



3870 DODGE STREET

11,775 SF | \$349,000

3870 DODGE ST, OMAHA, NE 68131

Dodge St

Farnam St



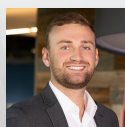
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PROPERTY HIGHLIGHTS

- Potential for multi-family redevelopment
- Frontage on Dodge Street
- Two blocks from future street car route
- Curb cut onto Dodge Street
- Former structure on property was demolished in October

PROPERTY DESCRIPTION

Fronting on Dodge Street this prime location is a ideal for a multi-family development. The City of Omaha Public Works Department has confirmed the property has a curb cut, allowing for traffic to turn directly onto the property from Dodge Street. The location is within walking distance of UNMC, Blackstone District, and Midtown Crossing, just two blocks from the future streetcar route on Farnam Street.

SITE INFORMATION

County	Douglas
Zoning	CC-ACI-*2(50)
Lot Size	11,775 SF
Number Of Buildings	1
Location Description	38th & Dodge Street, Within walking distance of UNMC, Blackstone District and Midtown Crossing.

OFFERING SUMMARY

SALE PRICE:	\$349,000
PRICE/SF	\$42.46

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	22,278	139,735	281,208
Average Age	31.1	33.2	34.1
HOUSEHOLDS			
Total Households	11,652	63,458	121,472
People Per HH	1.9	2.2	2.3
Average HH Income	\$50,858	\$61,660	\$62,282
Average HH Value	\$131,838	\$136,941	\$133,546

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SITE AERIAL



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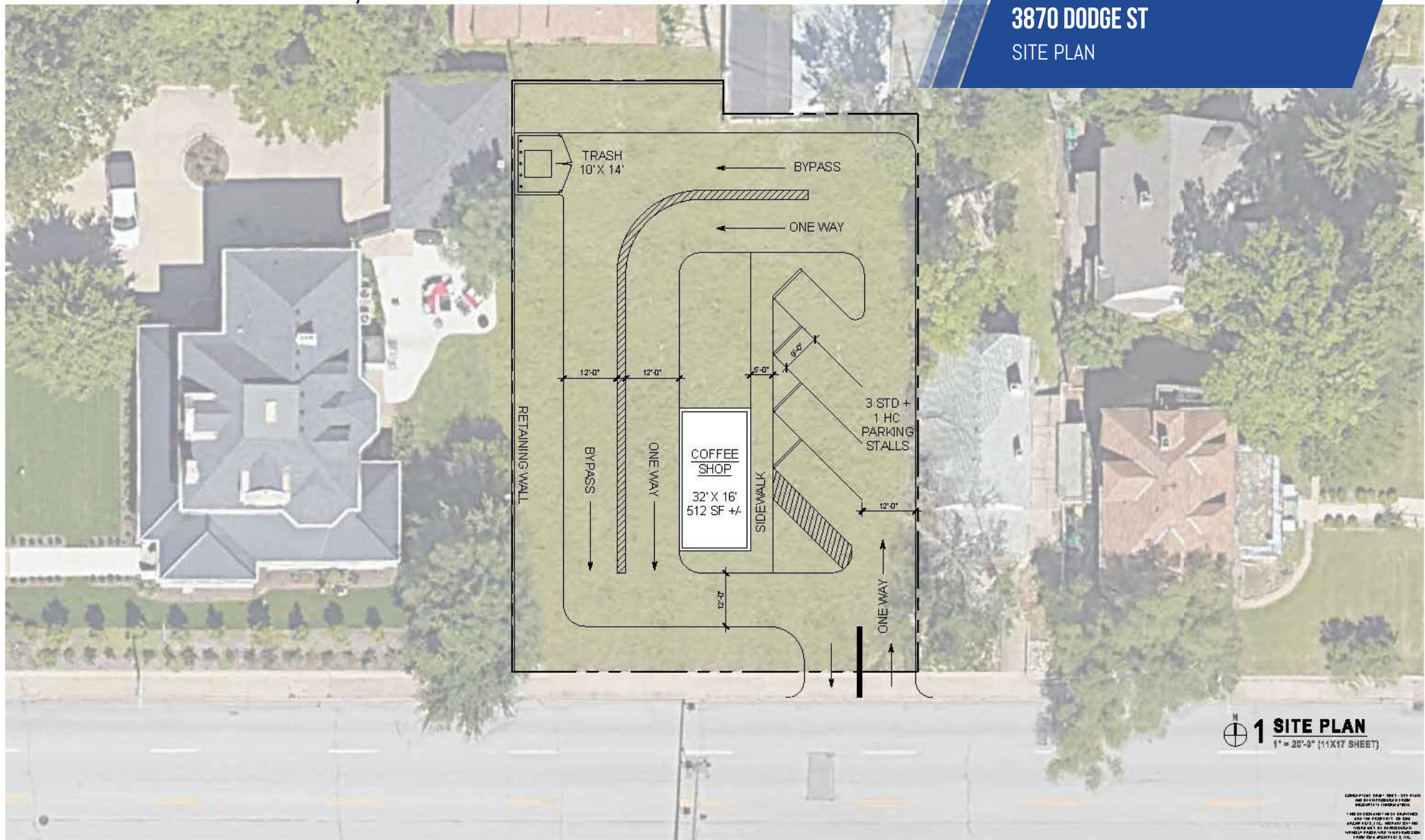
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3870 DODGE ST SITE PLAN



3870 DODGE ST

SITE PLAN



ARCO
NATIONAL CONSTRUCTION

A2

SITE PLAN - PROPOSED RETAIL

GMA
ARCHITECTS

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GMA
ABC INC.



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3870 DODGE ST
RETAILER MAP

SITE

Blackstone District

Archetype Coffee
Blackstone Meatball
Cottonwood Hotel
Dundee Bank
Mula
Crescent Moon
Cheeseburgers
First Round
Nite Owl
Corkscrew
Blackstone Social



Midtown Crossing

Chase Bank
Thirst Tea Cafe
Genesis Health Club
Empire Room
Proof
Element Hotel
Modern Love
Stories Coffee Co.
Waxing the City
Sofra Kitchen
Pickleman's
Garbo's Salon and Spa
Long Dog Fat Cat

UNIVERSITY OF
Nebraska
Medical Center

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Technologies, USDA/FPAC/Geo

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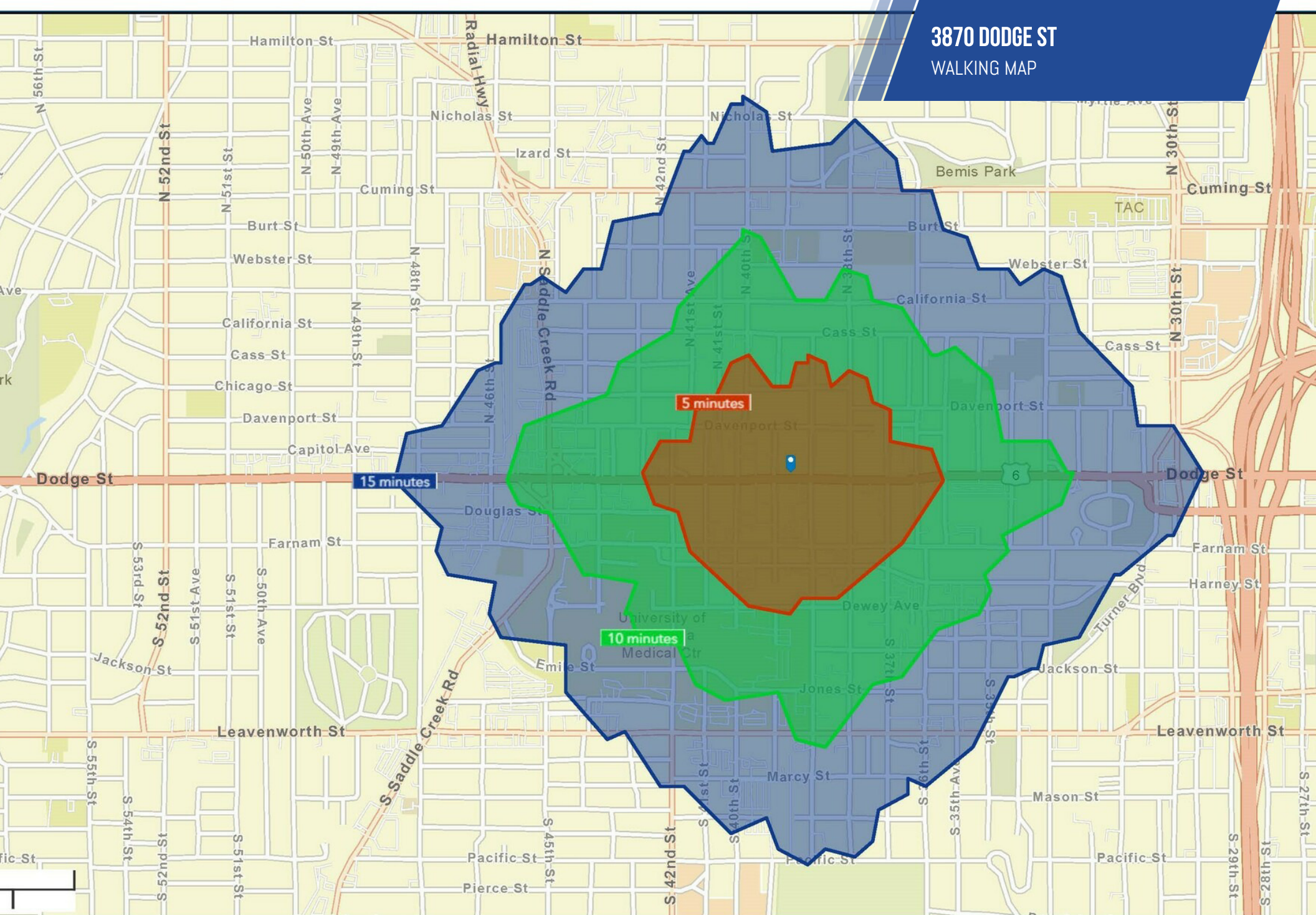
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3870 DODGE ST

WALKING MAP



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