

# CASS COURT

1,076 - 1,707 SF | \$15.00 SF/YR (NNN)

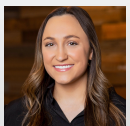
7645 CASS STREET, OMAHA, NE 68114

7617  
1,076 SF  
\$15.00 (NNN)

7645  
1,707 SF  
\$15.00 (NNN)

**INVESTORS  
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## PROPERTY INFORMATION

# CASS COURT

7645 CASS STREET, OMAHA, NE 68114

## BUILDING INFORMATION

Building Size	35,206 SF
Min Divisible	1,076 SF
Max Contiguous	1,707 SF
Number Of Floors	1
Year Built	1986

## PARKING & TRANSPORTATION

Parking Ratio	5.0
Parking Type	Surface

## SITE INFORMATION

Cross-Streets	76th & Cass
County	Douglas
Location Description	Near the new Crossroads mixed-use development

## PROPERTY HIGHLIGHTS

- Join Sherwin Williams, IFix Omaha, Tide Cleaners, State Farm, Golden Palace, and many others in this busy retail center
- Monument signage available
- Great accessibility off of Cass Street
- Convenient mid-Omaha location
- Just blocks from the Crossroads Redevelopment project
- Dodge Street corridor between 72nd and 84th experiencing growth and redevelopment

## OFFERING SUMMARY

LEASE RATE	\$15.00 SF/YR NNN
Est. Op. Exp.	\$6.71 SF/YR
Available SF	1,076 - 1,707 SF
Property Type	Retail

## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,770	111,697	292,927
Average Age	37.7	36.6	35.4
HOUSEHOLDS			
Total Households	4,603	51,542	131,584
People Per HH	2.1	2.2	2.2
Average HH Income	\$80,446	\$81,117	\$69,827
Average HH Value	\$205,578	\$179,048	\$152,834

## AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
7645	1,707 SF	\$15.00 SF/yr (NNN)	\$6.78	\$3,098.21
7617	1,076 SF	\$15.00 SF/yr (NNN)	\$6.78	\$1,952.94

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## 7645 CASS STREET

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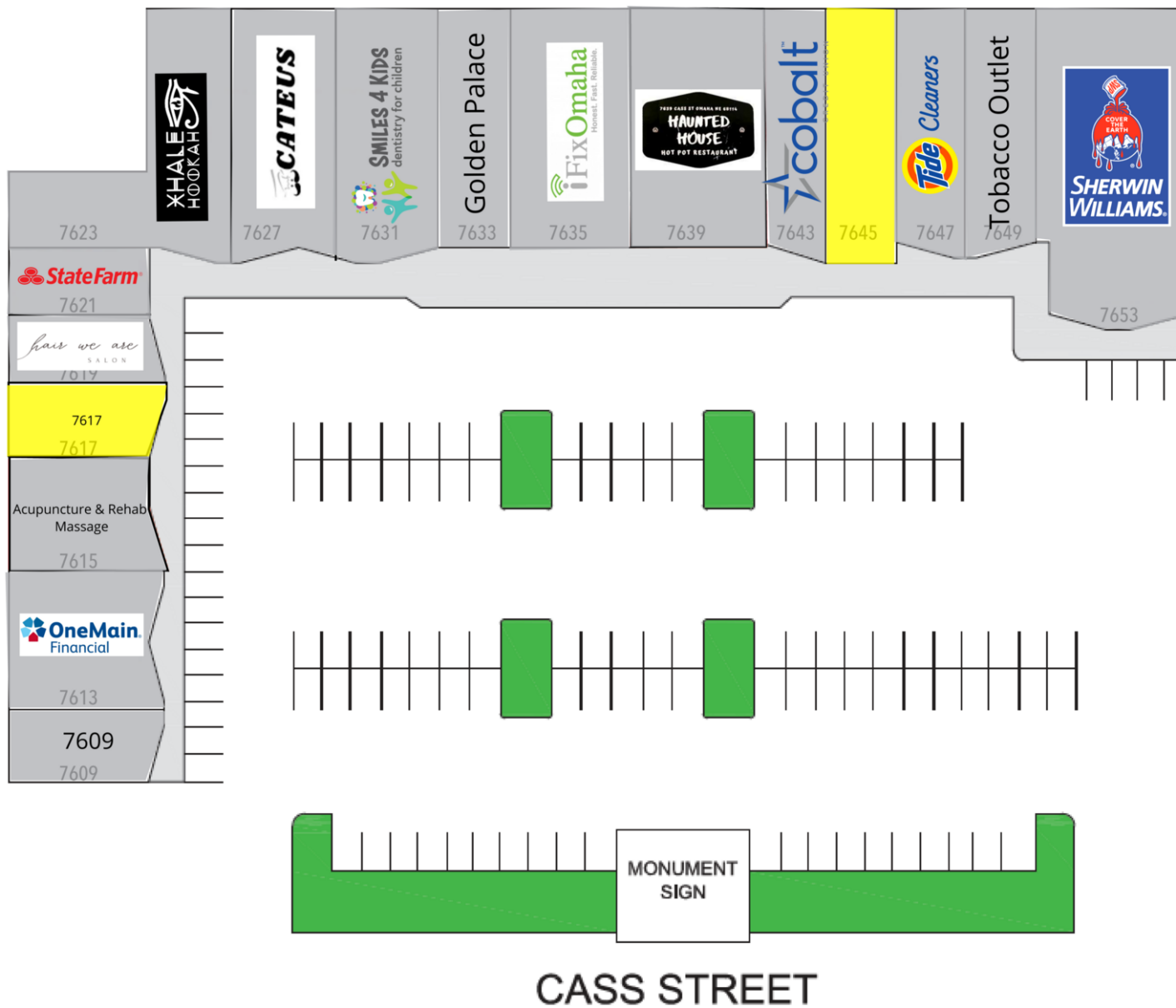
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7645 CASS STREET  
RETAILER MAP



Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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7645 CASS STREET

AERIAL



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7645 CASS STREET  
ADDITIONAL PHOTOS



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