

FOR LEASE

DODGE ST. RETAIL

7646 DODGE STREET
OMAHA, NE 68114



AVAILABLE
4,558 SQUARE FEET

TENANT
SIGNAGE

HOBBY LOBBY

Redefining Real Estate

www.AtlasCRE.com

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PROPERTY INFORMATION

⇒ LEASING OVERVIEW

AVAILABLE SPACE	4,558 square feet
NNN LEASE RATE	Negotiable
2022 CAM/TAX	CAM/Ins \$0.90 PSF
	Taxes \$1.80 PSF
	Total \$2.70 PSF

⇒ TRAFFIC COUNTS

DODGE STREET:	45,400 VPD
76TH STREET:	6,400 VPD

⇒ DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
POPULATION	9,977	110,736	304,301
AVG. HH INCOME	\$88,268	\$84,184	\$75,398
DAYTIME POPULATION	18,107	132,376	339,970

* Source- ESRI 2021

⇒ OPPORTUNITY HIGHLIGHTS

- ◆ HOBBY LOBBY ANCHORED CENTER
- ◆ ABUNDANT PARKING
- ◆ RARE SPACE IN A SATURATED MARKET
- ◆ DIRECT VISIBILITY FROM DODGE ST
- ◆ HIGH TRAFFIC, LIGHTED INTERSECTION
- ◆ SYNERGISTIC RETAIL CORRIDOR
- ◆ DENSE AREA POPULATION
- ◆ STRONG DAYTIME TRAFFIC

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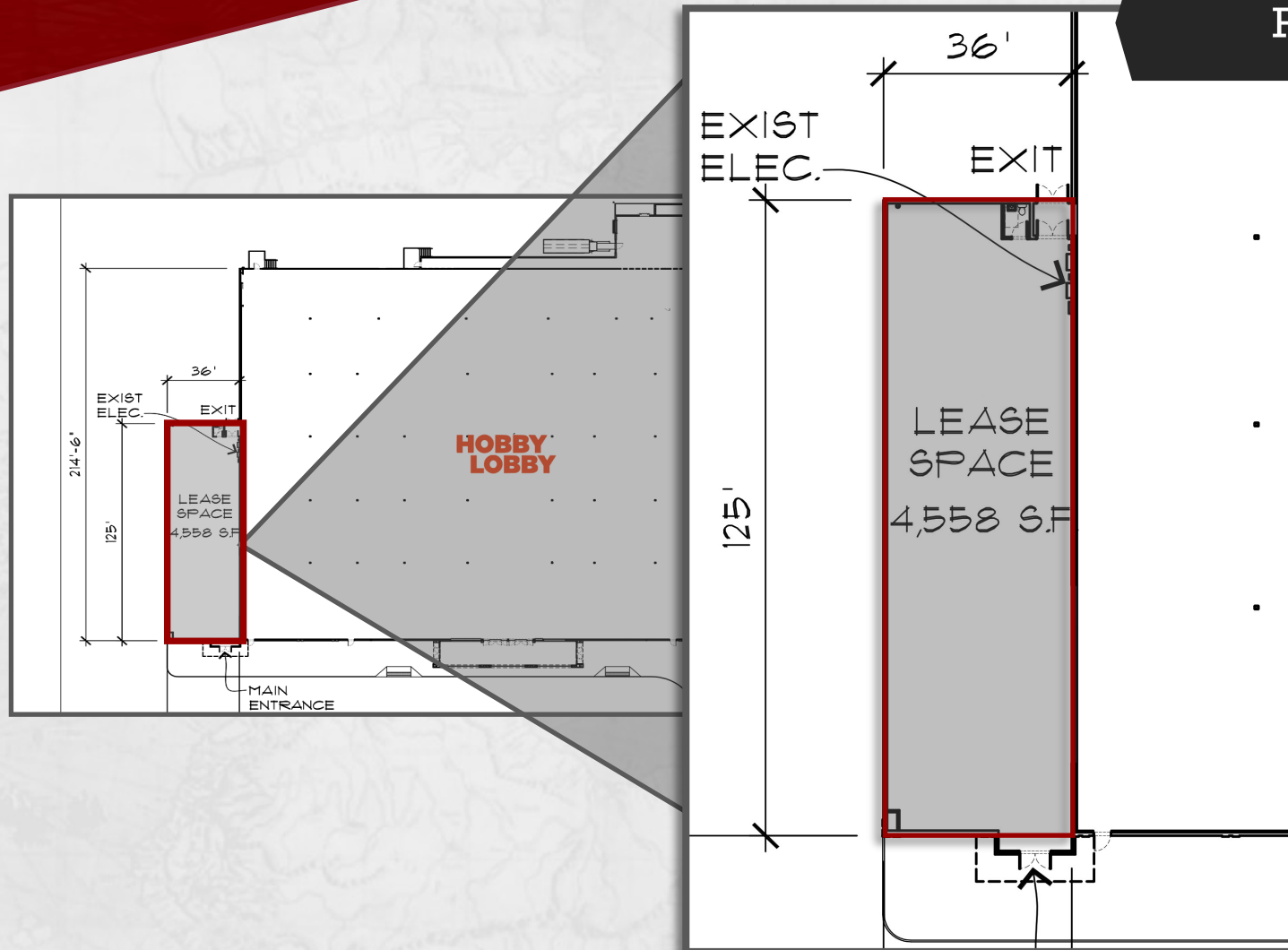
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FLOOR PLAN



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