

# 3801 DODGE STREET

750-1500 SF | \$800-\$1,000/MO

3801 DODGE STREET, OMAHA, NE 68131



**INVESTORS  
REALTY INC.**

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## BUILDING INFORMATION

Building Size	3,535 SF
Min Divisible	SF
Max Contiguous	1,500 SF
Number Of Floors	1
Year Built	1984
Gross Leasable Area	1,500 SF

## PARKING & TRANSPORTATION

Number Of Spaces	16
Parking Type	Surface

## PROPERTY OVERVIEW

Great opportunity to lease affordable office/retail space directly on Dodge Street.

## SITE INFORMATION

Cross-Streets	38th & Dodge St
County	Douglas
Zoning	GO-ACI
Lot Size	0.33 Acres
Location Description	Off of 38th & Dodge

## PROPERTY HIGHLIGHTS

## OFFERING SUMMARY

LEASE RATE	\$800.00 - 1,000.00 PER MONTH
Available SF	
Property Type	Office Building

## DEMOGRAPHICS

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,951	6,914	22,203
Total Households	1,136	3,880	11,648
Average HH Income	\$48,336	\$46,845	\$49,655

## AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	COMMENTS
Suite C	600 SF	\$800 per month (Modified Gross)	Tenant responsible for utilities and interior janitorial
Suit D	750 SF	\$1,000 per month (Modified Gross)	Tenant responsible for utilities and interior janitorial

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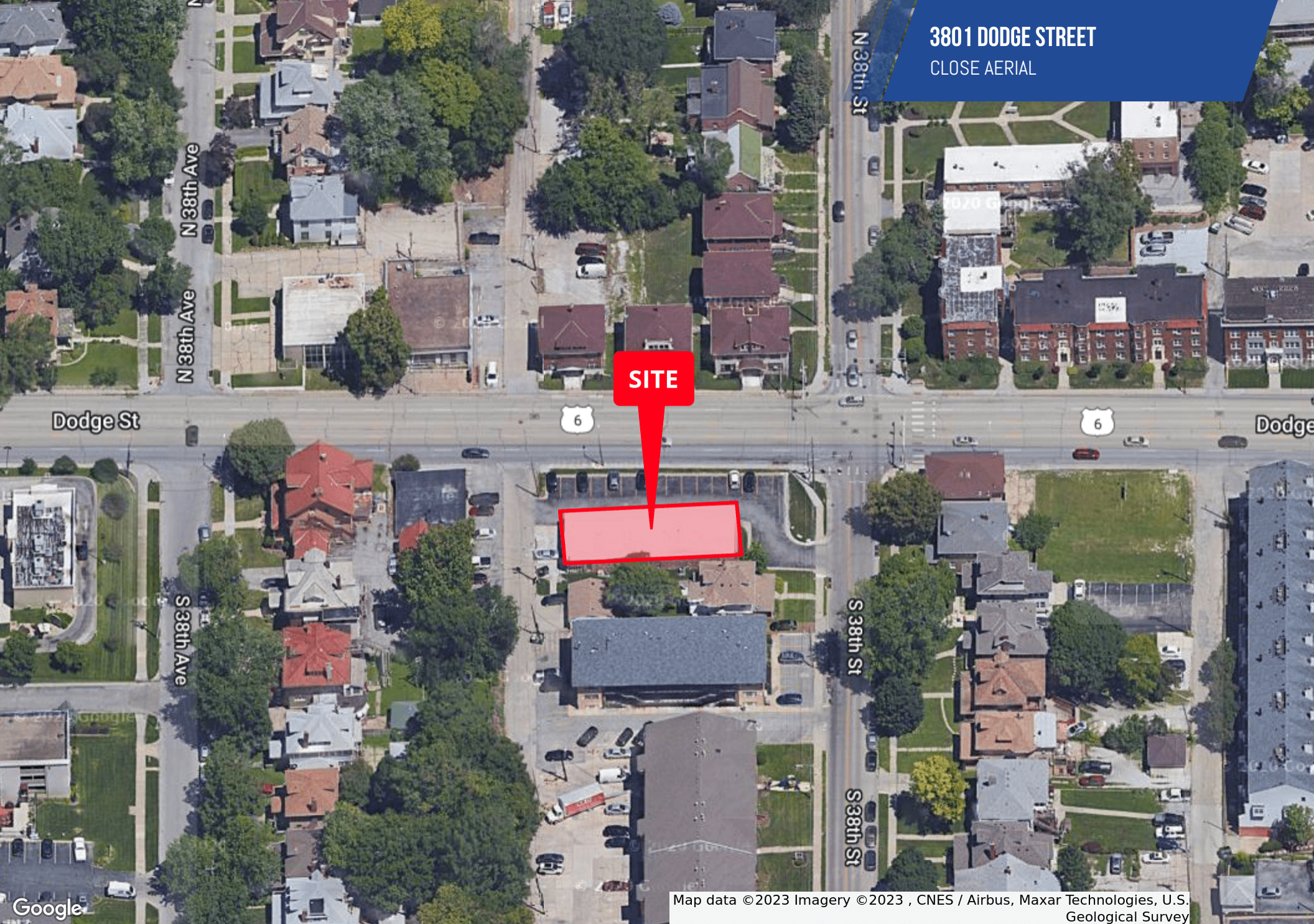
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CLOSE AERIAL



**SITE**

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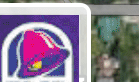




# 3801 DODGE STREET

## RETAILER MAP

**SITE**



- Noli's Pizzeria
- The Blackstone Meatball
- Coneflower Creamery
- Stirrella Bar & Kitchen
- The Blackstone Social
- Mula
- Early Bird Brunch
- Red Lion Lounge
- Bob & Willie's Wonderbowl
- Dundee Bank
- Kimpton Cottonwood
- Power Life Yoga
- Crescent Moon
- Archetype Coffee
- Get Real Sandwiches



- Cold Stone Creamery
- Modern Love
- Picklemans
- Ray's Wings, Pizza and Drinks
- Stories Coffee Company
- ThirstTea Cafe
- Genesis Health Clubs
- Gel Nails
- Milan Laser Removal
- Rexius Nutrition
- Wohlner's Neighborhood Grocery & Deli



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