

The Lerner Company

BROKERAGE DEVELOPMENT MANAGEMENT

A MEMBER OF

CHAINLINKS

RETAIL ADVISORS



69th & Dodge - Office Max Bldg

6940 Dodge St, Omaha, NE 68132



Agent: Lindsay Banks
Phone: 402-502-4708
Email: lbanks@lernerco.com

Agent: Dennis Thaemert
Phone: 402-502-4706
Email: dthaemert@lernerco.com

10855 W. Dodge Rd., Ste 270
Omaha, NE 68154
402-330-5480 (p)
www.lernerco.com



Features:

- Rare Dodge Street junior box opportunity at the #1 retail intersection
- Co-tenancy with downsizing Office Max
- Space available 03/01/18
- 11,215 SF available on west end-cap
- Full turn lanes off of Dodge Street and intersection with traffic light

Total Building

29,976 SF

Available SF

11,215 SF

Available

Immediately

Traffic Counts

72nd St & Dodge St
82,650 vpd

Lease Terms

Gas:	Tenant	Finish Allowance:	TBD
Sewer/Water:	Tenant	Rent Escalator:	TBD
Electrical:	Tenant	Lease Term:	10-15 years
Janitorial:	Tenant	Lease Form:	Landlord's
Repairs/Maint.:	Tenant	Site Data	
NNN's:	Tenant	Zoning:	CC
R.E. Taxes:	TBD	Year Built:	1996
		No. Floors:	1

YOUR NAME HERE

The Lerner Company

BROKERAGE DEVELOPMENT MANAGEMENT

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS



69th & DODGE - Office Max Bldg

6940 Dodge St, Omaha, NE 68132

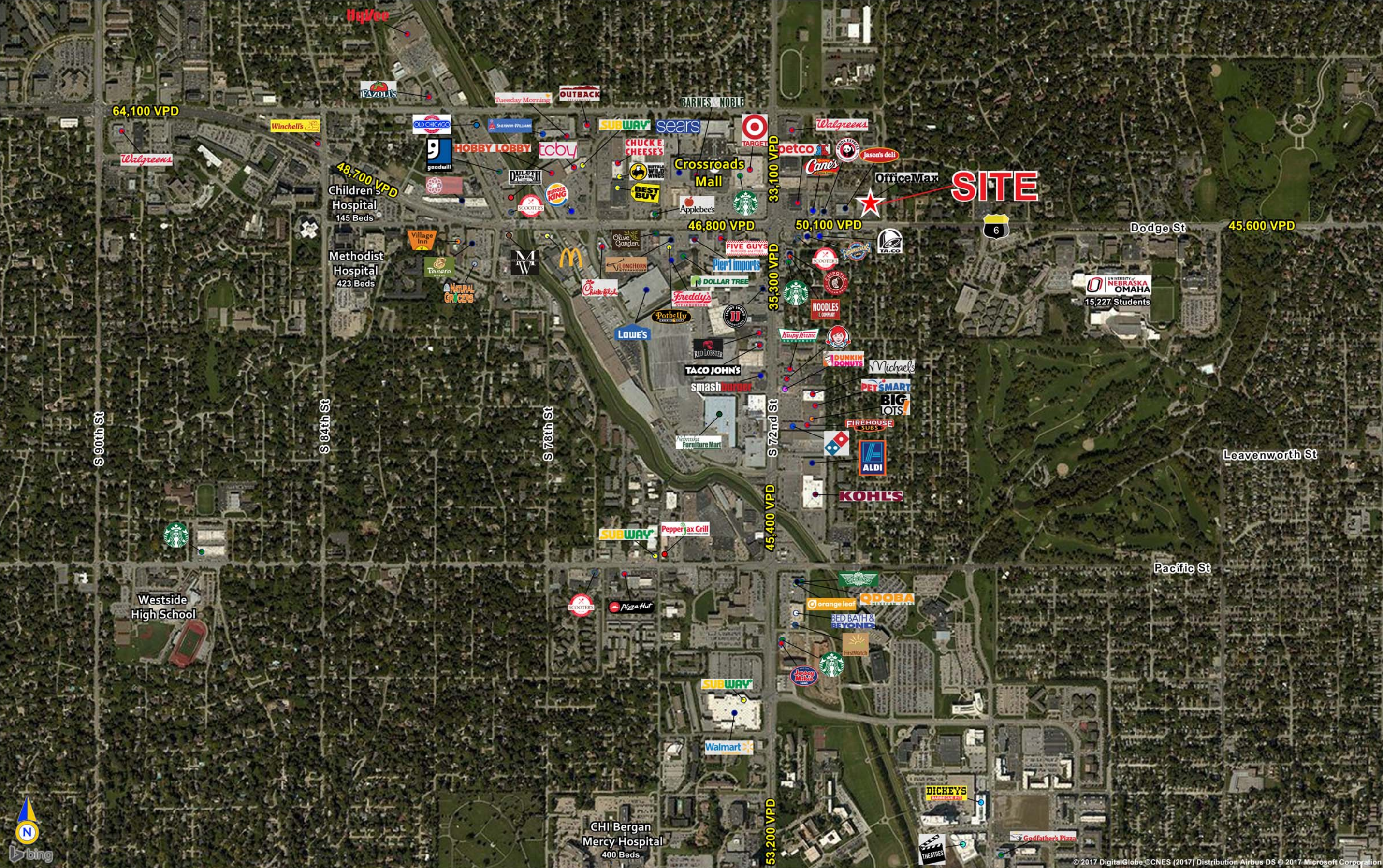
The Lerner Company

BROKERAGE DEVELOPMENT MANAGEMENT



Space	Rent \$/SF	Monthly Min. Rent	Available
11,215 SF (approx.)	\$15.00	\$14,019	03/01/18





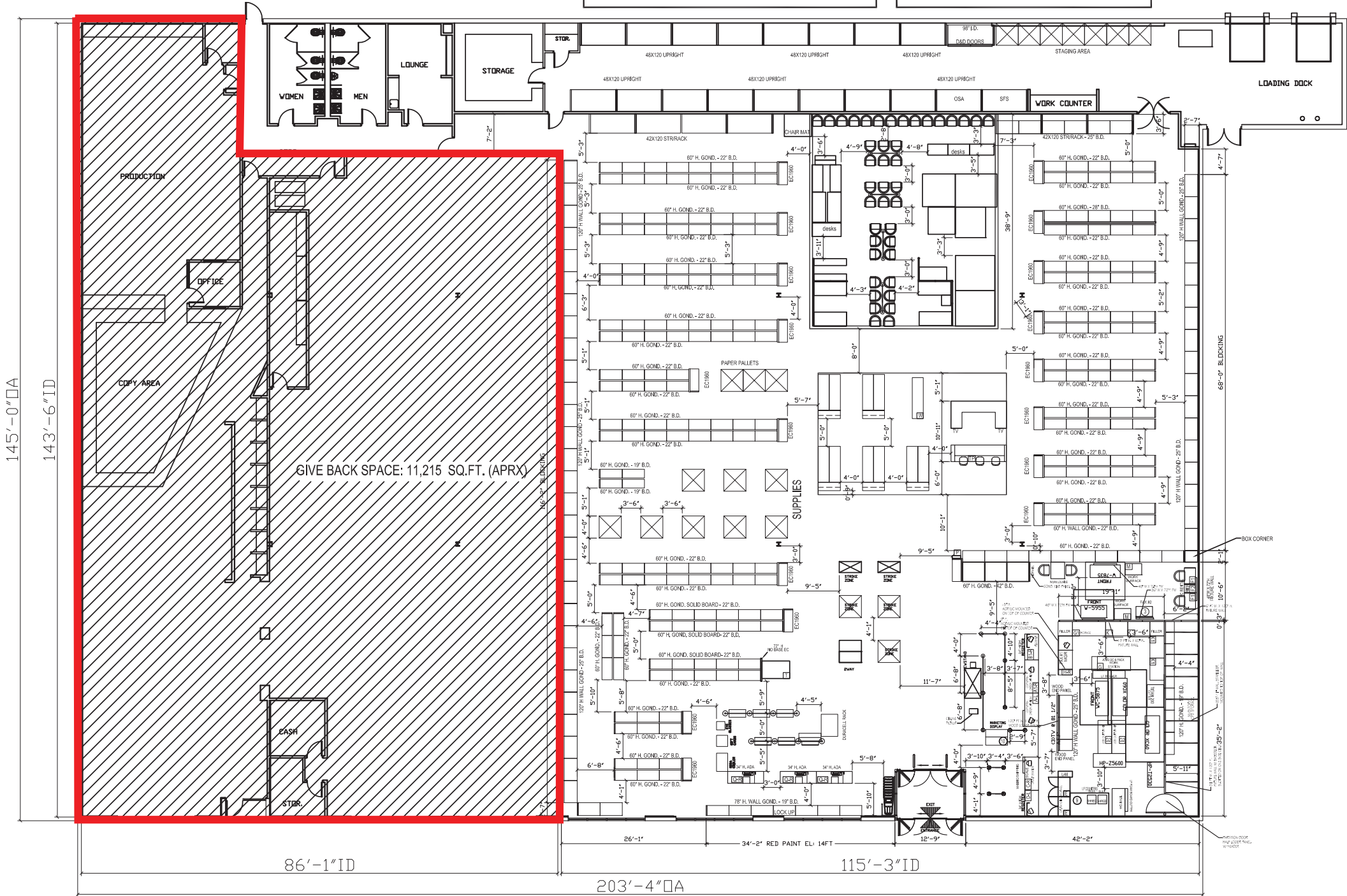


STORE # 6429 - OMAHA, NE - DOWNSIZE
SOF SQUARE - REBRAND

PROPOSED PLAN WILL REQ:
1. NEW VESTIBULE
2. DEMO WALL IN CPD
3. ARCH/PM TO VERIFY IF 3RD EGRESS REQUIRED
4. EXISTING BOH TO REMAIN

MERCH NOTES:
1. MERCHANDISING NEEDS TO VALIDATE

BOMA AREA
BUILDING: 29,976 SQ.FT. (APP.)
OD OPERATING: 18,761 SQ.FT. (APRX) (SHARED SPACE SQ. FT. NOT INC.)
SALES FLOOR: 14,833 SQ.FT. (APRX) (SHARED SPACE SQ. FT. NOT INC.)
RECEIVING/BOH: 3,928 SQ.FT. (APRX) (SHARED SPACE SQ. FT. NOT INC.)
GIVE BACK SPACE: 11,215 SQ.FT. (APRX) (SHARED SPACE SQ. FT. NOT INC.)





6940 Dodge St

Omaha, NE

		1 Mile	3 Miles	5 Miles
POPULATION	2017 Estimated Population	8,702	118,551	305,193
	2022 Projected Population	9,004	125,259	324,301
	2010 Census Population	8,610	115,192	292,284
	2000 Census Population	8,500	117,552	294,008
	Projected Annual Growth 2017 to 2022	0.7%	1.1%	1.3%
	Historical Annual Growth 2000 to 2017	0.1%	0.1%	0.2%
	2017 Median Age	33.4	35.8	34.7
HOUSEHOLDS	2017 Estimated Households	3,538	52,790	128,841
	2022 Projected Households	3,712	56,325	138,207
	2010 Census Households	3,477	50,428	120,730
	2000 Census Households	3,520	51,939	122,667
	Projected Annual Growth 2017 to 2022	1.0%	1.3%	1.5%
	Historical Annual Growth 2000 to 2017	-	0.1%	0.3%
RACE AND ETHNICITY	2017 Estimated White	83.7%	75.1%	67.0%
	2017 Estimated Black or African American	4.6%	12.3%	17.3%
	2017 Estimated Asian or Pacific Islander	7.5%	5.1%	3.9%
	2017 Estimated American Indian or Native Alaskan	0.4%	0.6%	0.8%
	2017 Estimated Other Races	3.8%	6.8%	11.0%
	2017 Estimated Hispanic	4.9%	8.3%	14.7%
INCOME	2017 Estimated Average Household Income	\$84,584	\$67,752	\$62,857
	2017 Estimated Median Household Income	\$67,546	\$55,757	\$52,154
	2017 Estimated Per Capita Income	\$34,993	\$30,369	\$26,806
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	2.2%	3.6%	6.0%
	2017 Estimated Some High School (Grade Level 9 to 11)	3.4%	4.7%	6.9%
	2017 Estimated High School Graduate	20.0%	23.1%	24.9%
	2017 Estimated Some College	21.2%	23.9%	24.1%
	2017 Estimated Associates Degree Only	4.9%	6.9%	7.2%
	2017 Estimated Bachelors Degree Only	28.0%	23.0%	19.7%
	2017 Estimated Graduate Degree	20.2%	14.8%	11.2%
BUSINESS	2017 Estimated Total Businesses	657	7,609	16,551
	2017 Estimated Total Employees	10,288	117,330	254,915
	2017 Estimated Employee Population per Business	15.7	15.4	15.4
	2017 Estimated Residential Population per Business	13.2	15.6	18.4

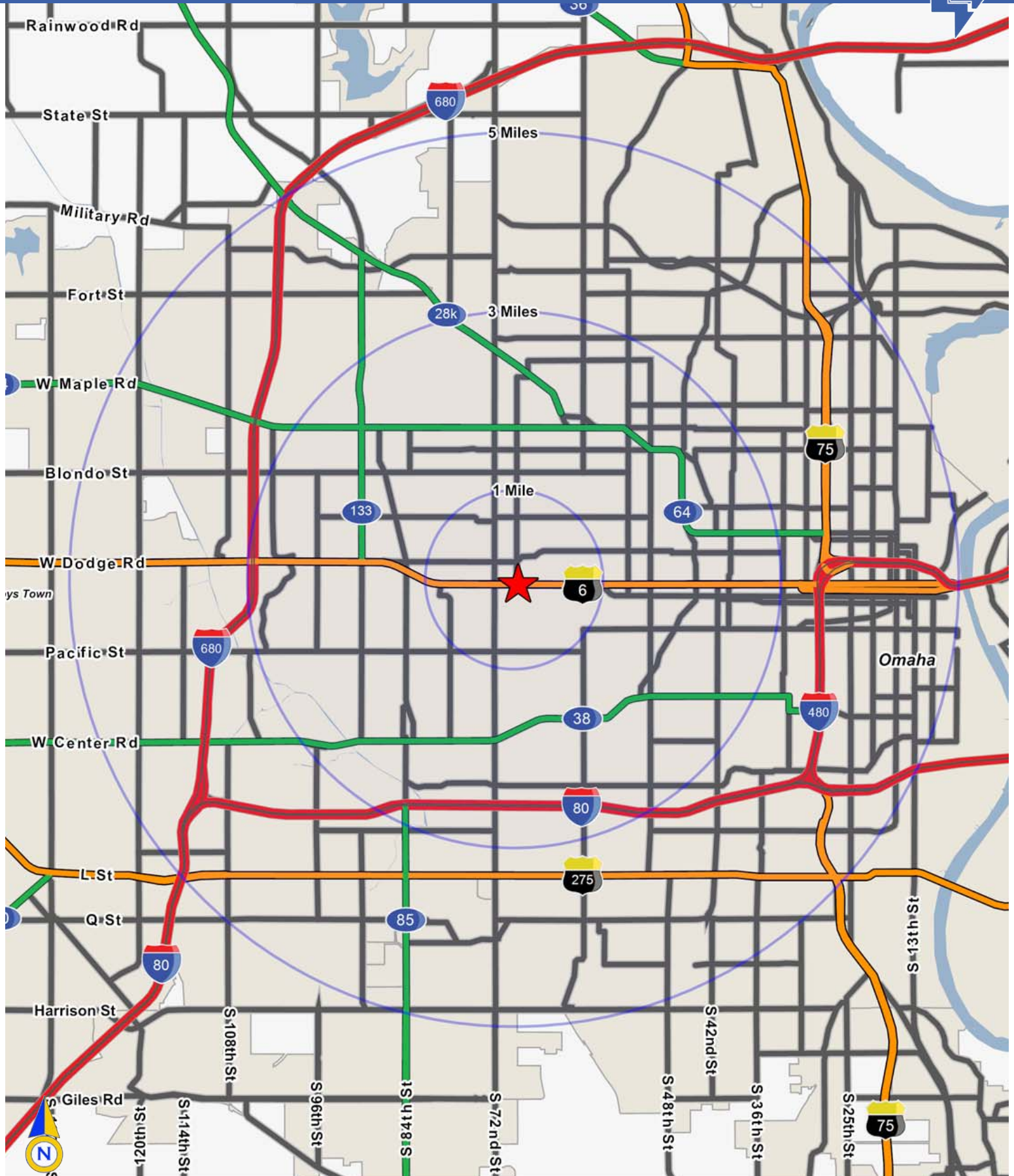
This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

69th & DODGE - Office Max Bldg

6940 Dodge St, Omaha, NE 68132

The Lerner Company

BROKERAGE DEVELOPMENT MANAGEMENT



The Lerner Company

BROKERAGE DEVELOPMENT MANAGEMENT

A MEMBER OF

CHAINLINKS

RETAIL ADVISORS



At The Lerner Company we are dedicated to one goal – providing our clients with the best talent and resources available to satisfy their needs and achieve their objectives. Our dedicated professionals have over 120 years of combined experience, either in retail or real estate.

We do not envision ourselves as Brokers. We see ourselves as Advisors, offering strategic advice and guidance, always placing our clients' needs before our own. Our team of qualified professionals is just that – a TEAM. Our team building and team approach to serving clients is not only encouraged, but also rewarded. Coming to work every day at The Lerner Company is a pleasure, not a contest.

Our quality team approach extends into our full service property management division. With over six decades of multi-property and retail management experience, our management portfolio currently exceeds four million square feet.

From identifying potential problems and finding solutions, to providing our clients with reliable contractors, our property management team works together to better serve you. We strive to meet your needs with customizable, hands-on service.

We encourage you to take advantage of our team experiences in development, financing, law, management, strategic planning, research, retailing or tenant representation. We pledge to be innovative and create value for your benefit and the benefit of our community.

We would further like to thank those of you who have built relationships with the Lerner Team over the years. We truly appreciate the trust and confidence you have bestowed upon us.

Leasing • Tenant Representation • Development • Brokerage • Investments Sales • Property Management

10855 W. Dodge Rd., Ste. 270 • Omaha, NE 68154

402-330-5480 (p) 402-330-3109 (f)

www.lernerco.com

Information furnished has been gathered from sources deemed reliable, but is not guaranteed by The Lerner Company, or its agents, and is subject to change, corrections, errors and omissions, prior sales, or withdrawal, without notice.