



*Future Multifamily  
Development*

304-328 S 72nd Street | Omaha, NE 68114

\$12.00 NNN

### Property Features

- Prime location with strong demographics and traffic counts near 72nd & Dodge
- High visibility with monument signage along 72nd Street
- Excellent location for service-oriented businesses, retail, office, or medical users
- Ready for custom buildout to match your business vision
- White box finish with new glass storefront and ADA rest rooms
- Close to Nebraska Furniture Mart, Omaha Central Public Library, Crossroads Development, University of Nebraska at Omaha, and more

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Building Details

Building Size	33,717
Tenancy	Multiple
Ceiling Height	11 ft
Year Built	1971
Year Renovated	2024

Property Details

Lot Size	2.14 Acres
Zoning	GI-ACI-2
Parking Spaces	111

Location Details

Submarket	Central Omaha
County	Douglas
Cross Streets	72nd & Dodge St.

Demographics

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,472	49,736	128,351
Total Population	8,136	112,436	308,370
Average HH Income	\$66,583	\$66,242	\$60,749

Available Spaces

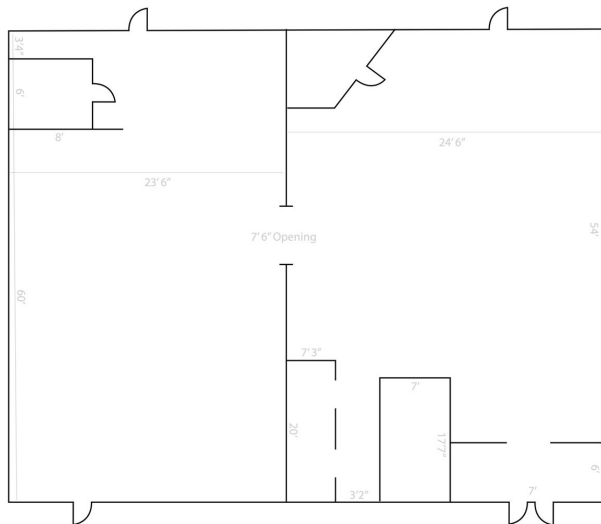
Space	Space Use	Lease Rate	Lease Type	Size (SF)
Suite 322	Strip Center	\$12.00 SF/yr	NNN	2,968 SF



# Cedarnole Plaza







Suite 322



Suite 322 - Not to scale

Suite 322



Suite 322



Suite 322





# Cedarnole Plaza