

OLD MILL CENTRE

Retail / Office
For Lease

108th & West Dodge Road



Serves Entire Metro Area

Abundant parking

Unmatched Exposure and access to I-680 & West Dodge



Call Today for showing
402-415-2422

<https://www.oldmillcentre.com>
mtmoylan@shamrockdevelopment.com

NEW OWNER IN 2025
REFRESH COMING SOON!

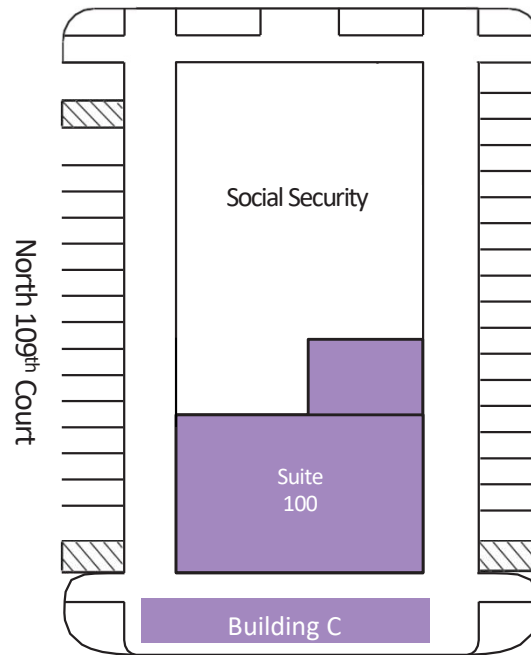
 **SHAMROCK**
DEVELOPMENT, INC 1

PROPERTY HIGHLIGHTS

- From 1,250 – 8,400 Sq Ft
- Unmatched location to entire metro area
- Opportunity to subdivide
- Less than 15 minutes to all of Omaha
- Abundant Parking
- One minute from the I-680 & W. Dodge Expressway Interchange

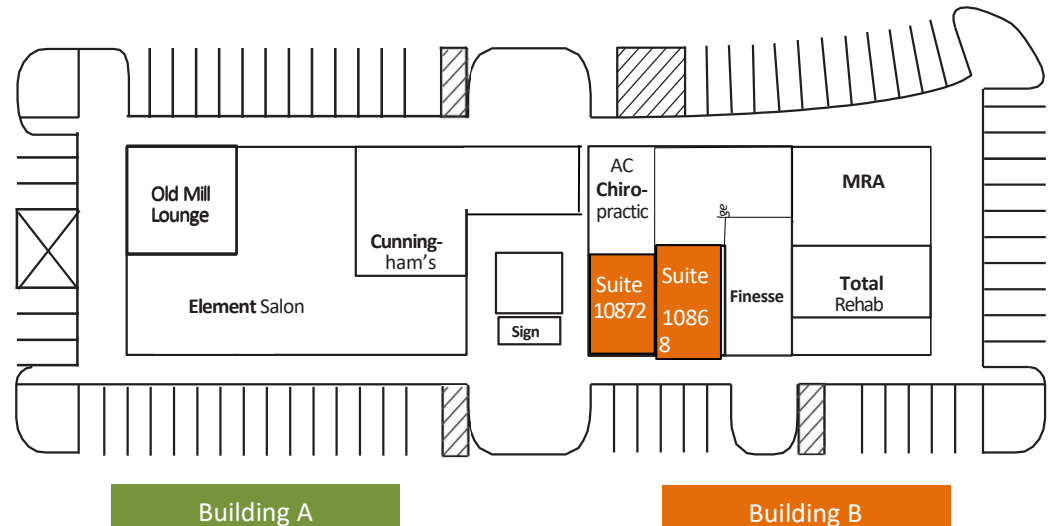
Available Now

Site Plan



OFFERING SUMMARY

LEASE RATE:	\$16-\$22 SF/YR NNN
Est. Op. Exp:	\$5.00 SF/YR *Plus Electric & Water
Building Size:	75,089 SF
Property Type:	Retail and Office
Year Built:	1974
Zoning:	CC – Commercial



SHAMROCK
DEVELOPMENT, INC



● Brokers Protected ●

Building B

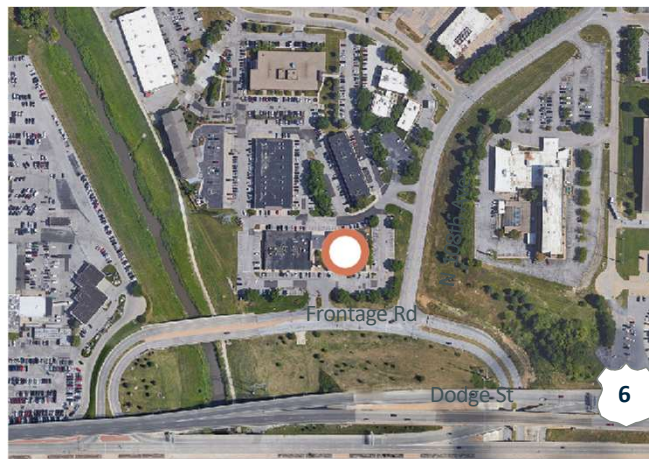
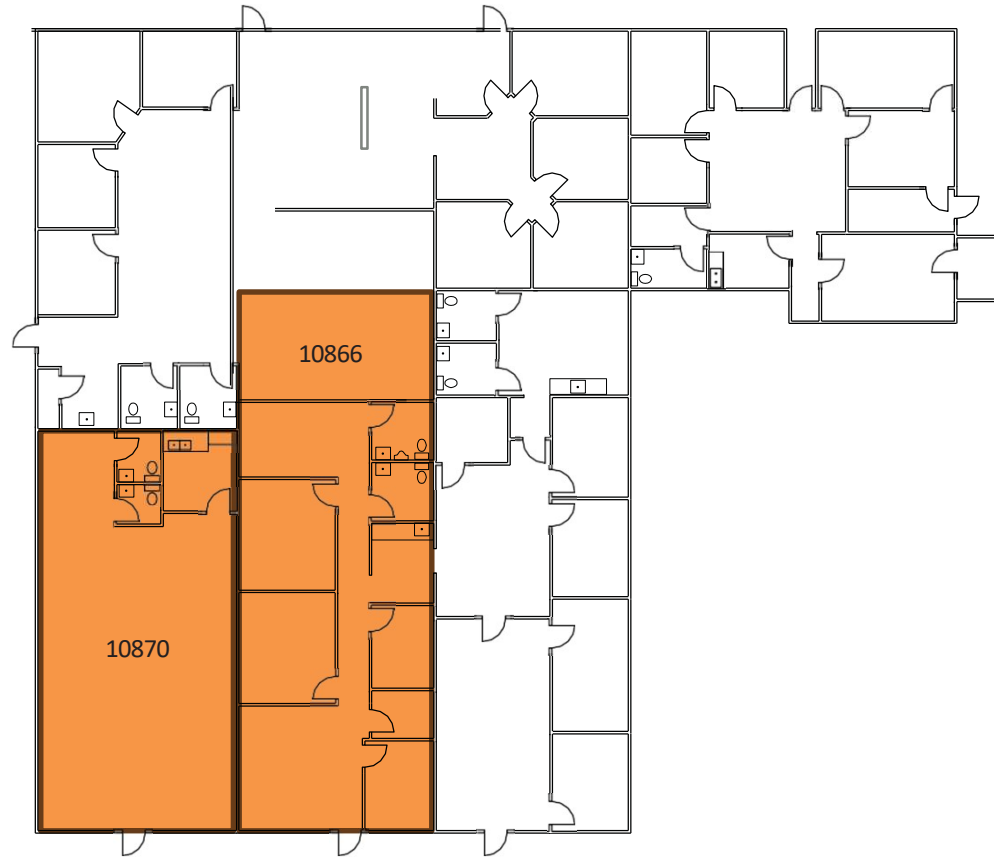
Space Available

10870 W Dodge Rd.	1,250 SF
1086 W Dodge Rd.	1,824 SF
Combined:	3,074 SF

Lease Rate

10870	\$22.00 PSF, NNN
10866	\$22.00 PSF, NNN

Estimated NNN	\$5.00 PSF (2026) + Electric & Water
---------------	---



Building C

Space Available

600 N 109th Court 8,418 SF

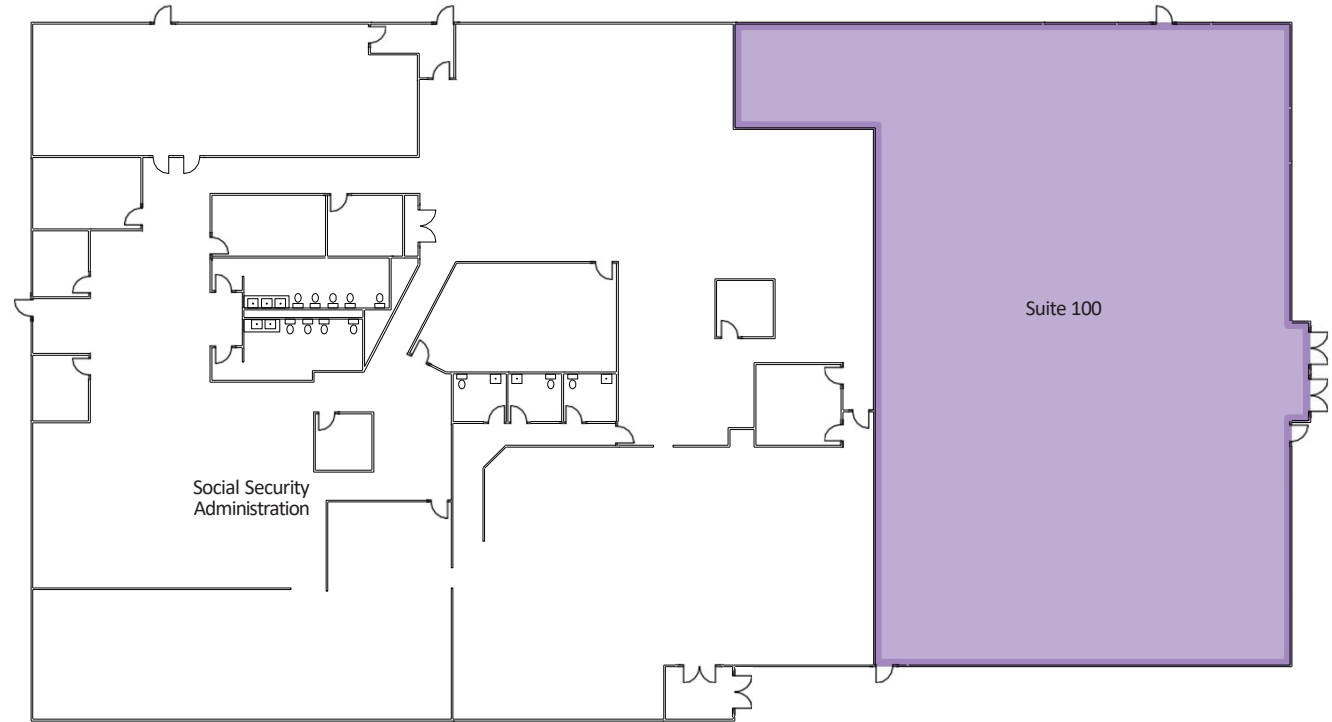
Lease Rate

\$16.00 PSF

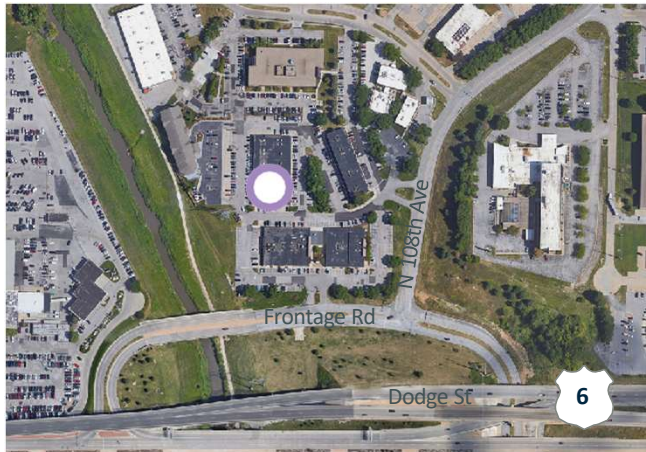
Estimated NNN

\$5.00 PSF (2026)
+ Electric & Water

OPEN SHELL - Ready for all new
tenant Improvements.



North 109th Court



Call Today for showing

402-415-2422

<https://www.oldmillcentre.com>

mtmoylan@shamrockdevelopment.com

Building D

North 108th Court
Space Available

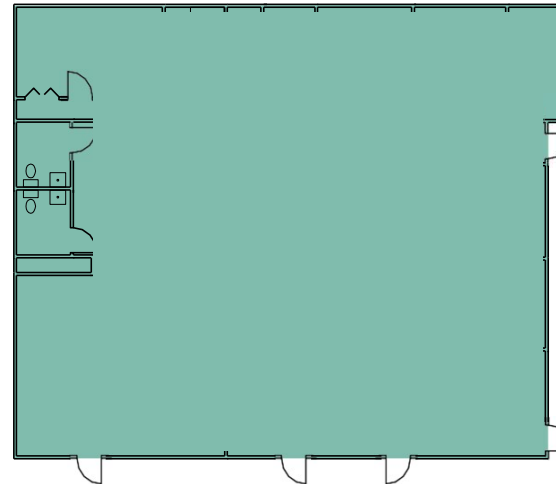
Turnkey Hair Salon \$19.75 PSF

622-26 N 108th Ct
628 N 108th Ct \$16.00 PSF

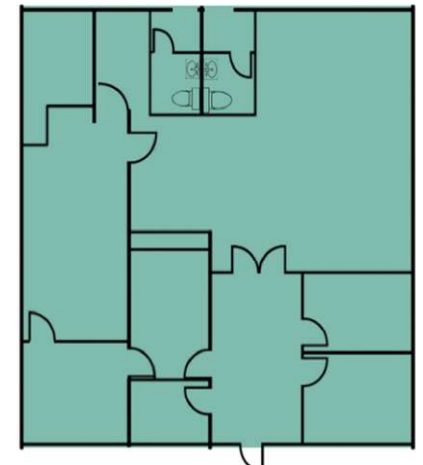
Estimated NNN
\$5.00 PSF (2026)
+ Electric & Water



604 N 108th Court
1,250 SF



622-26 North 108th Court
2,593 SF



628 N 108th Court
2,275 SF

Building D

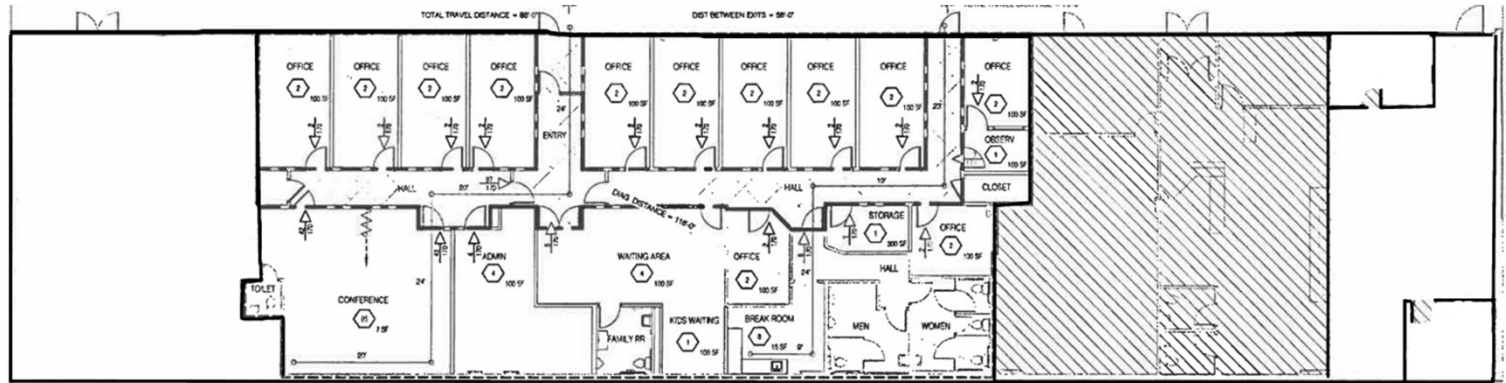
North 109th Plaza
Space Available

Suite 604 N. 1,946 SF
109th Plaza

Suite 610-12 5,230 SF
N. 109th Plaza

Lease Rate \$16.00 PSF

Estimated \$5.00 PSF (2026)
NNN + Electric & Water



Suite 604 1,946 SF

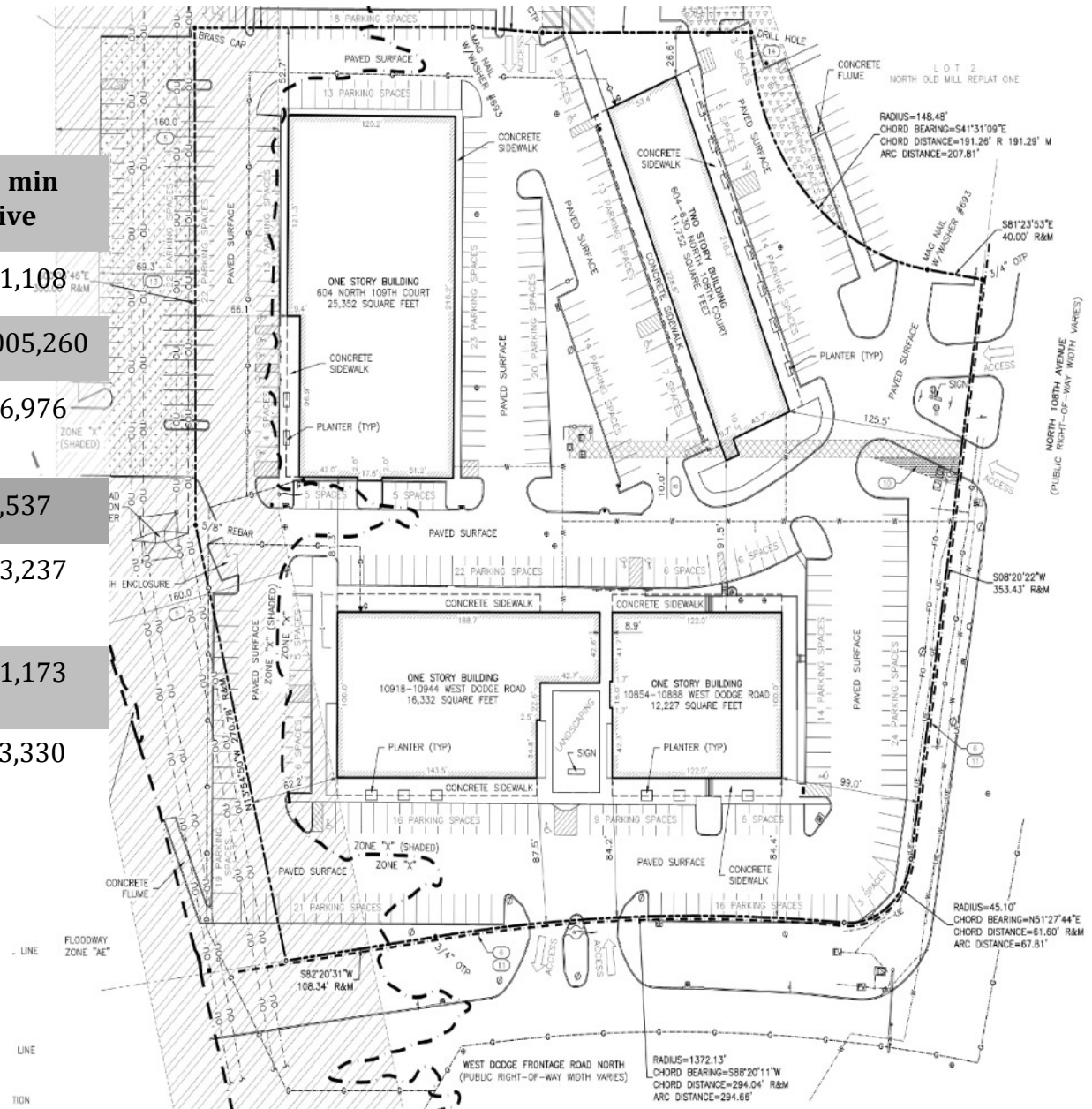
Suite 610-12 5,230 SF



* Will Subdivide

DEMOGRAPHIC DATA

Population	5 min drive	10 min drive	15 min drive
2026 Total Population	12,439	133,877	431,108
2029 Total Population	94,975	604,700	1,005,260
2026 Daytime Po: Residents	42,605	120,720	346,976
2024 Total Businesses	5,238	12,861	25,537
2026 Employed Civilian Pop 16+	50,057	147,860	383,237
2026 Households	6,137	57,740	241,173
2026 Median Household Income	\$61,846	\$82,691	\$83,330



Call Today for showing

402-415-2422

<https://www.oldmillcentre.com>

mtmoylan@shamrockdevelopment.com

