



4809 S 72nd Street | Omaha, NE 68117

**Anchored by 7-Day Furniture!**

**\$10.00 PSF | NNN: \$2.50 PSF**

### Property Features

- Join Midtown Chiropractic, Family Wellness Care and Sunshine Nail & Beauty Supply
- Perfect location with clear frontage to 72nd Street
- Ready to move in immediately with office build out inside which includes: space for multiple offices, two ADA bathrooms, break room with sink, floor to ceiling windows which allows a lot of natural light, and tall ceilings
- Newly renovated in 2017

13321 California Street, Suite 105  
Omaha, NE 68154  
402 255 6060  
[nainpdodge.com](http://nainpdodge.com)

**Zach Brown**

Associate

402 255 6081

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### Building Details

Tenancy	Multiple
Ceiling Height	11'
Number of Floors	1
Year Built	2001
Year Renovated	2017
Gross Leaseable Area	14,400 SF
Construction Status	Existing

### Property Details

Lot Size	1.2 Acres
Zoning	GC
Traffic Count	46,800 vehicles per day
Parking Ratio	4.29:1,000 SF

### Location Details

Market	Omaha/Council Bluffs
Submarket	Southeast Omaha
County	Douglas
Cross Streets	72nd & L Streets

### Demographics

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,597	34,557	101,466
Total Population	6,247	82,403	244,888
Average HH Income	\$52,903	\$62,213	\$67,002

### Available Spaces

Space	Space Use	Lease Rate	Lease Type	Size (SF)	Term
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