

72ND & DODGE

7110 Dodge St., Omaha, NE 68114

PETCO SUBLEASE



FEATURES

- Total Center Size: SF
- Total Available: 10,061 SF
- Traffic Counts: 85,584 VPD
- Prime location at the corner of 72nd and Dodge
- Available October 31, 2023
- Approximately 5 years remaining on term
- 24 hour notice required for showings

Suite	Space	Rent	Type	Available
7110	10,061 sf	\$20.00	Gross	10/31/2023

SITE DATA

Gas/Electrical: Sub-Lessee
Sewer/Water: Included in CAM
Janitorial/Maint: Sub-Lessee
Finisher Allowance: TBD

Rent Escalator: TBD
Lease Term: 5-10 Years
Lease Form: Sub-Lessee
Total NNN: \$2.31

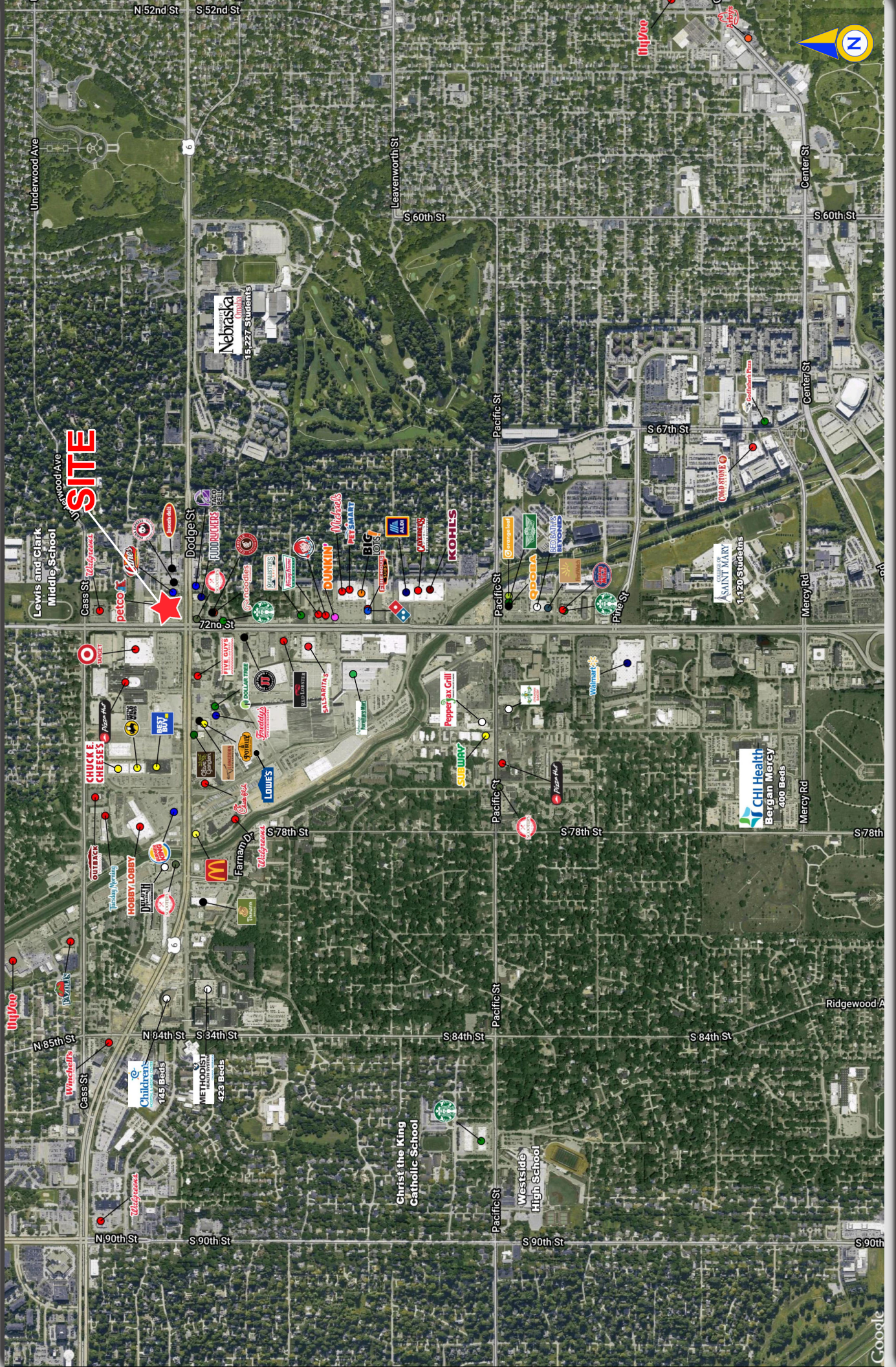
Zoning: H-2
Year Built: 1966 (Remodeled 2012)
Ceiling Height: 10 Ft
Parking: 4.03/1,000 SF

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72nd and Dodge 7110 Dodge St, Omaha, NE 68114

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Lat/Lon: 41.2565/-95.9345

Omaha, NE	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	17,218	116,178	260,756
2027 Projected Population	18,095	120,296	266,740
2020 Census Population	16,520	115,123	259,164
2010 Census Population	13,350	108,508	249,927
Projected Annual Growth 2022 to 2027	1.0%	0.7%	0.5%
Historical Annual Growth 2010 to 2022	2.4%	0.6%	0.4%
2022 Median Age	31.4	32.1	32.7
Households			
2022 Estimated Households	7,918	46,705	102,560
2027 Projected Households	8,301	48,189	104,731
2020 Census Households	7,625	45,982	101,444
2010 Census Households	5,189	41,646	95,449
Projected Annual Growth 2022 to 2027	1.0%	0.6%	0.4%
Historical Annual Growth 2010 to 2022	4.4%	1.0%	0.6%
Race and Ethnicity			
2022 Estimated White	53.3%	58.1%	59.5%
2022 Estimated Black or African American	17.1%	15.9%	15.8%
2022 Estimated Asian or Pacific Islander	13.0%	5.4%	5.2%
2022 Estimated American Indian or Native Alaskan	1.3%	1.5%	1.3%
2022 Estimated Other Races	15.3%	19.2%	18.3%
2022 Estimated Hispanic	19.3%	24.5%	22.3%
Income			
2022 Estimated Average Household Income	\$70,236	\$63,143	\$67,843
2022 Estimated Median Household Income	\$57,832	\$51,030	\$53,899
2022 Estimated Per Capita Income	\$34,443	\$26,100	\$27,097
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	5.0%	8.6%	7.9%
2022 Estimated Some High School (Grade Level 9 to 11)	6.9%	8.0%	8.1%
2022 Estimated High School Graduate	23.4%	28.2%	28.7%
2022 Estimated Some College	17.5%	18.9%	19.9%
2022 Estimated Associates Degree Only	5.0%	7.5%	8.0%
2022 Estimated Bachelors Degree Only	24.9%	18.3%	17.6%
2022 Estimated Graduate Degree	17.2%	10.5%	9.8%
Business			
2022 Estimated Total Businesses	1,308	3,717	7,848
2022 Estimated Total Employees	46,962	84,894	149,682
2022 Estimated Employee Population per Business	35.9	22.8	19.1
2022 Estimated Residential Population per Business	13.2	31.3	33.2