

### **Property Features**

• Class B Office/Medical/Bank/Start-up space in excellent condition

- Great visibility along 84th Street with strong traffic counts
- Three exam rooms, receptionist area, offices, and break room with kitchen
- 24 parking spaces

• NNN Expenses: \$4.74 PSF

• 2019 Taxes: \$8,804.24

For Sale: Call For Offers!

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

#### Debra Graeve-Morrison

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# **Building Details**

ADA Access

Building Size	3,696 SF
Tenancy	Single
Building Class	В
Number of Floors	1
Year Built	2002
Construction Status	Existing
Construction Type	Brick
Elevator	No
Restrooms	Yes
HVAC	Yes

# **Property Details**

Lot Size	0.83 Acres
Zoning	CC
Traffic Count	37,700 VPD at 84th & Q Streets
Parking Spaces	24

#### **Location Details**

Market	Omaha/Council Bluffs
Submarket	South Central
County	Douglas
Cross Streets	84th & Q Streets

## Demographics

Demographics	1 Mile	3 Miles	5 Miles
Total Households	5,578	36,229	93,607
Total Population	12,471	86,610	231,426
Average HH Income	\$68,429	\$84,970	\$85,746



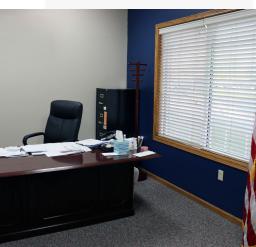
Yes













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