



Sale Price Reduced

5083 & 5117 S 136th Street | Omaha, NE 68137

Lease Rate: \$16.00 PSF NNN | Asking Price: \$1,235,000

Property Features

- Free standing, former VFW building for sale or lease
- Bar, full kitchen with equipment in place, HVAC, newer roof, new wet & dry type sprinkler system and new fire alarm system
- Ideal for restaurant, meeting hall, sports bar or various retail uses
- Includes adjacent lot which has approx. 45 parking stalls and a 672 sq. ft. storage shed

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

Ed Petsche

Associate

402 255 6072

epetsche@npdodge.com

John Meyer

Senior Vice President

402 255 6067

jmeyer@npdodge.com

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ADDRESS	SIZE	LEASE RATE	SALE PRICE
5083 & 5117 S 136th Street	5,700 sq. ft.	\$16.00 PSF NNN	\$1,235,000

BUILDING DETAILS

Tenancy	Single
Number of Floors	1
Year Built	1974
Restrooms	2
HVAC	Yes
Roof	Newer
Sprinklers	Yes
Parking	50 Stalls
Additional Storage Shed	672 sq. ft.

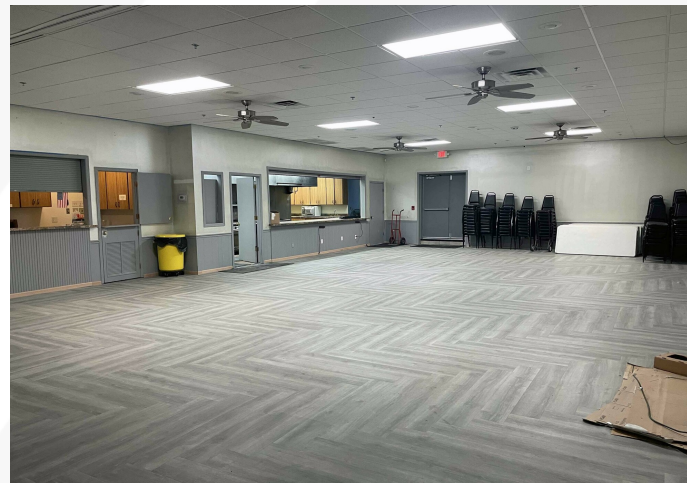
PROPERTY DETAILS

Lot Size	0.69 AC
Zoning	CC
Market	Omaha
Submarket	Millard
Cross Streets	136th & Q Streets
Traffic Count	23,600 VPD

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	3,984	37,159	86,585
Total Population	9,503	89,862	216,926
Average HH Income	\$80,401	\$106,737	\$126,647

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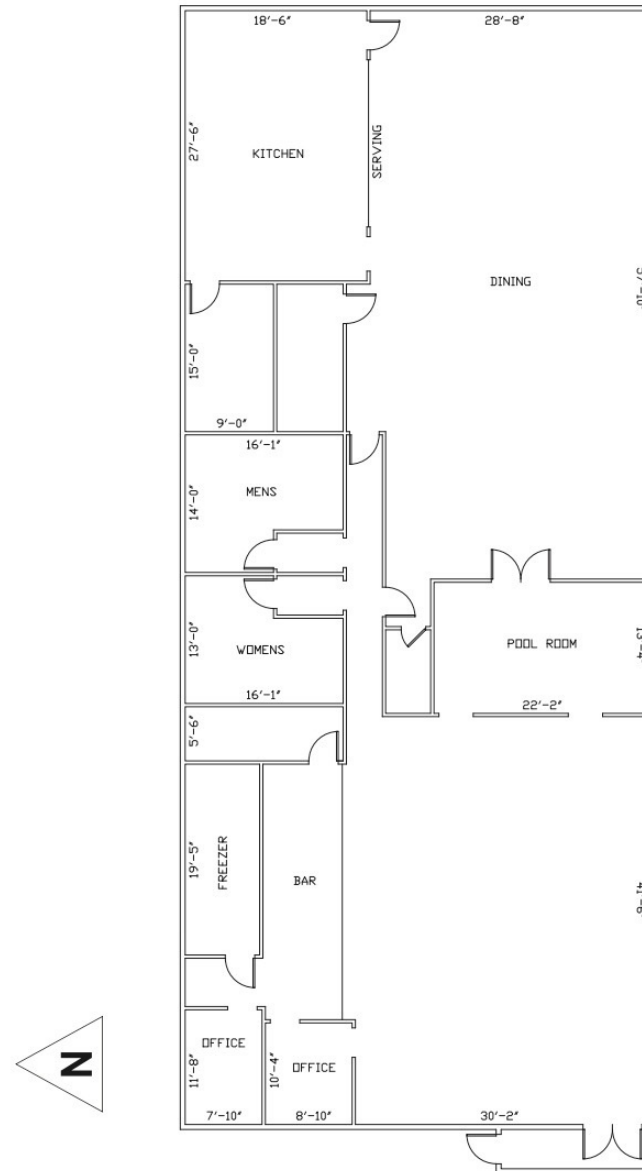
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