



6070 Maple Street | Omaha, NE 68104

\$14.50 PSF (NNN)

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

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

Debra Graeve-Morrison
President
402 255 6087
dgraeve@npdodge.com

6070 Maple Street | Omaha, NE 68104

Building Details

| | |
|----------------------|----------------------------------|
| Tenancy | Single |
| Ceiling Height | 9 ft |
| Number of Floors | One |
| Year Built | 1910 |
| Gross Leaseable Area | 3,880 SF Includes Basement SF |
| Construction Status | Existing |
| Roof | Flat |
| Restrooms | Yes |
| Foundation | Masonry |

Property Details

| | |
|---------------|------------|
| Lot Size | 0.06 Acres |
| Zoning | NBD |
| Traffic Count | 18,917 VPD |

Location Details

| | |
|---------------|----------------------|
| Market | Omaha/Council Bluffs |
| Submarket | Benson |
| County | Douglas |
| Cross Streets | 61st and Maple |

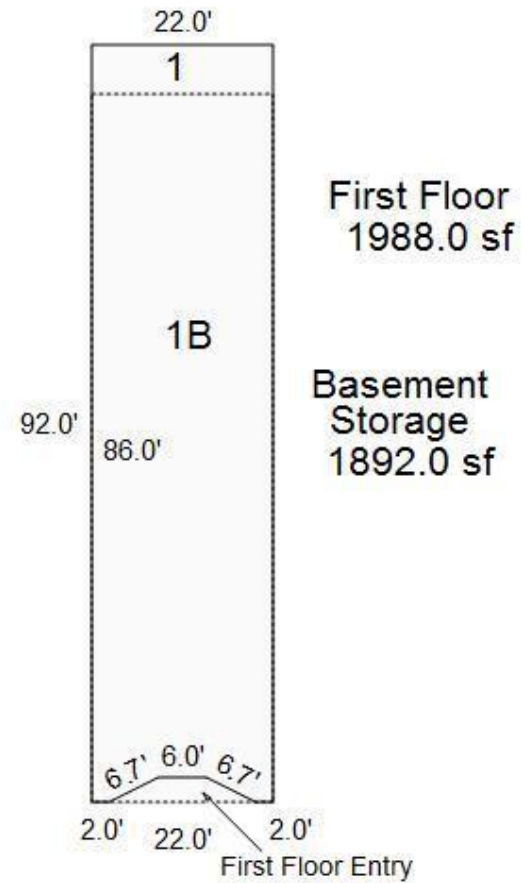
Demographics

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

Available Spaces

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

6070 MAPLE



6070 Maple Street | Omaha, NE 68104

