# NAINP Dodge

Maple

# For Lease Retail/Office Space

1,988 SF Available

## 6070 Maple Street | Omaha, NE 68104

## **Property Features**

- Join the Waiting Room Lounge, Beercade, Ika Ramen, and Virtuoso Pizzeria
  on the popular downtown Benson strip
- Rare corner lot at 61st and Maple Streets
- Advertising space on side of building
- Lease Term: 2+
- TI Allowance: Negotiable

# \$14.50 PSF (NNN)

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

### Debra Graeve-Morrison

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**BRYAN HILL** 

ENTERTAINMENT

**Omaha's Event Entertainment Source** 



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## **Building Details**

Restrooms Foundation

| Tenancy                | Single                          |
|------------------------|---------------------------------|
| Ceiling Height         | 9 ft                            |
| Number of<br>Floors    | One                             |
| Year Built             | 1910                            |
| Area                   | 3,880 SF<br>Includes<br>ment SF |
| Construction<br>Status | Existing                        |
| Roof                   | Flat                            |

#### **Property Details Location Details**

0.06 Acres

#### Market Omaha/Council

| NBD         |                  | Bluffs         |
|-------------|------------------|----------------|
| 18,917 VPD  | Submarket        | Benson         |
| 10,017 11 0 | County           | Douglas        |
|             | Cross<br>Streets | 61st and Maple |

#### **Demographics Demographics** 2 Miles **3 Miles** 1 Mile Total Households 49,888 7,139 25,047 Total Population 17,670 62,156 120,861 Average HH Income \$53,995 \$57,445 \$55,100

## **Available Spaces**

Lot Size

Zoning

Yes

Masonry

Traffic Count

| Space | Lease Rate | Lease Type | Size (SF) | Term   |
|-------|------------|------------|-----------|--------|
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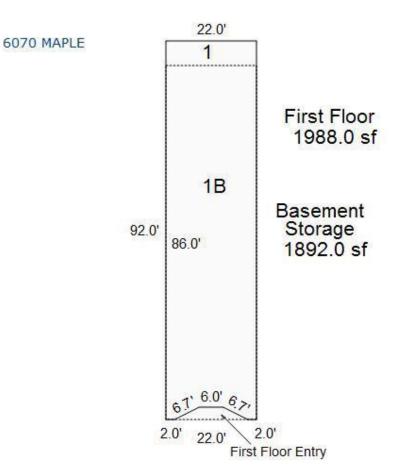
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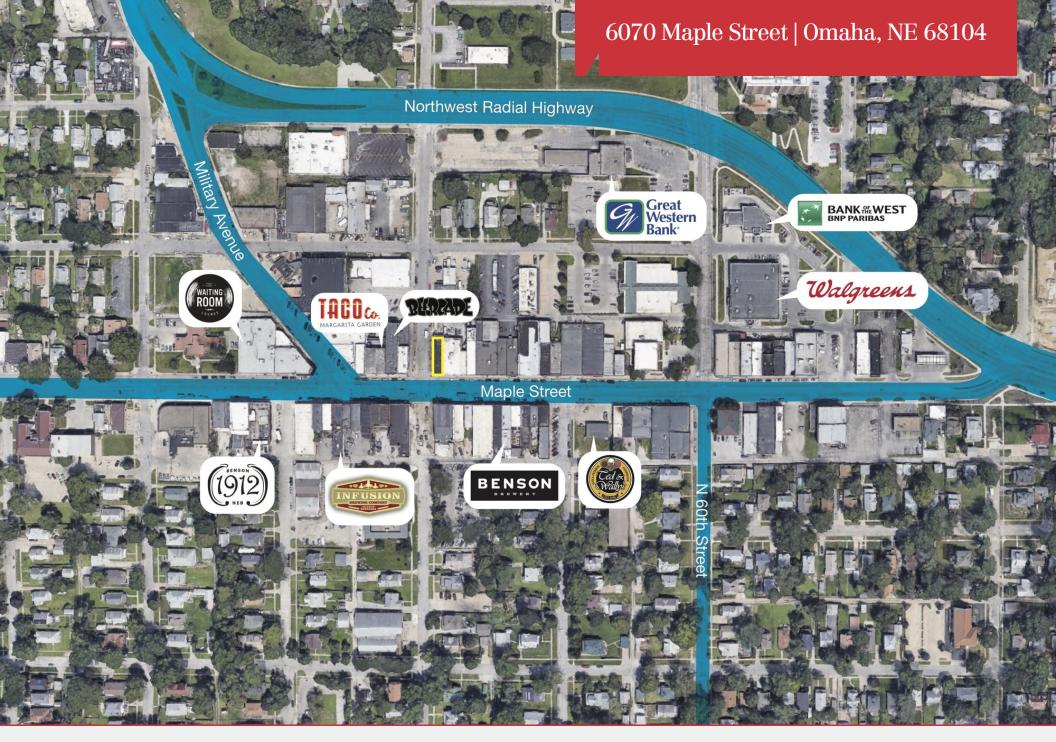
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