



FOR SALE

MIDTOWN CROSSING - RETAIL CONDO

3253 Dodge Street, Omaha, NE 68131 | \$4,245,500

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PROPERTY SUMMARY

MIDTOWN CROSSING - RETAIL CONDO | 3253 DODGE STREET, OMAHA, NE 68131



PROPERTY DESCRIPTION

Opportunity to own a commercial condo unit in Midtown Crossing. This former grocery store includes a loading dock, storage room, wide open interior area and direct access to a multi-level parking garage. Perfect for a variety of uses.

PROPERTY HIGHLIGHTS

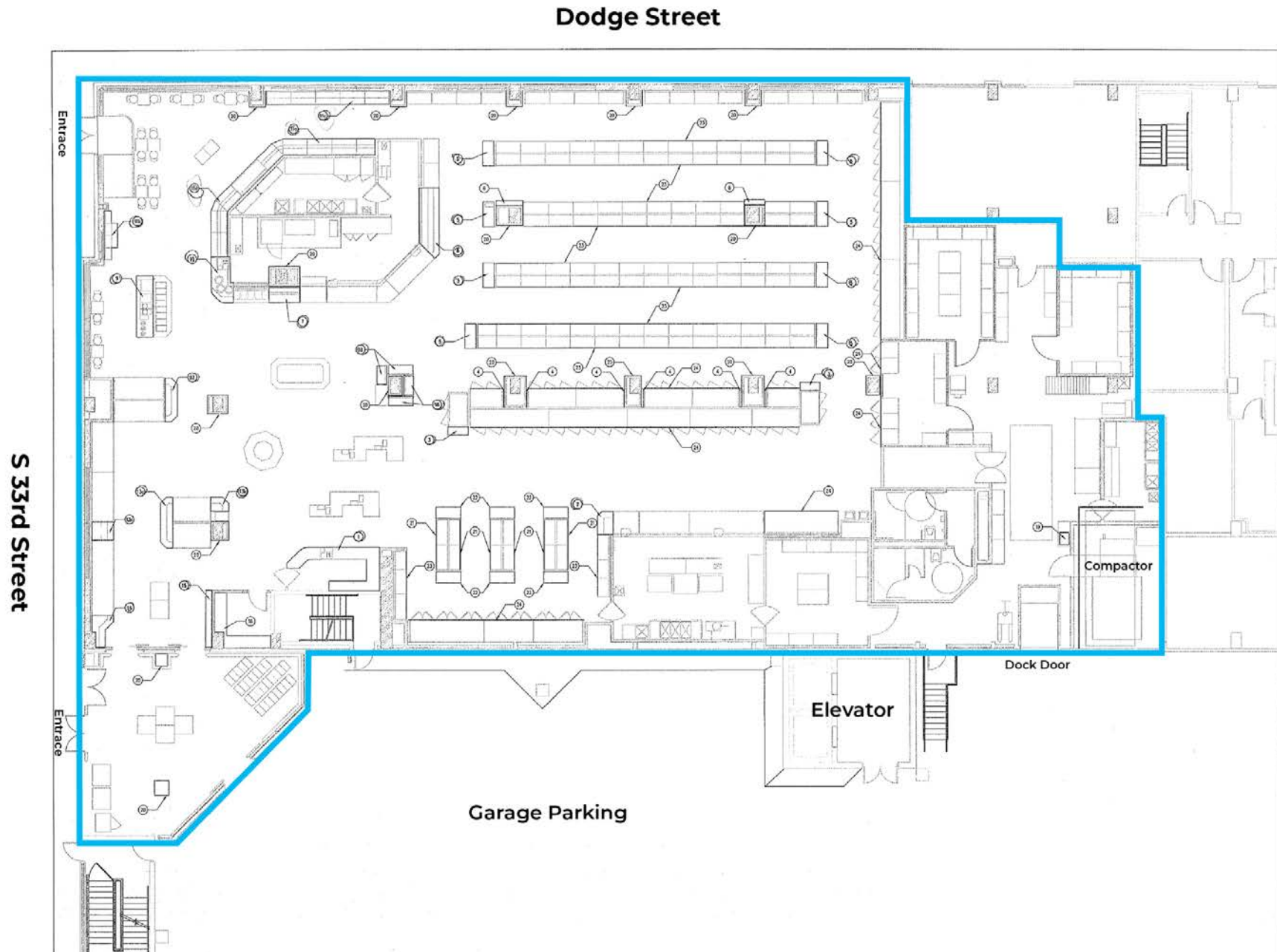
- **17,000 SF Built-Out Space:** Previously used as a grocery store, the space comes fully equipped with a loading dock and is zoned for retail use.
- **Attached Multi-Level Parking Garage:** 660 stall attached garage provides direct access to the store for convenient customer parking.
- **Prime End-Cap Location:** Situated at a highly visible corner on the southeast side of 33rd and Dodge, with a 4-way signalized intersection and 32,000 vehicles passing daily (AADT).
- **Significant Frontage:** 135 feet along Dodge Street and 90 feet along 33rd Street, offering excellent exposure.
- **Thriving Midtown Crossing Community:** The retail condo is in a bustling area with an Element Hotel, condos, apartments, shopping, restaurants, entertainment, and several corporate headquarters.
- **Convenient Public Transit:** Located on the ORBT bus route with covered stops at both the north and south sides of the intersection as well as a planned stop for the Omaha Streetcar line.

OFFERING SUMMARY

Sale Price:	\$4,245,500
Building Size:	16,982 SF

FLOOR PLAN

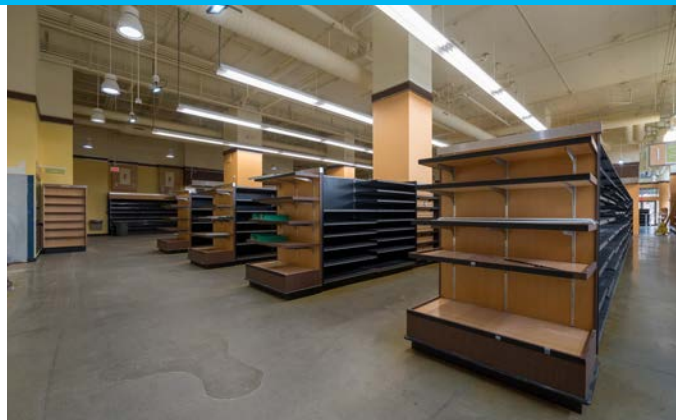
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UNIT PHOTOS

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OM
NE
PARTNERS



UNIT PHOTOS

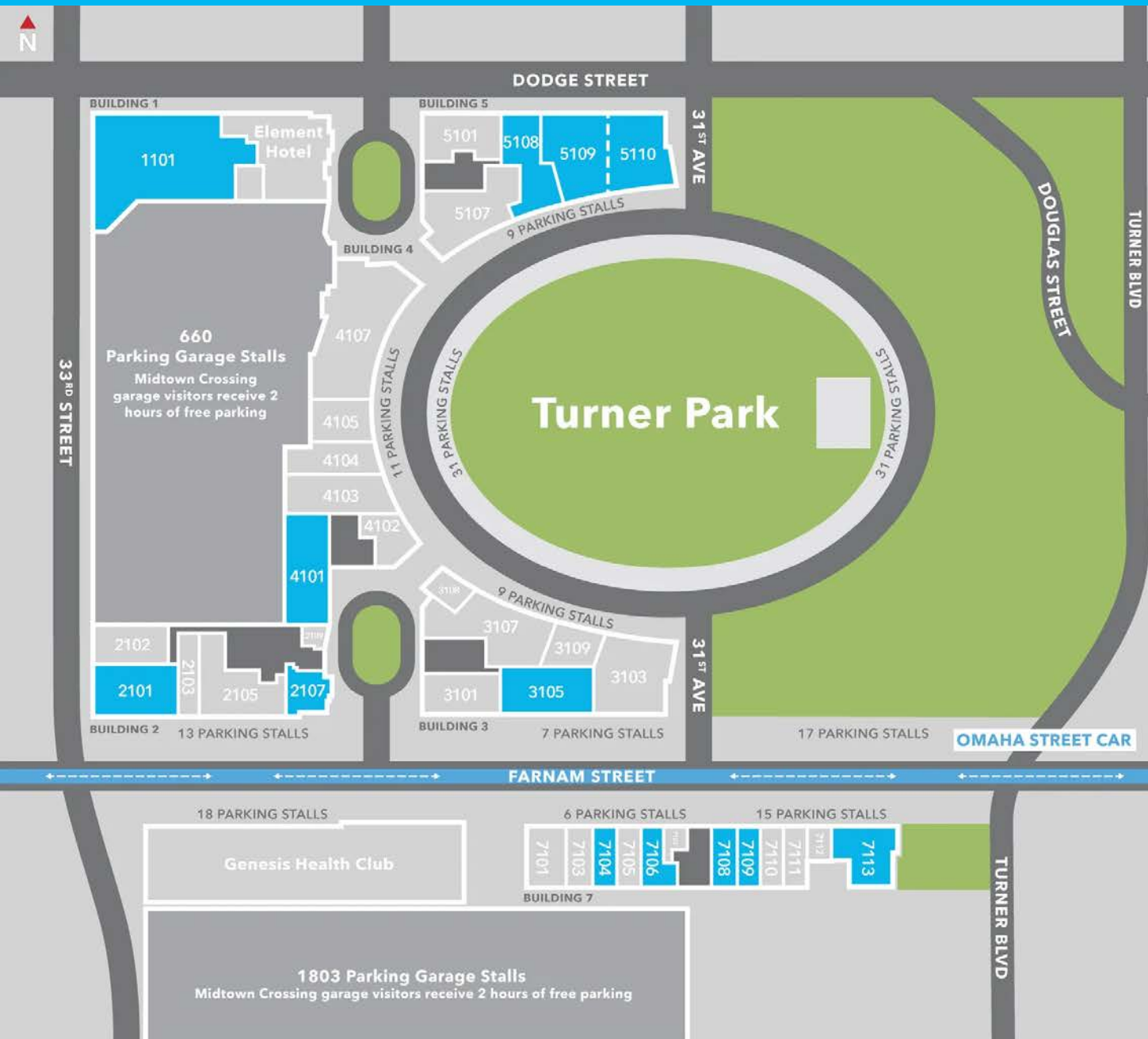
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OM
NE
PARTNERS



SITE MAP

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BUILDING 1

1101 AVAILABLE

BUILDING 2

2101 AVAILABLE
2103 Collins Law, PC, LLO
2105 Garbo's Salon and Spa
2107 AVAILABLE
2109 Fashion Cleaners
2102 Midtown Apt Leasing

BUILDING 3

3101 Mazza
3103 Smokin' Oak Wood-Fired Pizza and Taproom
3105 AVAILABLE
3107 Pa Mas Taqueria & Grill
3108 Leased
3109 Graze Craze

BUILDING 4

4101 AVAILABLE
4102 Proof Whiskey Bar
4103 Ray's Wings Pizza & Drinks
4104 Corky Canvas
4105 Thirst Tea Cafe
4107 Empire Room

BUILDING 5

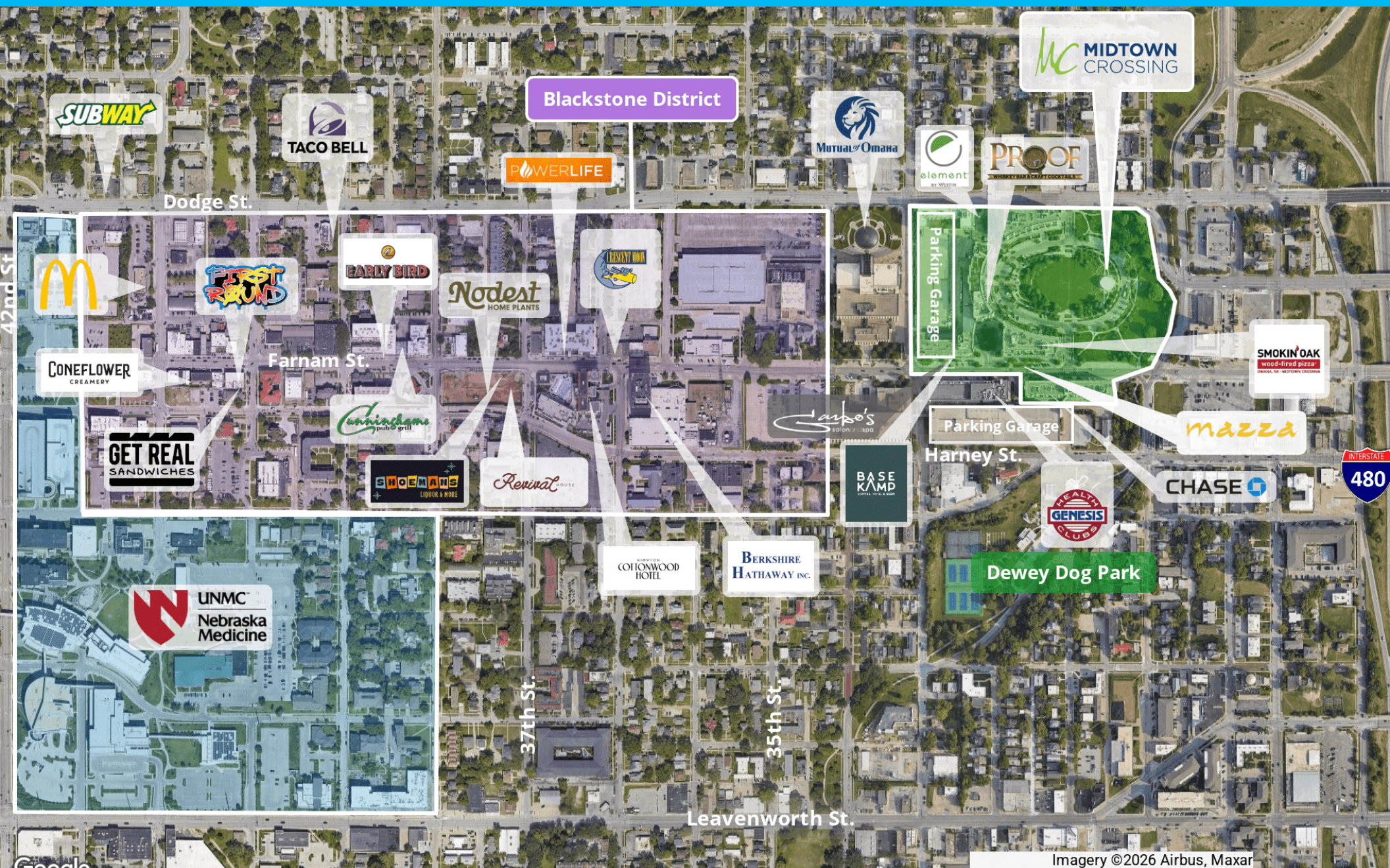
5101 Project Resources Group
5107 Visit Omaha
5108 AVAILABLE
5109 AVAILABLE
5110 AVAILABLE

BUILDING 7

7101 Chase Bank
7103 uBreakiFix
7104 AVAILABLE
7105 Definitive Vision
7106 AVAILABLE
7107 Fade Kings Barbershop
7108 AVAILABLE
7109 AVAILABLE
7110 Gel Nails
7111 Munoz Media
7112 HOA Management
7113 AVAILABLE

RETAILER MAP

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ABOUT MIDTOWN CROSSING

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MIDTOWN CROSSING OVERVIEW

Midtown Crossing is Omaha's year-round destination for free outdoor events in Turner Park, from the city's most cherished annual concert tradition, Jazz on the Green, to an impressive all-winter-long light display, the Season of Lights; frequent fitness and workout classes to outdoor festivals and markets sure to be the highlight of your weekend. Neighborhood restaurants frequently host eclectic, themed neighborhood crawls that add to the synergy and excitement.

People looking for things to do in Omaha start with Midtown Crossing.



DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	25,930	139,651	284,956
Average Age	33	36	37
Average Age (Male)	34	35	36
Average Age (Female)	33	36	37

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	11,967	57,378	113,812
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$58,654	\$76,315	\$74,117
Average House Value	\$257,400	\$256,143	\$227,429

2020 American Community Survey (ACS)

