



Green Fields *Plaza*

156th Street & West Dodge Road | Retail/Office for Lease

15615-15821 WEST DODGE ROAD | OMAHA, NEBRASKA 68118

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Property Information

Join Fringes Salon, Helping U BBQ, Jensen Tire, CareVet, Karma Yoga, Anderson Convenience Mart, Amoco, Little Caesar's Pizza, WAYS Interiors and others at this high traffic location.

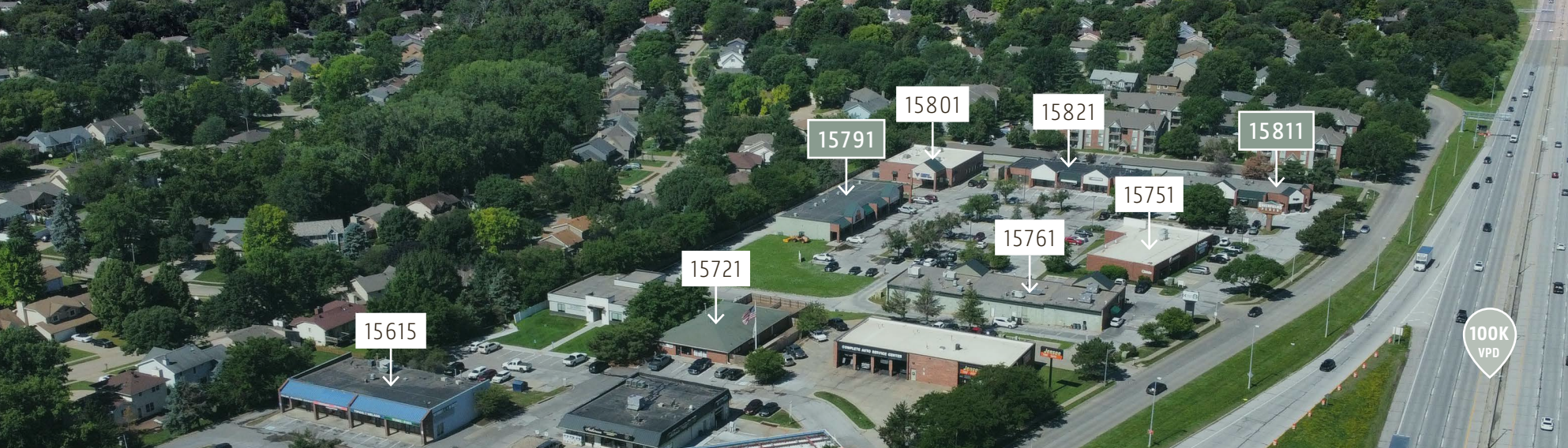
Residing off West Dodge Road and 156th Street, **Greenfields Plaza** presents an ideal combination of exposure, access and affordability within a high-quality retail center. With over 120,000 vehicles per day, Greenfields Plaza provides businesses the opportunity to access a diverse range of customers in a high-income area of Omaha.

SPACE AVAILABLE

- Building 15791
Suite 134 3,870 RSF \$17.50 PSF, NNN
- Building 15821
Suite 164 1,000 RSF \$17.50 PSF, NNN

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	11,768	87,235	238,015
Daytime Population	9,758	97,965	241,999
Average Household Income	\$179,975	\$163,313	\$155,757
Median Household Income	\$139,192	\$117,663	\$111,388



Neighbors

TENANT	SUITE	SUITE SF
building 15615		
King Vape Shop		
Little Caesars		
Fifty Shades of Green		
building 15761		
Starbucks	100	
Karma Yoga	102	
E'Z Place	103	
building 15791		
Helping U BBQ	131	
AVAILABLE	134	3,870 SF
building 15801		
Fresenius Kidney Care		

available	3,870 SF	1,000 SF
	15791 – Suite 134	15821 – Suite 164

TENANT	SUITE	SUITE SF
building 15811		
Loffler Companies	151	
Functional Performance Chiro. & Wellness	152	
CareVet	153	
building 15821		
WAYS Interiors	160	
WAYS Interiors	161	
WAYS Interiors	162	
Fringes Salon	163	
AVAILABLE	164	1,000 SF

15791

West Dodge

— SUITE 134



SPACE AVAILABLE

3,870 RSF

LEASE RATE

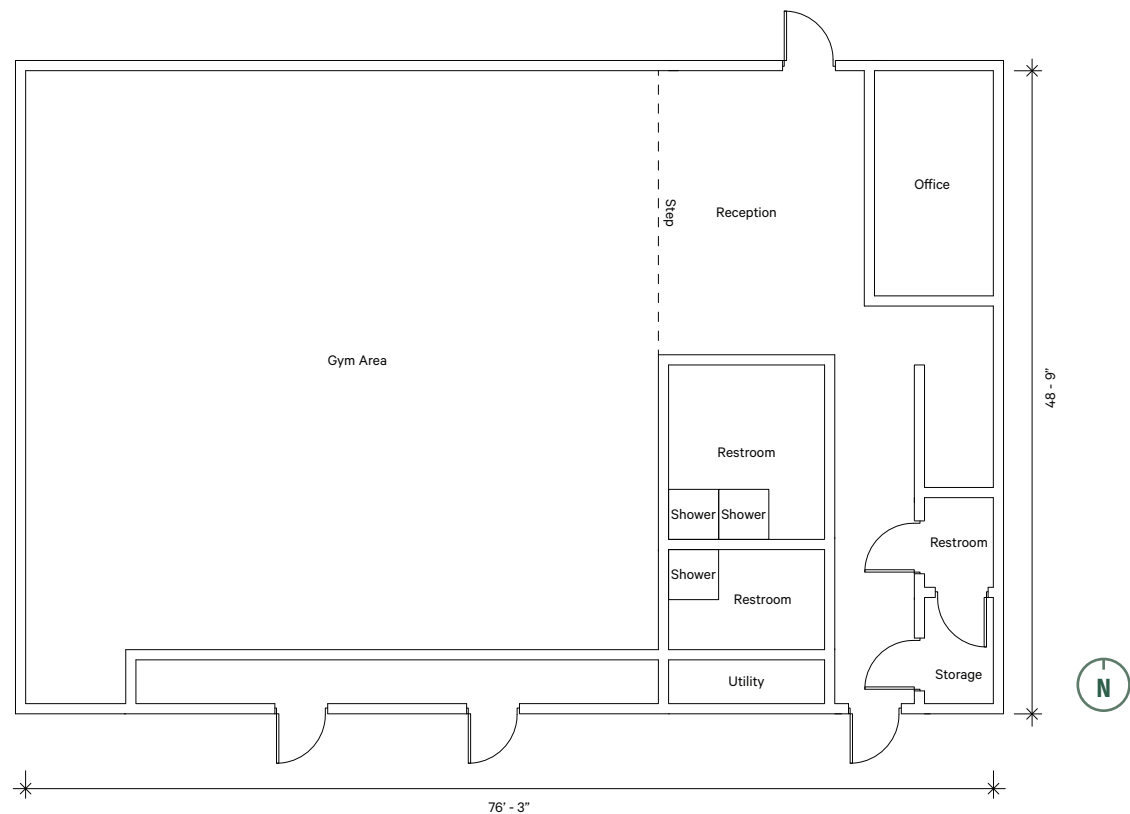
\$17.50 PSF, NNN

ESTIMATED NNN

\$8.70 PSF (2026)

FEATURES

- Former fitness space
- Large open area ready for a variety of uses
- Restrooms with showers
- Small office



15821

West Dodge

SUITE 164

SPACE AVAILABLE

1,000 RSF

LEASE RATE

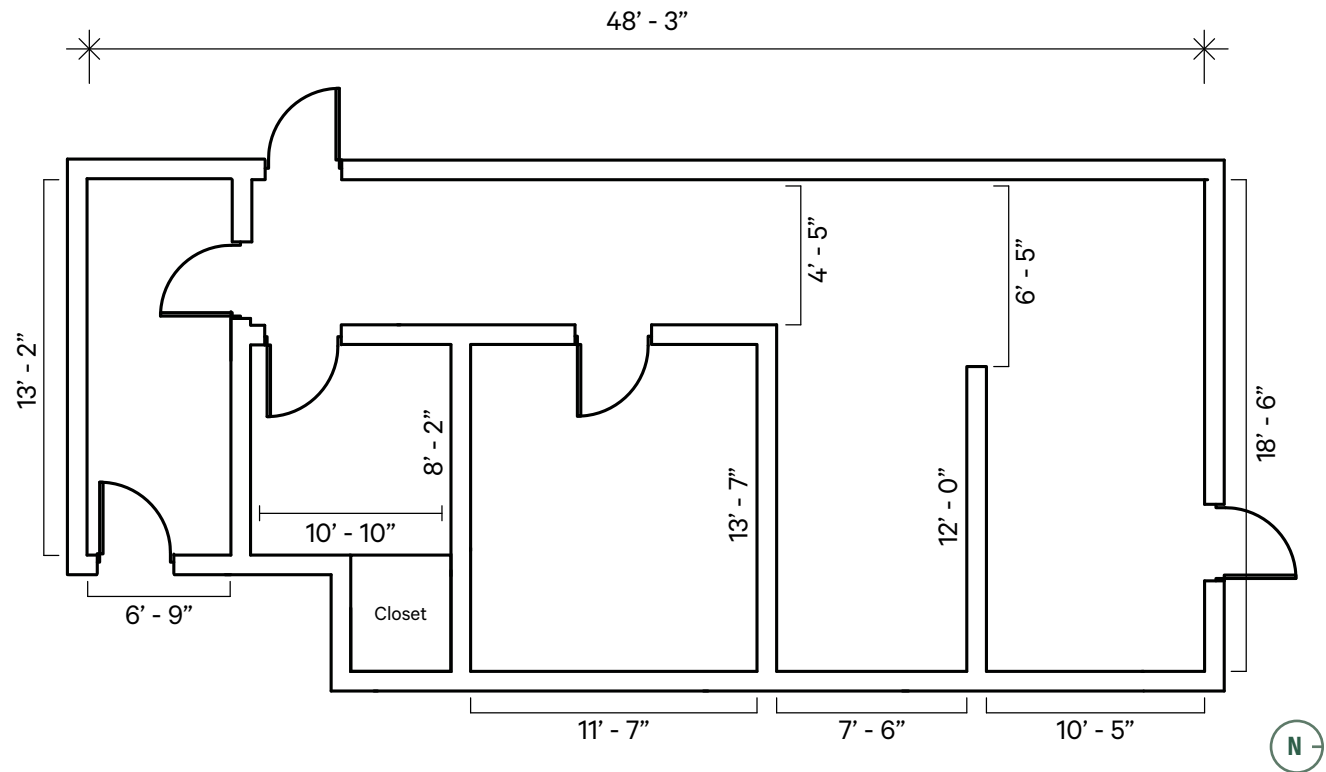
\$17.50 PSF, NNN

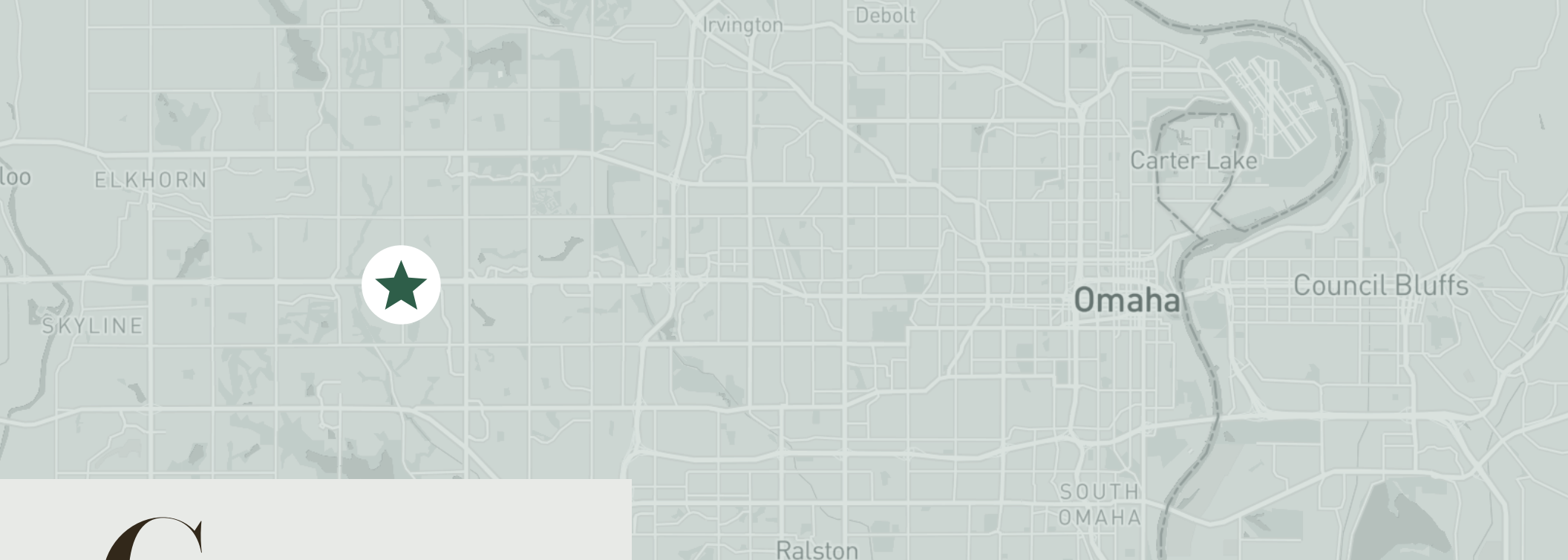
ESTIMATED NNN

\$9.83 PSF (2026)

FEATURES

- West Dodge frontage
- Adjacent to Fringes
- Exceptional exposure
- Ideal for small office use or retail sales





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