



4849 N 90th Street | Omaha, NE 68134

\$9.50 - 12.00 PSF (NNN)

### Property Features

- Park at the door; turnkey space
- Close proximity to shopping amenities
- Restaurant & professional office suite buildout
- Monument signage available
- NNN Expenses: \$4.16 PSF

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

**Spencer Morrissey**

Vice President  
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Tenancy	Multiple
Ceiling Height	10'
Number of Floors	One
Year Built	1996
Construction Status	Existing

Sprinkler	No
1	1
2	1
3	1
4	1
5	1
6	1
7	1
8	1
9	1
10	1
11	1
12	1
13	1
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89	1
90	1
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93	1
94	1
95	1
96	1
97	1
98	1
99	1
100	1

Equipment	Commercial Hood & Ansul System
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Restrooms      ADA Compliant

HVAC Well-Maintained

Visible Signage

Tall Retail Windows & Frontage

Restaurant Buildout (A)	Professional Office Buildout (B)
<p>1. Kitchen</p> <p>2. Dining Area</p> <p>3. Bar</p> <p>4. Restroom</p> <p>5. Storage</p> <p>6. Office</p> <p>7. Reception</p> <p>8. Conference Room</p> <p>9. Break Room</p> <p>10. Parking</p>	<p>1. Kitchen</p> <p>2. Dining Area</p> <p>3. Bar</p> <p>4. Restroom</p> <p>5. Storage</p> <p>6. Office</p> <p>7. Reception</p> <p>8. Conference Room</p> <p>9. Break Room</p> <p>10. Parking</p>

ADA Access	Yes
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Lot Size	0.68 Acres
Zoning	CC
Traffic Count	45, 800 VPD
Parking Spaces	12
Parking Ratio	3.81/1,000 SF

Space                      Lease Rate

Market	Omaha/Council Bluffs
Submarket	North Central
County	Douglas
Cross Streets	90th & Fort Streets

Demographics	1 Mile	3 Miles	5 Miles
Total Households	4,089	41,391	89,258
Total Population	10,090	94,986	213,450
Average HH Income	\$66,242	\$65,577	\$75,160

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