

For Sale/For Lease

Office Building

750-12,588 SF Available



MARK 70
6969 GROVER STREET

Located in Opportunity Zone

6969 Grover Street | Omaha, NE 68106

Sale: \$495,000 | Lease \$8.00 PSF (NNN)

Property Features

- Multi-tenant with tenants in-place or ability for single occupant
- Affordable office building | Opportunity to start your R.E. Investment portfolio
- Great location with visibility and access from 72nd St exit of I-80
- New roof December 2018
- NNN: \$2.79 PSF

13321 California Street, Suite 105
Omaha, NE 68154
402 255 6060
nainpdodge.com

Bryan Hartmann
Senior Vice President, CCIM
402 679 0159
bryan@bryanhartmann.com

6969 Grover Street

Building Details

Building Size	12,588 SF
Tenancy	Multiple
Building Class	C
Number of Floors	3
Year Built	1969
Opportunity Zone	Yes
Construction Status	Complete
Construction Type	Wood Frame
Restrooms	Yes
HVAC	Yes

Property Details

Lot Size	0.54 Acres
Zoning	General Office
Lot Frontage	Grover Street
Traffic Count	57,754 VPD at 72nd and Grover
Parking Spaces	30 Surface Spaces
Parking Ratio	2.40/1,000 SF

Location Details

Market	Omaha/Council Bluffs
Submarket	Midtown Omaha
County	Douglas
Cross Streets	72nd and Grover

Demographics

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,161	35,252	116,654
Total Population	7,281	83,263	278,437
Average HH Income	\$49,774	\$66,157	\$63,313

Available Spaces

Space	Lease Rate	Lease Type	Size (SF)	Term
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OPPORTUNITY ZONE

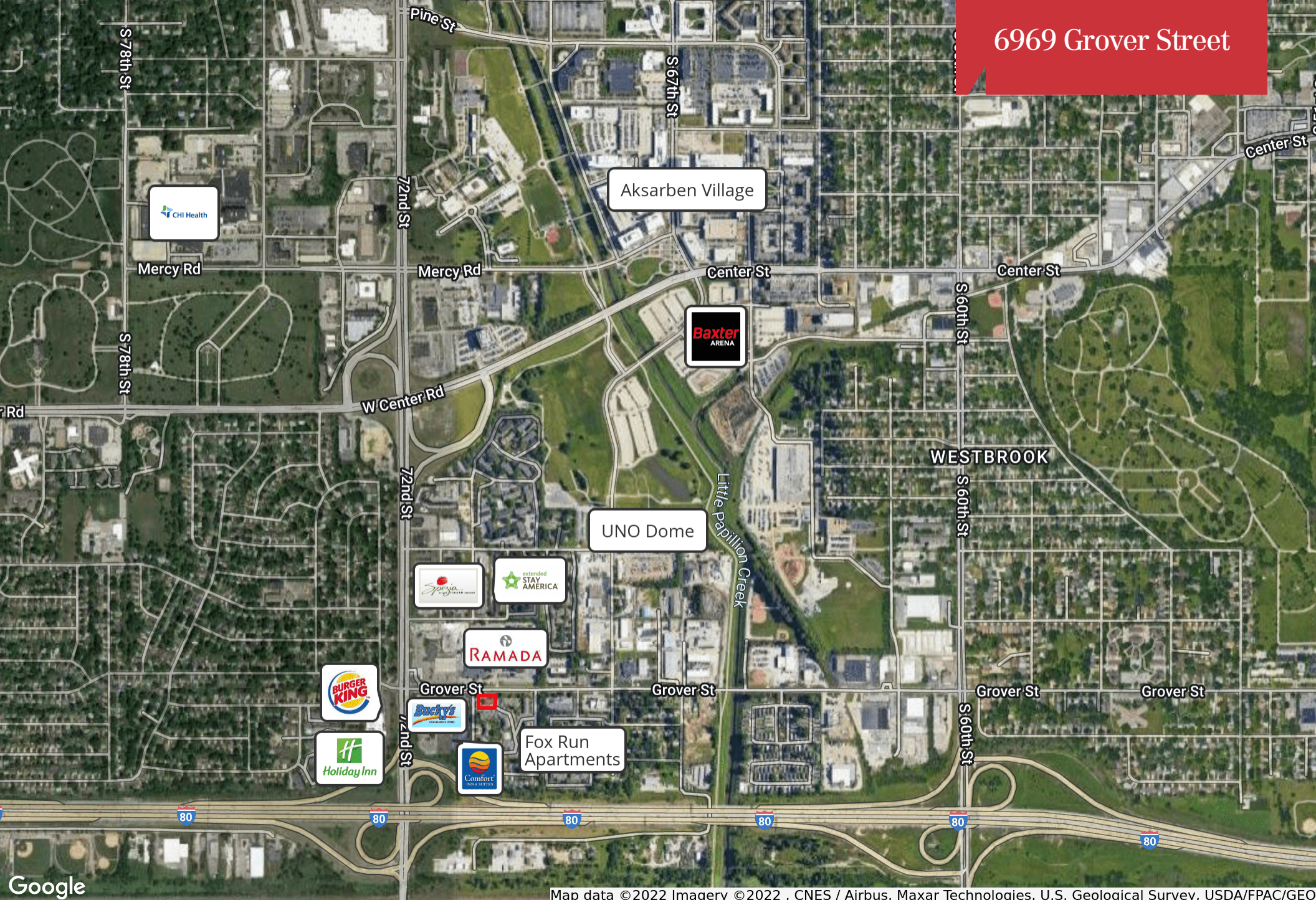
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