

9101 BUILDING

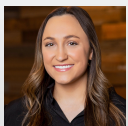
9,900 SF | NEGOTIABLE

9121 BEDFORD AVENUE, OMAHA, NE 68134



**INVESTORS
REALTY INC.**

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9101 BUILDING

9121 BEDFORD AVENUE, OMAHA, NE 68134

BUILDING INFORMATION

Building Size	9,900 SF
Min Divisible	SF
Max Contiguous	SF
Number Of Floors	1
Year Built	1969
Year Last Renovated	2021

PARKING & TRANSPORTATION

Parking Description	Front Door and Surface Parking
Number Of Spaces	69
Parking Type	Surface
Traffic Count	48,150 - 90th & Maple

SITE INFORMATION

Cross-Streets	91st & Bedford Avenue
County	Douglas
Zoning	CC
Lot Size	0.91 Acres
Number Of Buildings	1
Location Description	Neighborhood Shopping Center Located Just North of 90th and Maple

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

LEASE RATE	NEGOTIABLE
Est. Op. Exp.	\$5.00 SF/YR
Available SF	
Property Type	Retail

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,378	91,553	226,971
Total Households	5,943	40,041	95,759
Average HH Income	\$52,978	\$62,282	\$68,778

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.	COMMENTS
9121	652 SF	\$11.50 SF/yr (NNN)	\$5.00	\$896.50	Former Barber Shop

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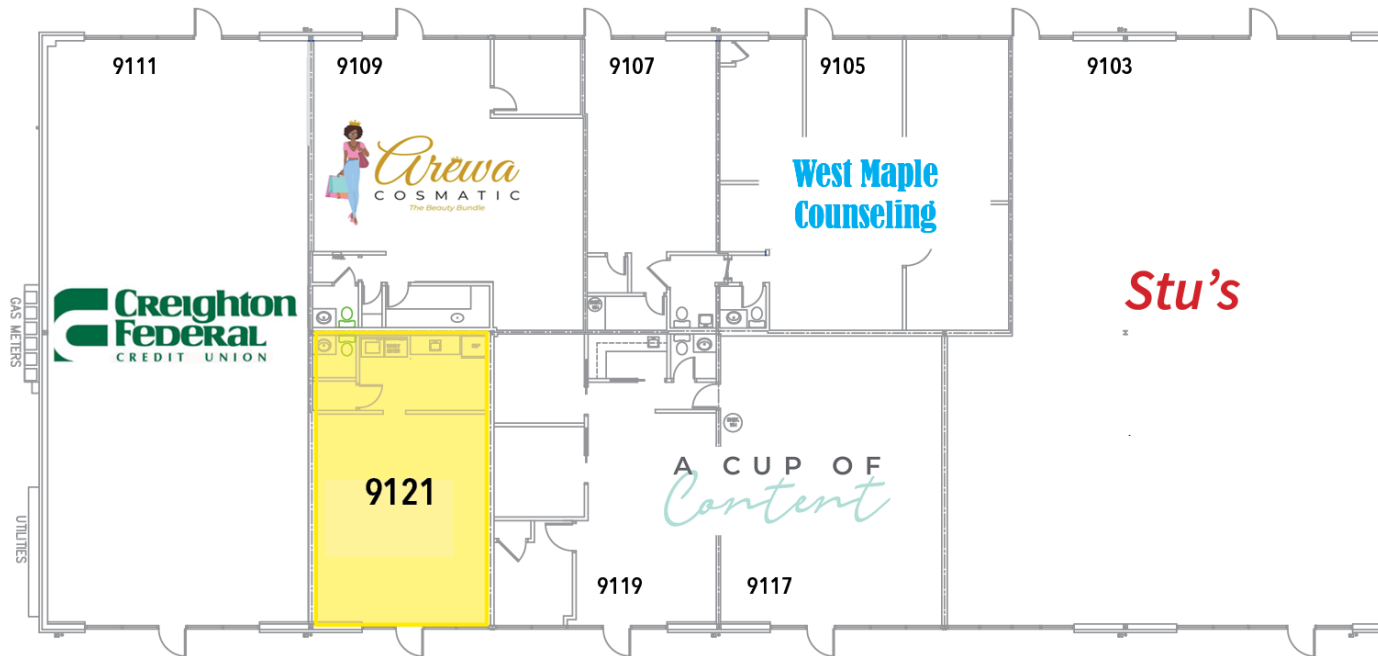
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LEGEND



LEASED

UNAVAILABLE

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
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9121 BEDFORD AVENUE
ADDITIONAL PHOTOS



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9121 BEDFORD AVENUE

SITE MAP



Arewa Cosmatic

A CUP OF Content

West Maple Counseling

Stu's Place

Catholic Charities

Heartland Audio

9121



N 90th St

N 90th St

13

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9121 BEDFORD AVENUE
RETAILER MAP



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