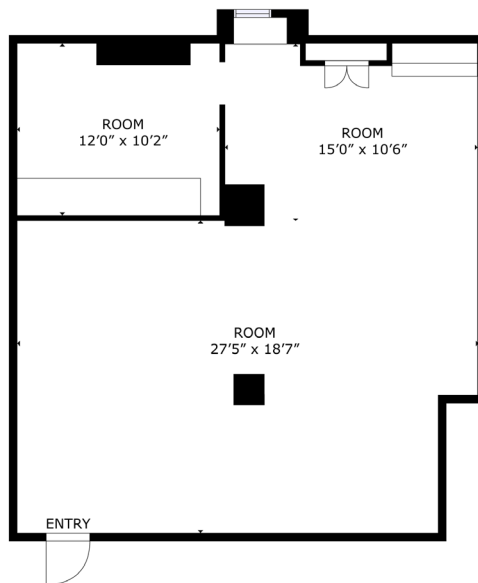




**SUITE 10**

**Usable Area:** 800 SF  
**Lease Rate:** \$12.00 PSF  
**Total Monthly \$:** \$800.00

**Tenant:** Available Now!  
**Parking:** Street Parking Available



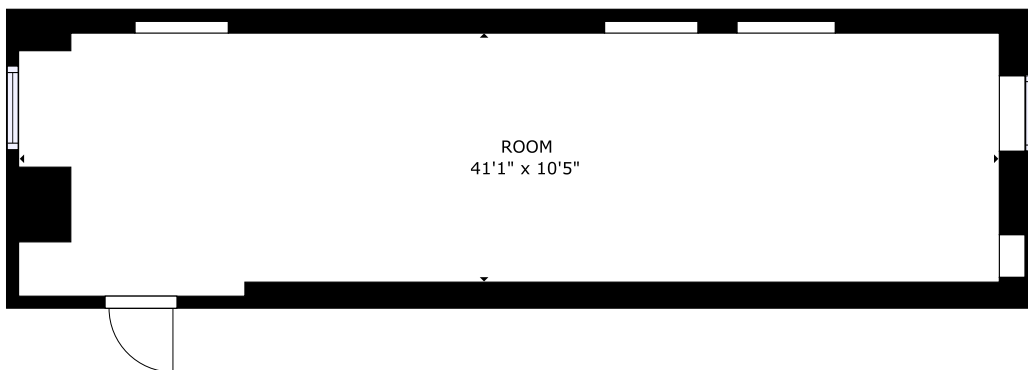




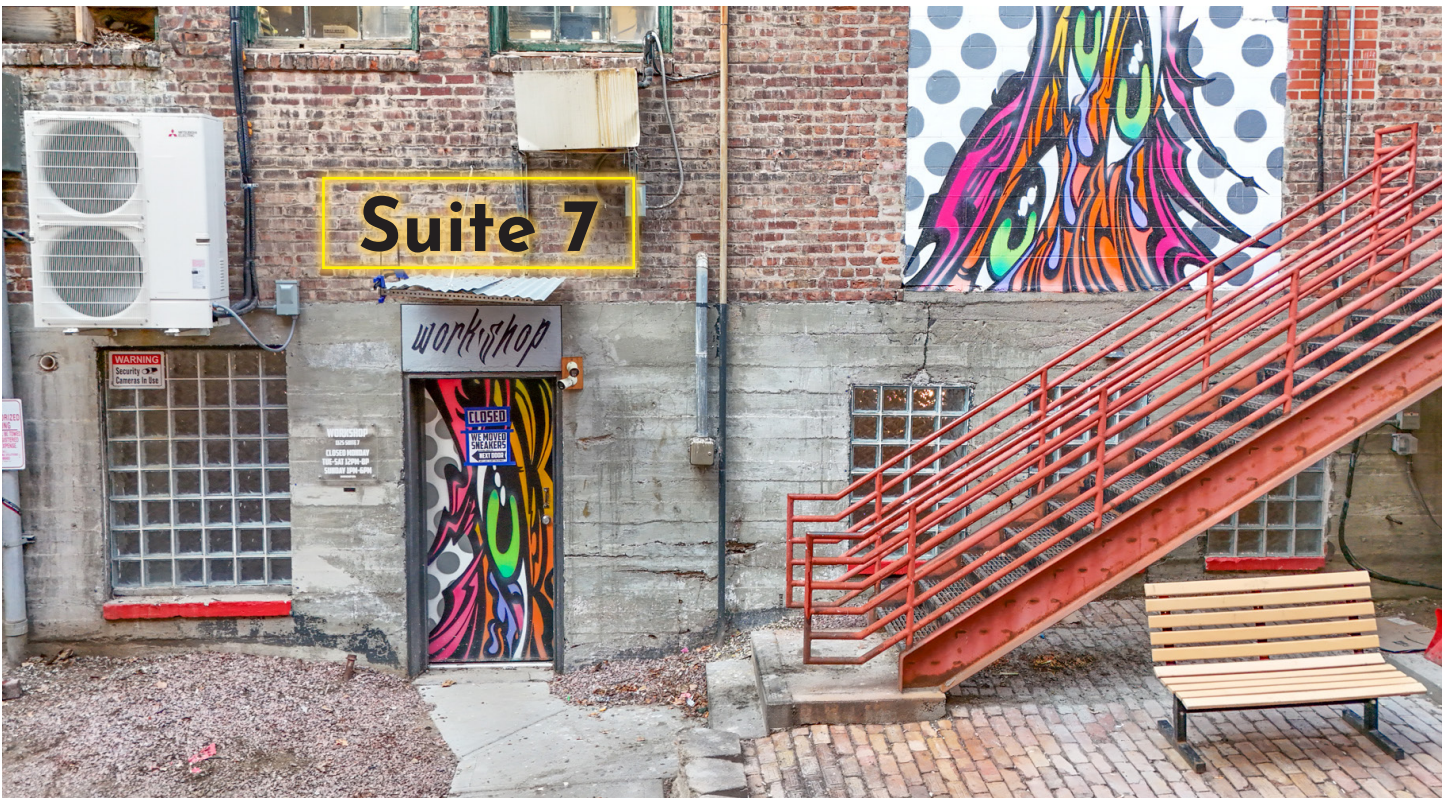
**SUITE 11**

**Usable Area:** 480 SF  
**Lease Rate:** \$12.00 PSF  
**Total Monthly \$:** \$500.00

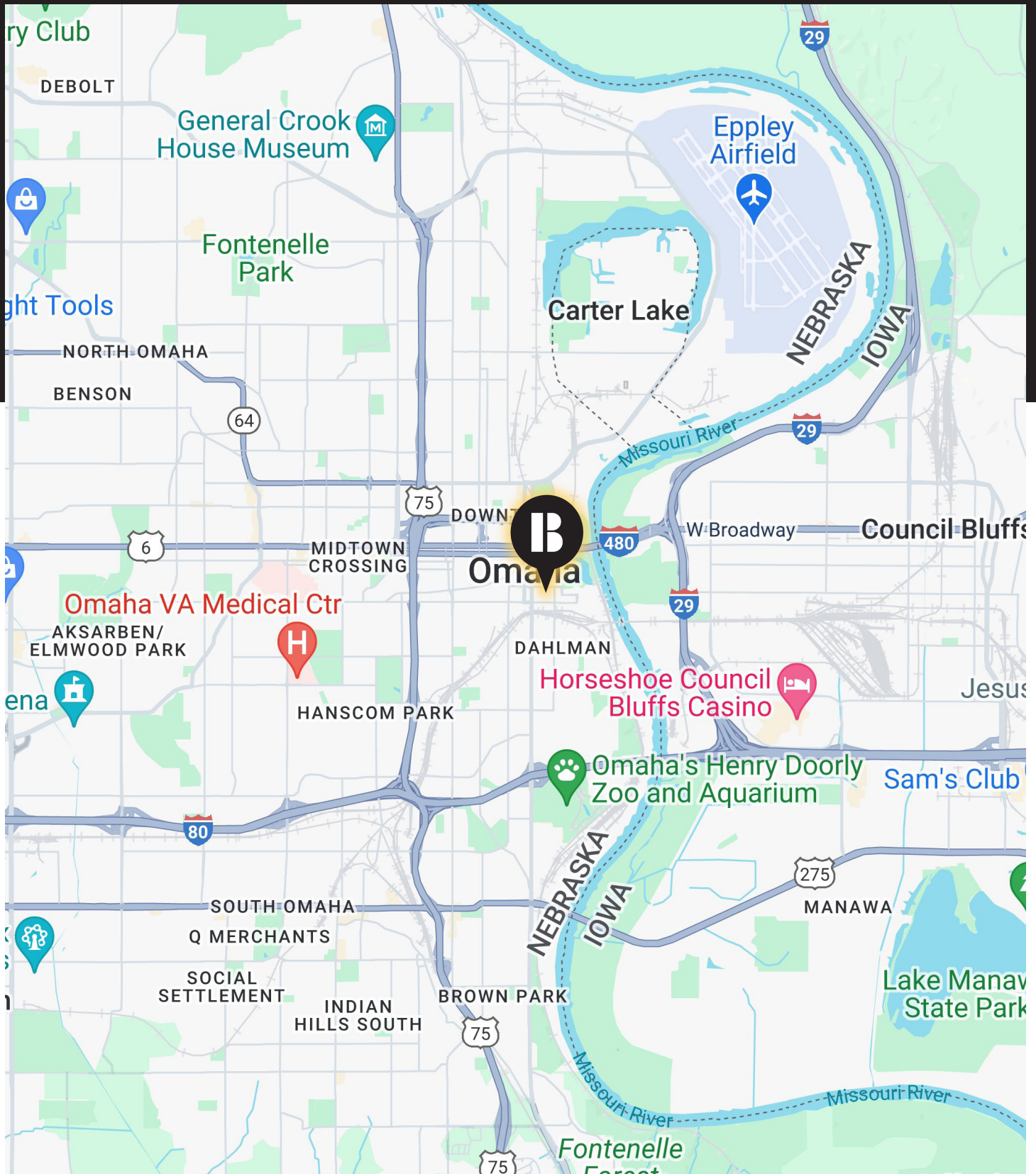
**Tenant:** Available Now!  
**Parking:** Street Parking Available













# DAVID J. CARRIG

BROKER - NE 20190573 & IA B70191000

dcarrig@baroncre.com  
+1 (402) 218-5888

BARON - COMMERCIAL REAL ESTATE  
501 S. 16th Street  
Omaha, NE 68102



# JOHN D. CARRIG

SALESPERSON - NE 20210798

jcarrig@baroncre.com  
+1 (402) 499-5999

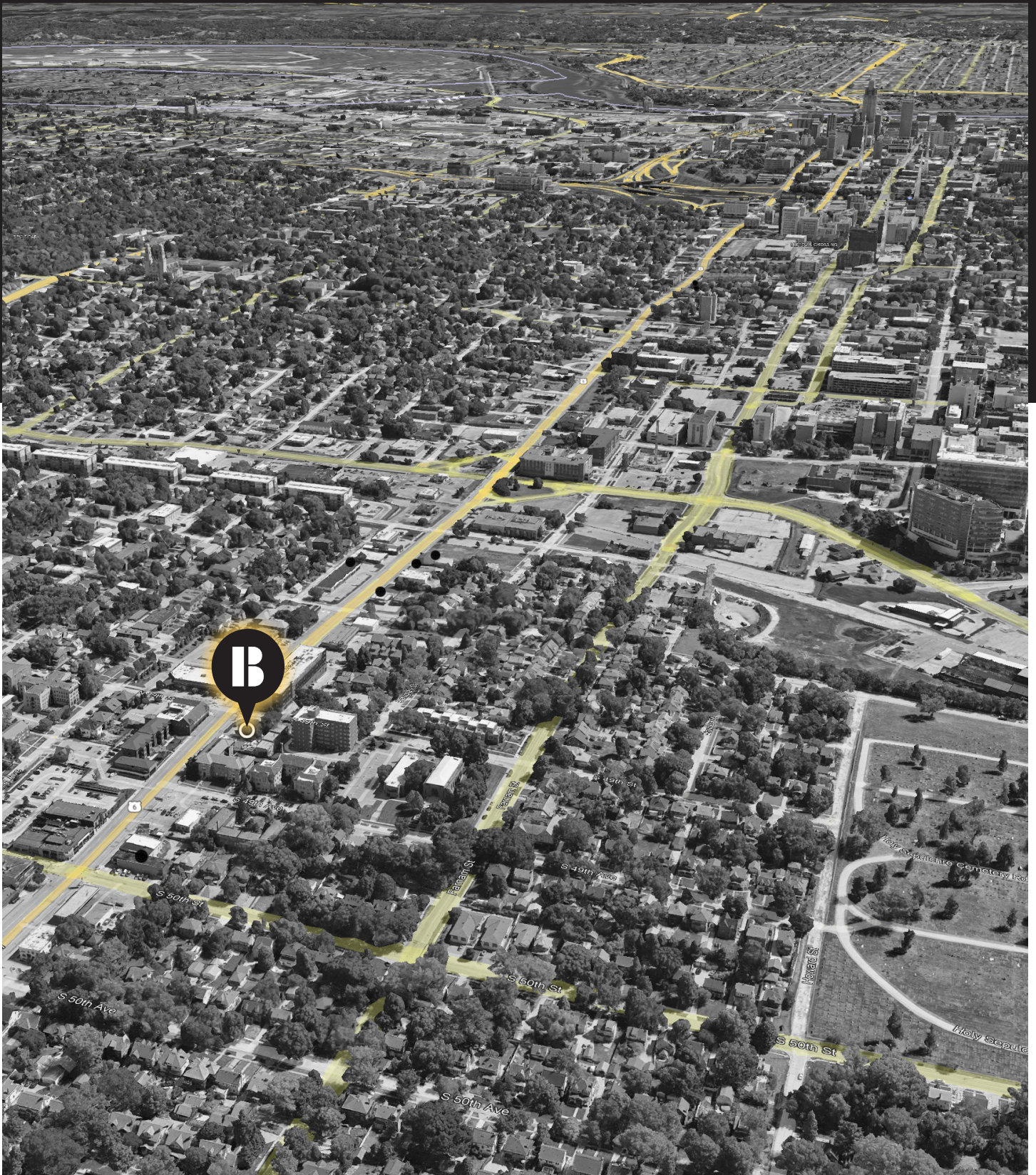
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Omaha, NE 68102

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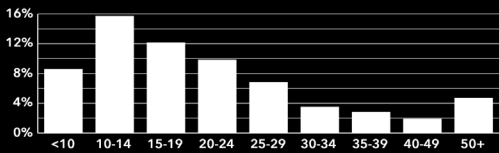


# COMMUNITY SUMMARY

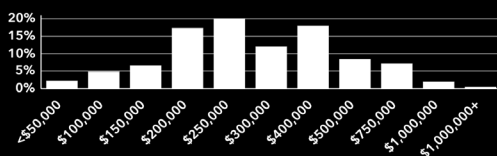
4911 Dodge St, Omaha, Nebraska, 68132  
Drive time of 5 minutes

49,322	0.68%	2.04	59.6	\$33.4	\$58,142	\$246,897	\$51,120	19.0%	68.1%	12.9%			
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+	16.3% Services	14.1% Blue Collar	69.6% White Collar

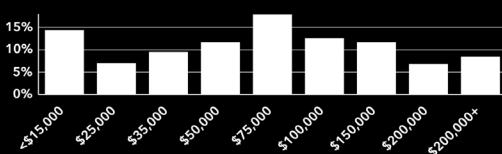
Mortgage as Percent of Salary



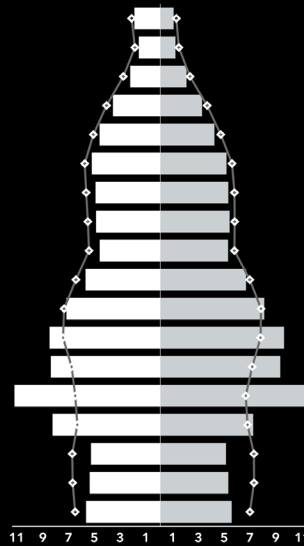
Home Value



Household Income

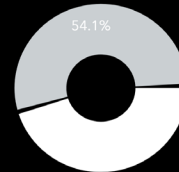


Age Profile: 5 Year Increments

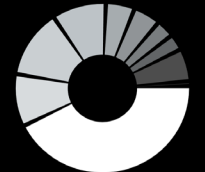


Dots show comparison to 31055 (Douglas County)

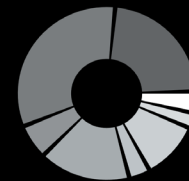
Home Ownership



Housing: Year Built



Educational Attainment



Commute Time: Minutes

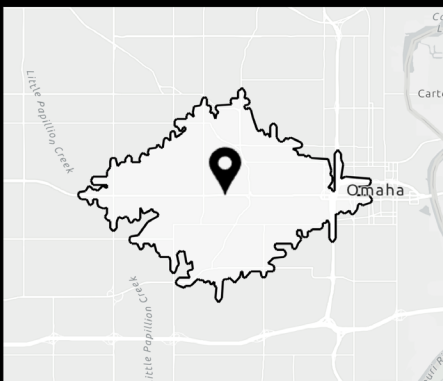


- < 9th Grade
- HS Diploma
- Some College
- Bach Degree
- No Diploma
- GED
- Assoc Degree
- Grad Degree
- < 5
- 5-9
- 10-14
- 15-19
- 20-24
- 25-29
- 30-34
- 35-39
- 40-44
- 45-59
- 60-89
- 90+

esri Source: This infographic contains data provided by Esri (2023), ACS (2017-2021).

# POPULATION TRENDS AND KEY INDICATORS

4911 Dodge St, Omaha, Nebraska, 68132  
Drive time of 5 minutes



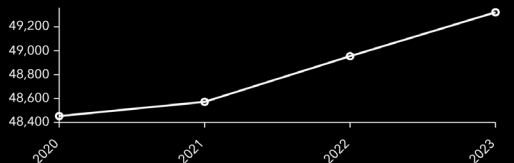
49,322	22,730	2.04	33.4	\$58,142	\$246,897	79	85	60
Population	Households	Avg Size	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS

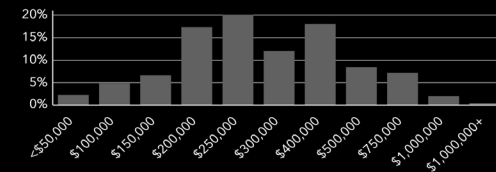
**\$9,479**  
Avg Spent on Mortgage & Basics

**25.5%**  
Percent of Income for Mortgage

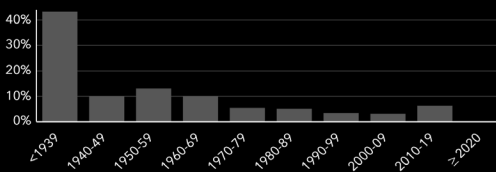
Historical Trends: Population



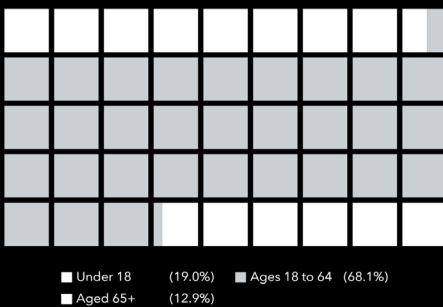
Home Value



Housing: Year Built



POPULATION BY AGE



POPULATION BY GENERATION

**3.7%**  
Greatest Gen:  
Born 1945/Earlier

**15.5%**  
Baby Boomer:  
Born 1946 to 1964

**16.5%**  
Generation X:  
Born 1965 to 1980

**29.4%**  
Millennial:  
Born 1981 to 1998

**27.3%**  
Generation Z:  
Born 1999 to 2016

**7.8%**  
Alpha: Born  
2017 to Present

Source: This infographic contains data provided by Esri (2023, 2028), Esri-U.S. BLS (2023), ACS (2017-2021), © 2023 Esri