

LAMBERT BLOCK

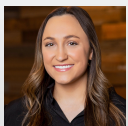
14,560 SF | NEGOTIABLE

9006 MAPLE STREET, OMAHA, NE 68134



**INVESTORS
REALTY INC.**

WWW.INVESTORSOMAHA.COM



MOLLY KUEHL

402.778.7532

mkuehl@investorsomaha.com

CoStar
POWERBROKER
2019 Top Firm Award



SIOR

CCIM

CRE
THE COUNSELORS
OF REAL ESTATE

LAMBERT BLOCK

9006 MAPLE STREET, OMAHA, NE 68134

BUILDING INFORMATION

Building Size	14,560 SF
Min Divisible	SF
Max Contiguous	SF
Number Of Floors	1
Year Built	1974
Construction Status	Existing

PARKING & TRANSPORTATION

Number Of Spaces	56
Parking Type	Surface
Traffic Count	48,700 - 90th & Maple

SITE INFORMATION

County	Douglas
Zoning	BG-(A-1)
Lot Size	1.16 Acres
Location Description	NWC of 90th & Maple

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

LEASE RATE	NEGOTIABLE
Est. Op. Exp.	\$4.25 SF/YR
Available SF	
Property Type	Retail

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,470	92,197	230,812
Average Age	36.1	35.2	35.6
HOUSEHOLDS			
Total Households	6,196	40,253	97,442
People Per HH	2.2	2.3	2.4
Average HH Income	\$52,254	\$63,910	\$68,767
Average HH Value	\$142,408	\$157,192	\$155,003

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
1	1,860 SF	\$10.00 SF/yr (NNN)	\$4.25	\$2,208.75
2	1,680 SF	\$10.00 SF/yr (NNN)	\$4.25	\$1,995.00
3	1,680 SF	\$10.00 SF/yr (NNN)	\$4.25	\$1,995.00

MOLLY KUEHL

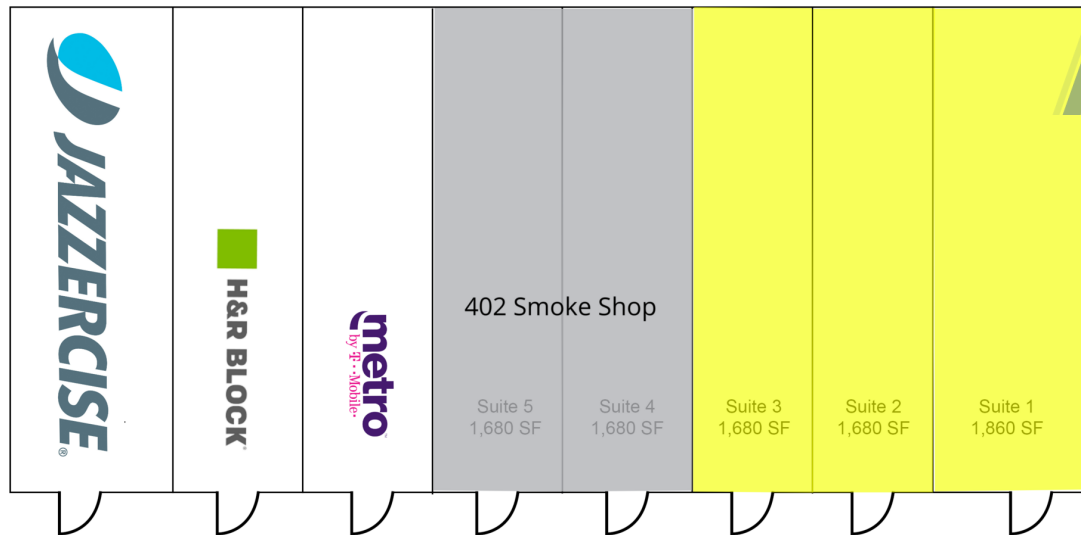
402.778.7532 | mkuehl@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.



9006 MAPLE STREET

AVAILABLE SPACES SUMMARY



LEGEND



FOR LEASE



UNAVAILABLE



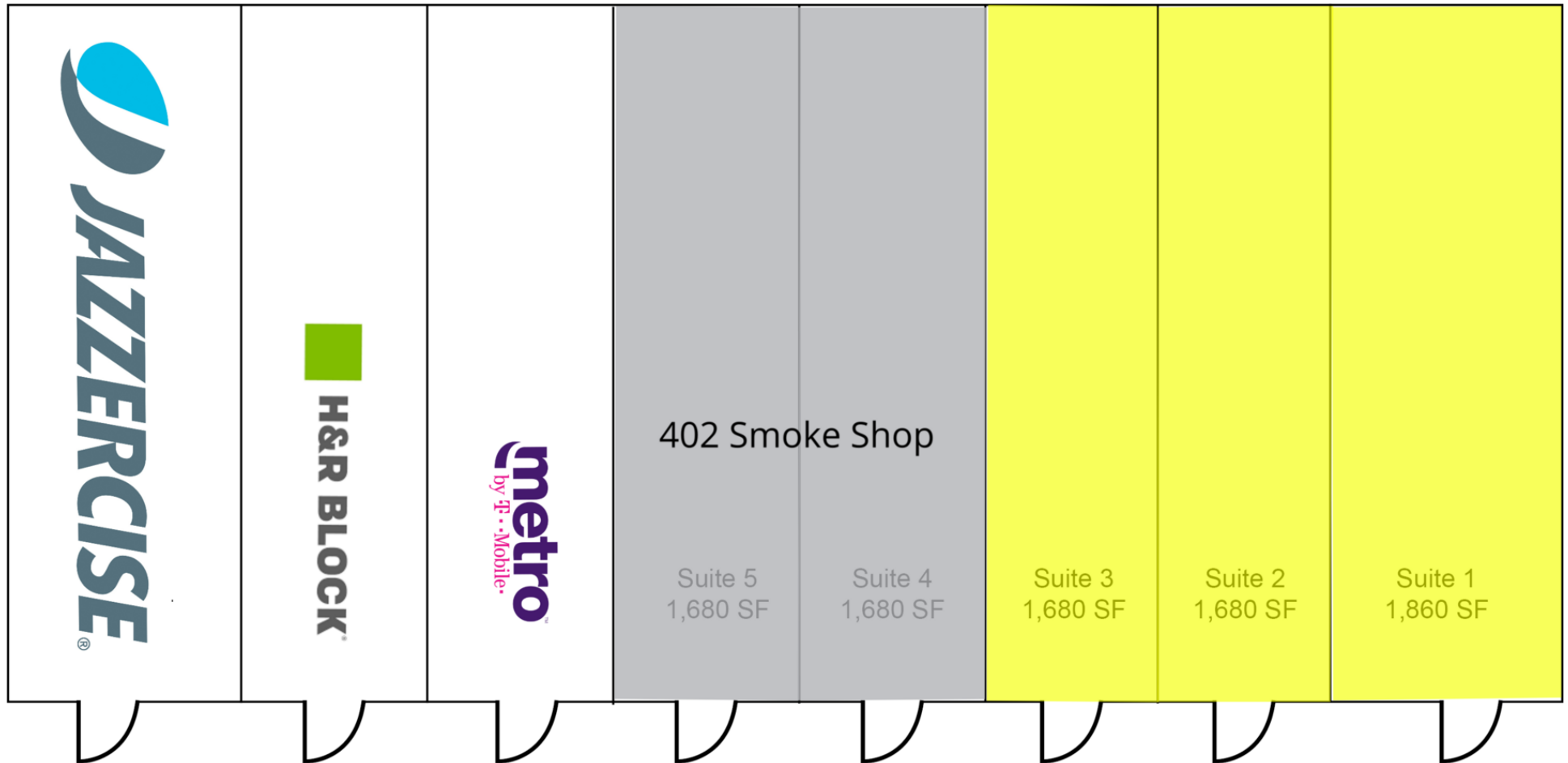
SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
1	1,860 SF	\$10.00 SF/yr (NNN)	\$4.25	-
2	1,680 SF	\$10.00 SF/yr (NNN)	\$4.25	-
3	1,680 SF	\$10.00 SF/yr (NNN)	\$4.25	-

MOLLY KUEHL

402.778.7532 | mkuehl@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.





9006 MAPLE STREET
SITE MAP

JIM & JENNIE'S GREEK VILLAGE



Map data ©2023 Imagery ©2023 , Maxar Technologies, U.S.
Geological Survey

MOLLY KUEHL

402.778.7532 | mkuehl@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.

INVESTORS
REALTY

9006 MAPLE STREET RETAILER MAP



MOLLY KUEHL

402.778.7532 | mkuehl@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.

