



6823 S 167th Street | Omaha, NE 68135

\$11.00-\$14.00 PSF (NNN)

### Property Features

- Across from Wal-Mart Neighborhood Market
- Located at 167th Street and Harrison Street
- Term: 36 months
- TI Allowance: Negotiable
- NNN: \$5.57 PSF
- Minimum SF: 500 | Maximum SF: 6,262 SF

12915 West Dodge Road  
Omaha, NE 68154  
402 255 6060  
[nainpdodge.com](http://nainpdodge.com)

**Tom Failla**  
Senior Vice President  
402 639 7827  
[tfaila@npdodge.com](mailto:tfaila@npdodge.com)



### Building Details

Occupancy	99.0
Tenancy	Multiple
Ceiling Height	-
Number of Floors	-
Year Built	-
Year Renovated	-
Gross Leaseable Area	-
Load Factor	-
Construction Status	-
Sprinkler	-
Roof	-
Restrooms	-
HVAC	-
Foundation	-
Office Buildout	-
ADA Access	-

### Property Details

Lot Size	2.14 Acres
Zoning	CC
Lot Frontage	-
Traffic Count	-
Parking Spaces	-
Parking Ratio	-

### Location Details

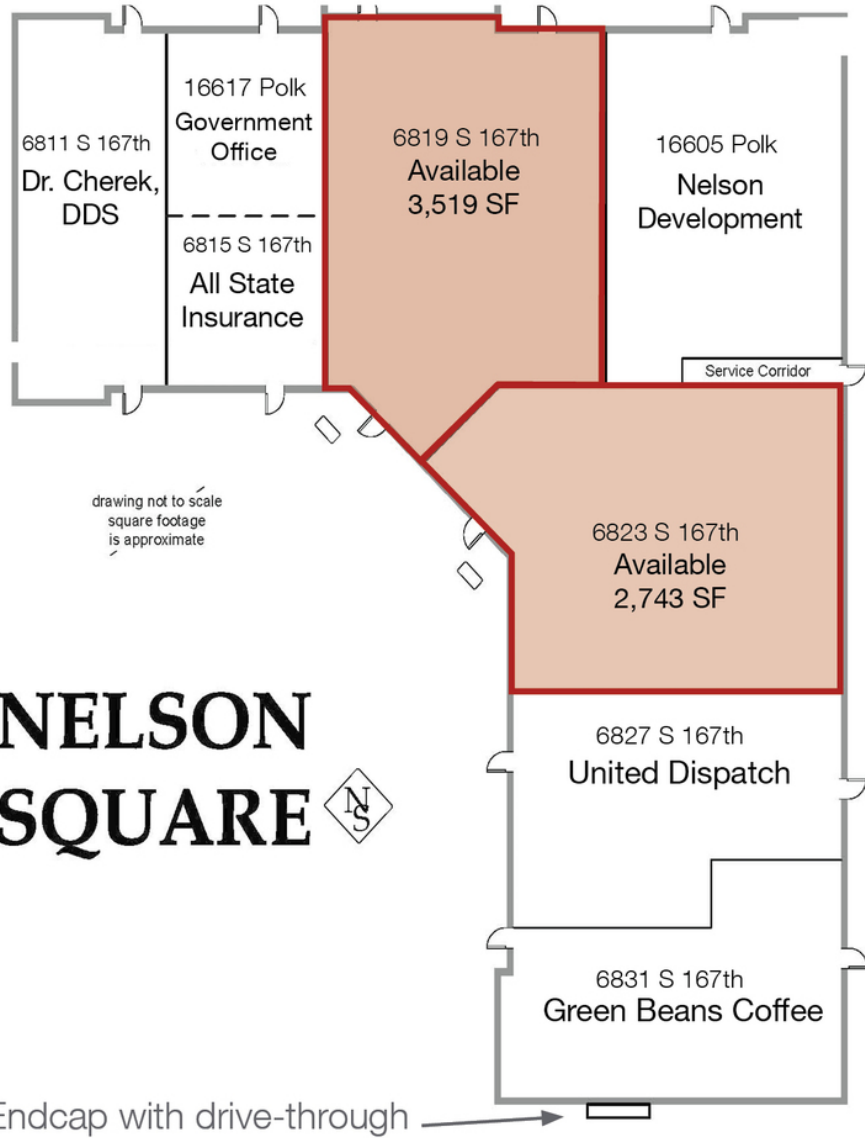
Market	-
Submarket	-
County	Douglas
Cross Streets	167th & Harrison

### Demographics

Demographics	1 Mile	3 Miles	5 Miles
Total Households	5,301	28,569	53,544
Total Population	16,729	81,854	146,383
Average HH Income	\$120,083	\$100,395	\$99,695

### Available Spaces

Space	Space Use	Lease Rate	Lease Type	Size (SF)	Term
6819 S 167th Street	Office Building	\$11.00-14.00 SF/yr	NNN: \$5.57 PSF	3,519 SF	36 months
6823 S 167th Street	Office Building	\$11.00-14.00 SF/yr	NNN: \$5.57 PSF	2,743 SF	36 months



# NELSON SQUARE



Endcap with drive-through →

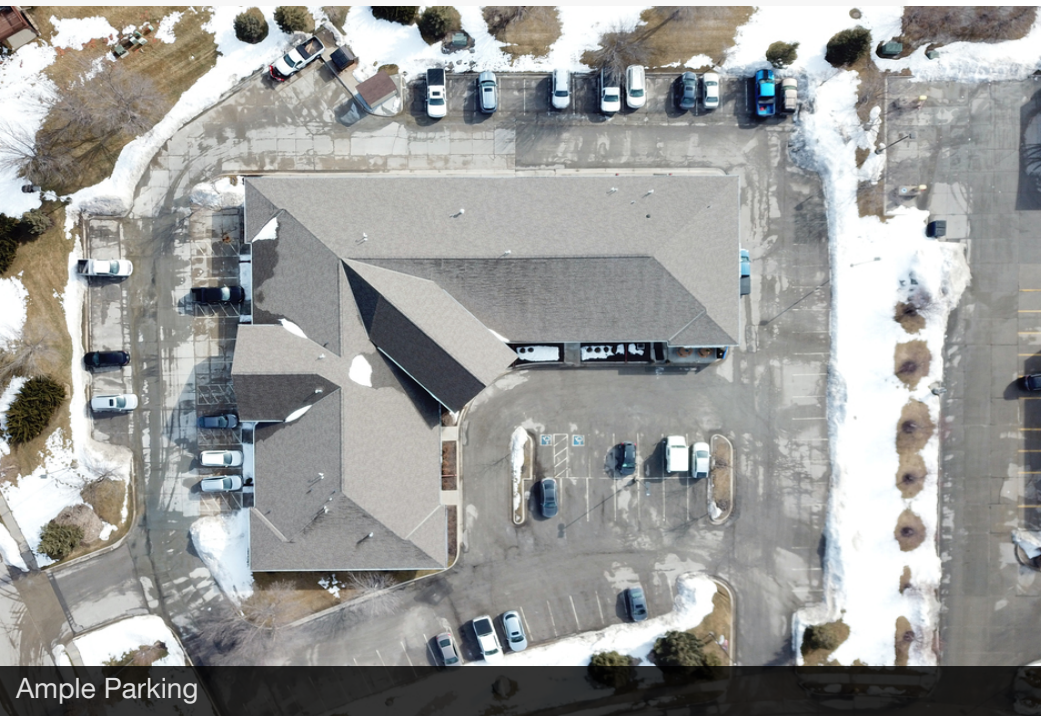


Two Suites Available



6823 S 167th Street

Located at 168th & Harrison



Ample Parking



Join tenants like Allstate, Cherek Family Dental, & Green Beans Coffee

6823 S 167th Street



Google

Map data © 2021 Imagery © 2021 , Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency



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