



1125 JACKSON STREET | OMAHA, NE 68102

**P.F. PETERSEN BAKING CO "THE BAKERY"
FOR LEASE: \$9.25 PSF, GROSS**

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LEASE SUMMARY

Lease Rate covers all utilities and operating expenses, eliminating the need for additional NNN fees for your convenience. This means the landlord handles all electric, gas, water, taxes, insurance, and common area maintenance, leaving you with one easy predictable monthly payment. Additionally, you enjoy the flexibility to make improvements to the space with prior approval from the landlord.

LEASE TERMS

Lease Rate: \$9.25 PSF
Rent Escalations: 3% Annually
Operating Type: Gross
Lease Term: Negotiable
Tenant Improvement: Negotiable

LEASE AVAILABILITY

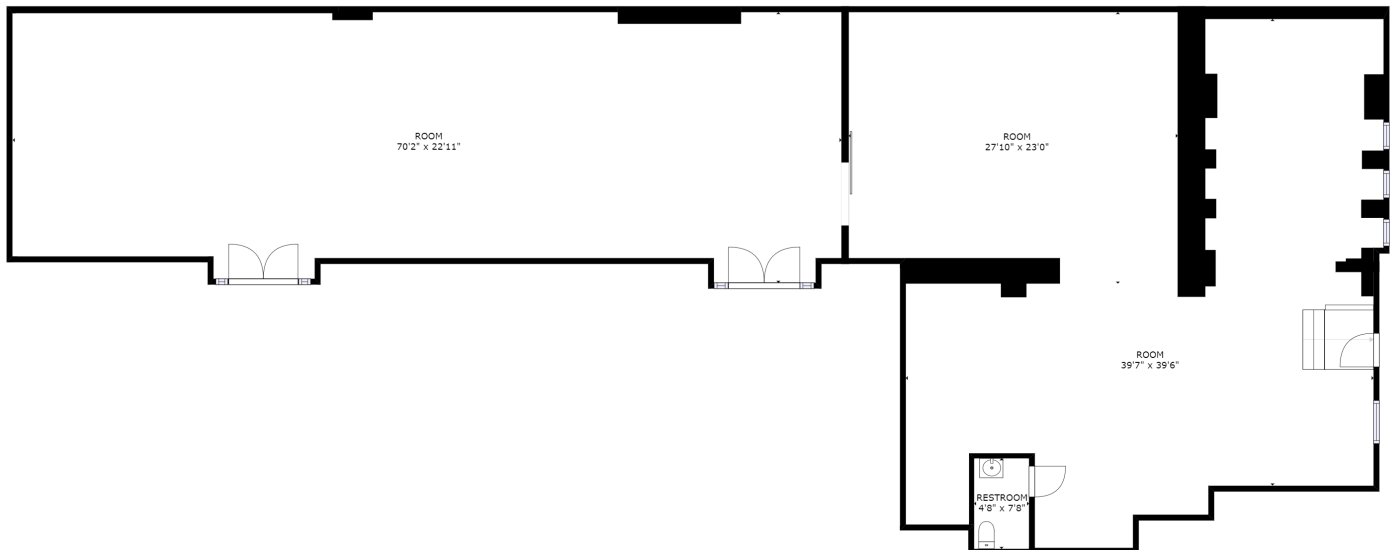
Suite Number	Usable Area	Tenant	Lease Rate	Total Monthly \$
1	Undisclosed	Antique Annex	-	-
2 & 6	Undisclosed	Flying Worm	-	-
3	Undisclosed	Jackson Street Tavern	-	-
4	Undisclosed	Big Brain Tattoos	-	-
5	Undisclosed	Grapefruit Records	-	-
7	3,300 SF	Available Now	\$9.25 PSF	\$2,545.00
8	7,000 SF	Joe's Collectibles	-	-
9	2,600 SF	Workshop Vintage	-	-
10	800 SF	Modern Mayhem	-	-
11	480 SF	Modern Mayhem	-	-



SUITE 7

Usable Area: 3,300 SF
Lease Rate: \$9.25 PSF, Gross
Operating Type: Gross

Total Monthly: \$2,545.00
Tenant: Vacant
Parking: Park Omaha garage or street parking





Discover the distinctive commercial leasing opportunities available at The Bakery, originally established as the headquarters for P.F. Petersen Baking Co., situated at the heart of Omaha's vibrant Old Market District. This prime location boasts exceptional street frontage at the corner of 12th and Jackson, alongside unique suites tucked away in the alley behind landmarks like Jackson Street Tavern and Big Brain Tattoo, offering a perfect blend of visibility and charm within the historic allure of the Old Market area. This destination draws a lively mix of locals and visitors, all in pursuit of engaging and authentic experiences.

Positioned as a cultural epicenter, the area around The Bakery, with its storied past and architectural legacy, is home to a variety of galleries, entertainment options, and cultural venues that appeal to a wide and culturally rich audience. You'll join established Old Market favorites like Joe's Collectibles, Workshop Creative, and Ika San Ramen in adjacent spaces.

The surrounding landscape features a rich tapestry of residential neighborhoods, top-tier corporate offices, eclectic dining options, retail outlets, and entertainment venues, ensuring a continuous and diverse stream of potential customers right to your doorstep. The Bakery stands as a beacon for businesses seeking a unique location amidst an ever-growing and varied customer base, enhanced by its historic roots as the original P.F. Petersen Baking Co. headquarters.

Take advantage of this unparalleled opportunity to locate your business in a truly unique space within Omaha's most sought-after district. Reach out today to arrange a viewing and secure your spot!



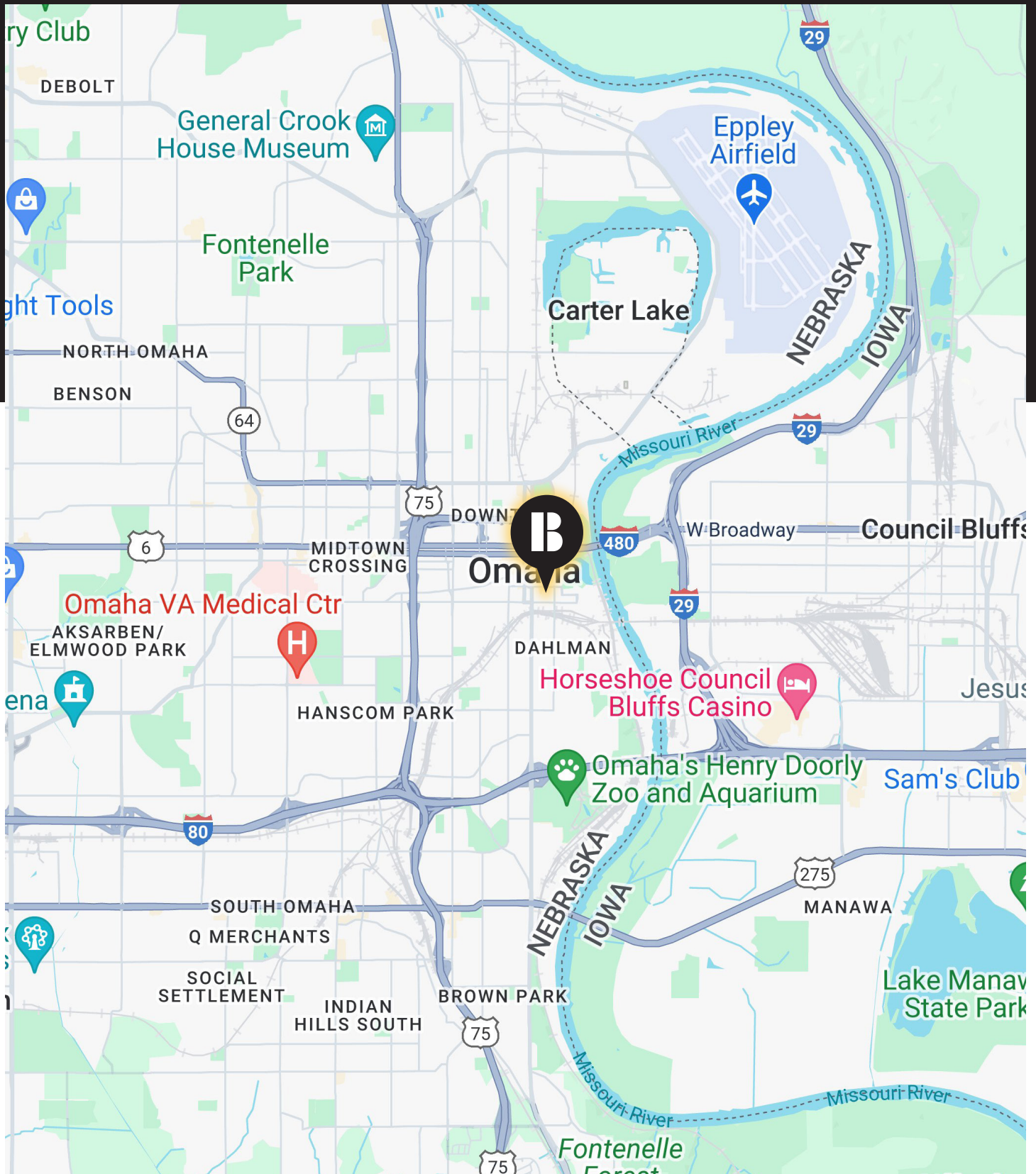
SITE DETAILS

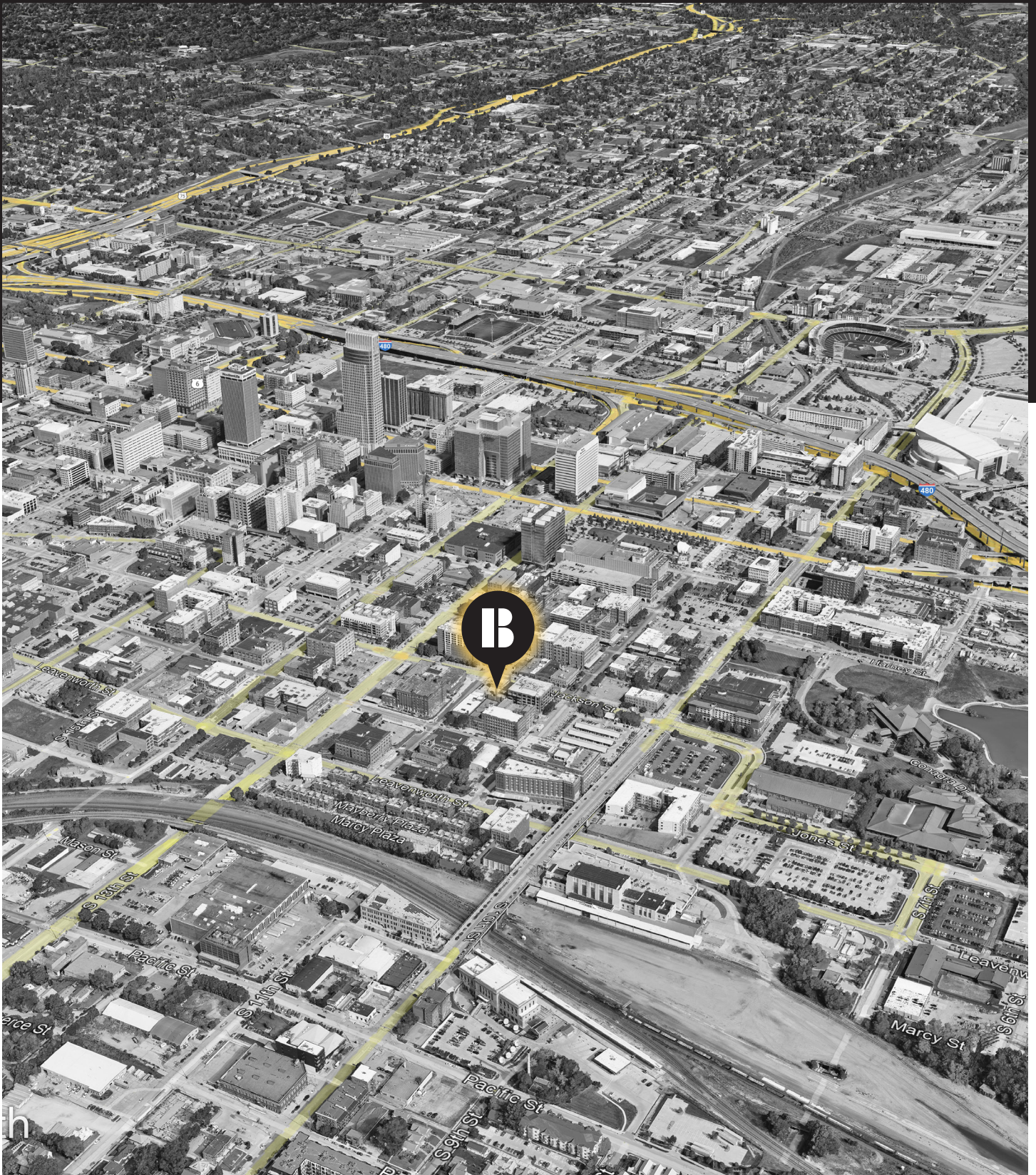
Site Area: 15972 SF / 0.36 Acres
Site Dimensions: 132 x 121
Zoning District: GC-ACI-2(50)
Zoning Sub-District: TOD-2-MX
Special Zoning: Community Redevelopment Area
Walking Score: Very Walkable (92)
Transit Score: Some Transit (49)
Bike Score: Bikeable (75)
Traffic Count: 10,030 EADT (2021)
Parcel Number: 0316090000
Legal Description: CITY LOTS LOT 4
 BLOCK 175 N 121 FT LTS 3 & 132 X 121

IMPROVEMENT DETAILS

Year Built/Renovated: 1910/2013
Building Area: 34,100 SF
Number of Floors: 3 + basement
Original Use: PeterPan Bakery Building
Foundation: Concrete Block
Construction: Reinforced Concrete
Exterior: Brick
Roof: Composite
Utility Metering: Individual and House
HVAC: Split Systems
Parking Stalls: Reserved Stalls Available



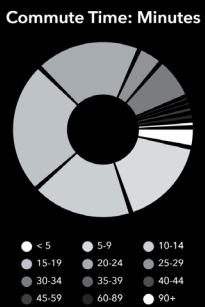
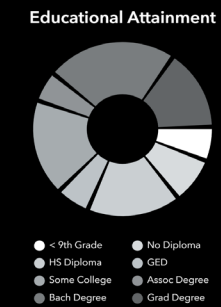
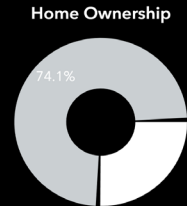
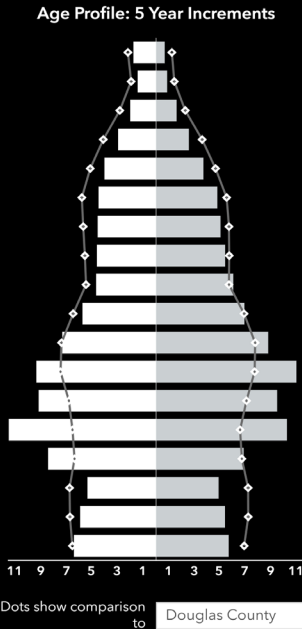
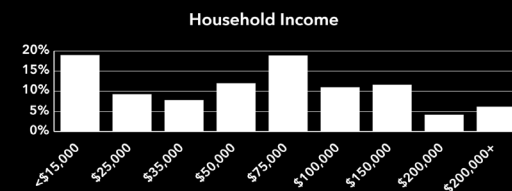
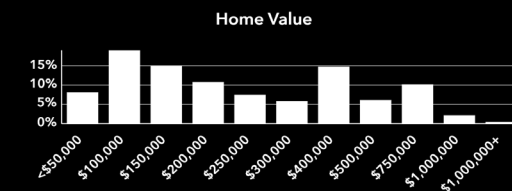
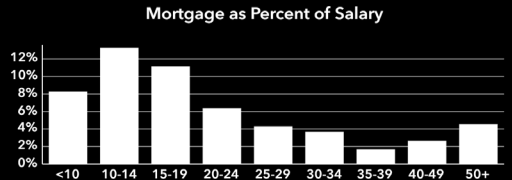




COMMUNITY SUMMARY

Bakery Building
Drive time of 5 minutes

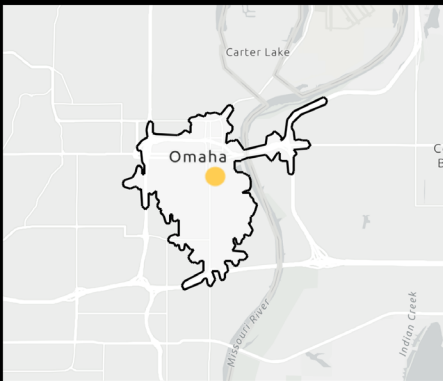
25,635	0.80%	1.98	79.8	\$32.7	\$51,637	\$186,997	\$14,520	19.5%	69.8%	10.7%			
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+	16.5% Services	25.5% Blue Collar	58.0% White Collar



esri Source: This infographic contains data provided by Esri (2023), ACS (2017-2021).

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POPULATION TRENDS AND KEY INDICATORS

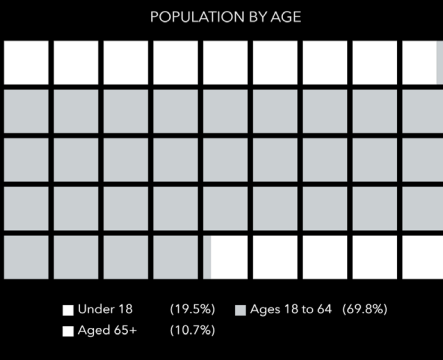
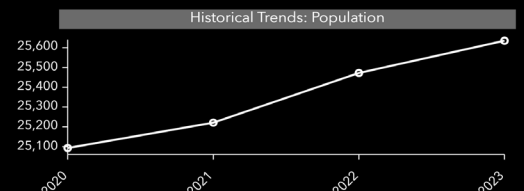


25,635	11,610	1.98	32.7	\$51,637	\$186,997	46	99	80
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS

\$7,499
Avg Spent on Mortgage & Basics

21.8%
Percent of Income for Mortgage



POPULATION BY GENERATION

2.9%
Greatest Gen: Born 1945/Earlier

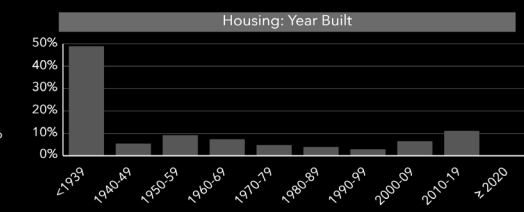
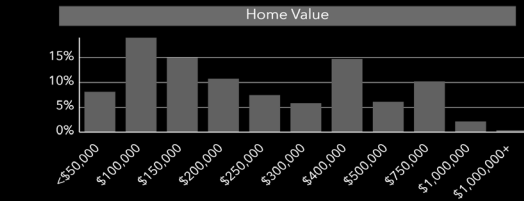
13.4%
Baby Boomer: Born 1946 to 1964

16.7%
Generation X: Born 1965 to 1980

31.7%
Millennial: Born 1981 to 1998

26.9%
Generation Z: Born 1999 to 2016

8.3%
Alpha: Born 2017 to Present



Source: This infographic contains data provided by Esri (2023, 2028), Esri-U.S. BLS (2023), ACS (2017-2021), © 2024 Esri

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