



8601 W Dodge Road | Omaha, NE 68114

Great Visibility from W Dodge Road

Property Features

- Office space available on third floor with opportunity to occupy entire floor
- Pad Site Available for Restaurant User
- Close proximity to brand new Children's Behavioral Health & Wellness Center & Methodist Hospital
- Excellent visibility from Dodge Street with traffic counts at 109,532 vehicles per day

13321 California Street, Suite 105
Omaha, NE 68154
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SPACE	USE	LEASE RATE	LEASE TYPE	SIZE (SF)
Third Floor	Office	\$18.00 SF/yr	NNN, \$7.01 PSF	1,500-24,319 SF
Retail Pad	Restaurant	Negotiable	Ground Lease	4,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,073	46,108	126,152
Total Population	10,832	102,298	295,761
Average HH Income	\$102,892	\$96,199	\$87,108

PROPERTY DETAILS	TABLE TITLE
Tenancy	Multiple
Number of Floors	3
Year Built / Renovated	1964 / 2019
Roof	Flat
Lot Size	4.5 AC
Zoning	CC
Lot Frontage	W Dodge Road
Traffic Count	*109,352 VPD
Parking	351

LOCATION DETAILS	TABLE TITLE
Market	Omaha / Council Bluffs
Submarket	Dodge Corridor
County	Douglas
Cross Streets	90th & W Dodge Road *109,352 VPD

DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Daytime Population	48,830	209,015	381,330
Businesses	4,973	18,878	33,623
Employees per Business	10	11	11

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Midwest Dermatology Space (Photo Credit: Dicon Construction)



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NAINP Dodge

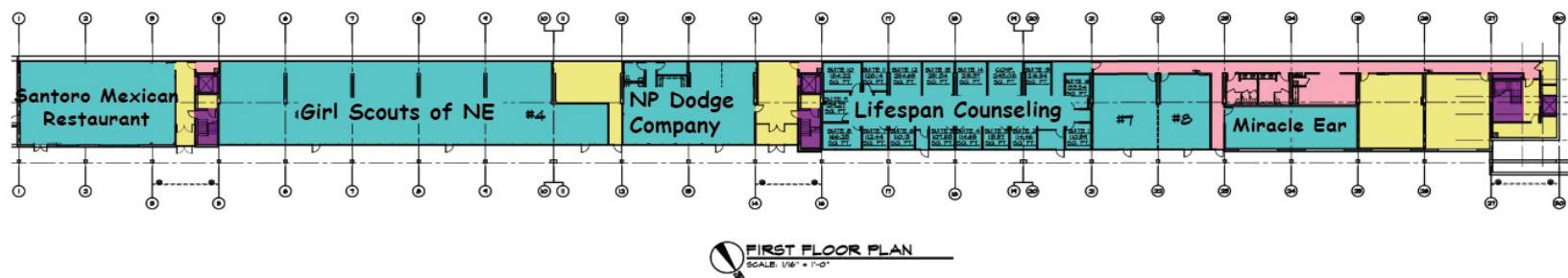
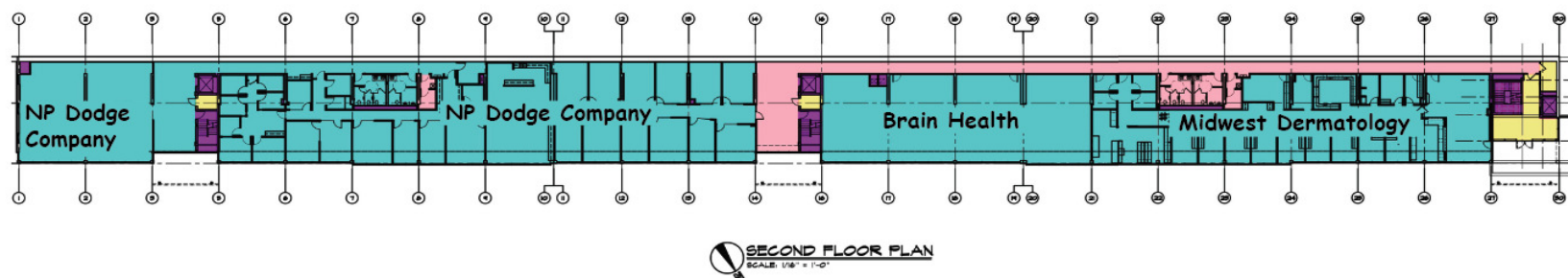
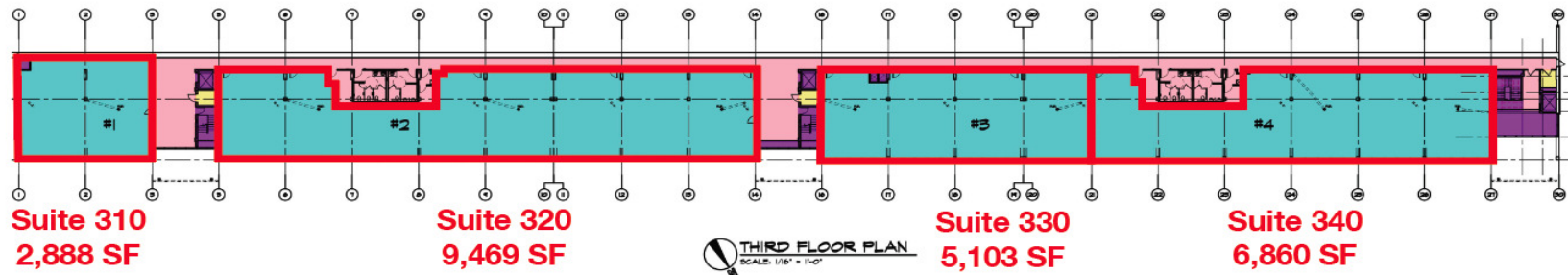
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Third floor can be demised down to 1,500 SF
Entire floor available - 24,319 SF Total



Space Type (BOMA) Legend
BUILDING COMMON AREA
FLOOR COMMON AREA
MAJOR VERTICAL PENETRATION
OFFICE AREA
STORE AREA

