

# DRIVE THRU RESTAURANT OPPORTUNITY

4460 DODGE ST, OMAHA, NE 68131 | SADDLE CREEK SHOPPING CENTER

DRAKE  
DEVELOPMENT





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**SITE**

6

**DODGE STREET - 55,600 VPD**

**N SADDLE CREEK RD - 36,000 VPD**

**NEW \$27 MILLION APARTMENTS (136 UNITS)**

**DUNDEE FLATS (61 UNITS)**

**UNMC ADMINISTRATION BUILDING (350,000 SF)**

**University of Nebraska Medical Center**  
BREAKTHROUGHS FOR LIFE™

- Ranked #7 best medical school for primary care
- 4,406 students
- 6,098 employees
- Annual economic impact of \$5.9 Billion



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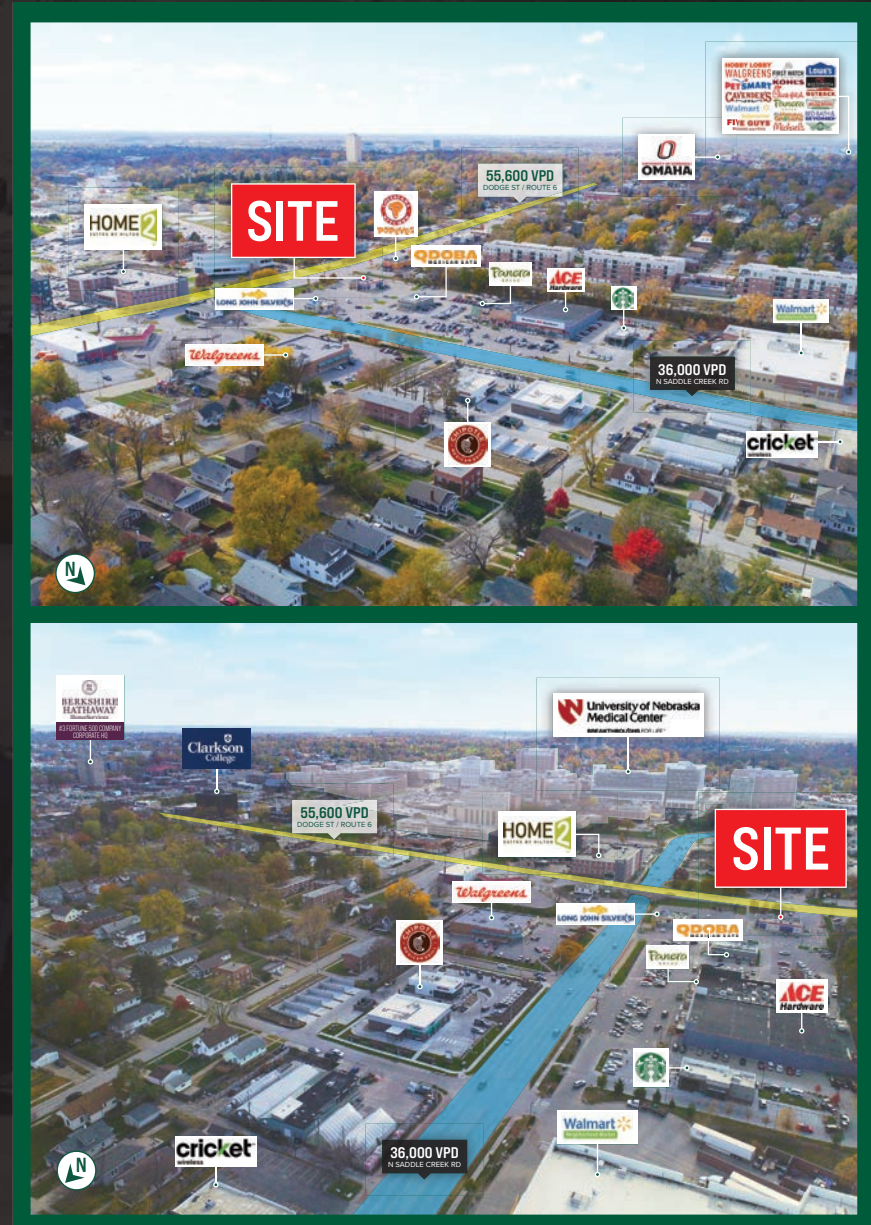
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## PROPERTY HIGHLIGHTS

- ✓ 3,850 SF BUILDING
- ✓ 0.77 AC LOT
- ✓ FULL ACCESS FROM DODGE STREET
- ✓ EXISTING DOUBLE DRIVE-THRU
- ✓ LARGE PATIO SPACE
- ✓ AMPLE PARKING
- ✓ LARGE PYLON SIGNAGE ON DODGE STREET

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	20,378	145,209	295,839
DAYTIME POPULATION	14,186	129,588	258,973
AVERAGE HH INCOME	\$86,416	\$69,466	\$71,024





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PYLON SIGN





# CONTACT US

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