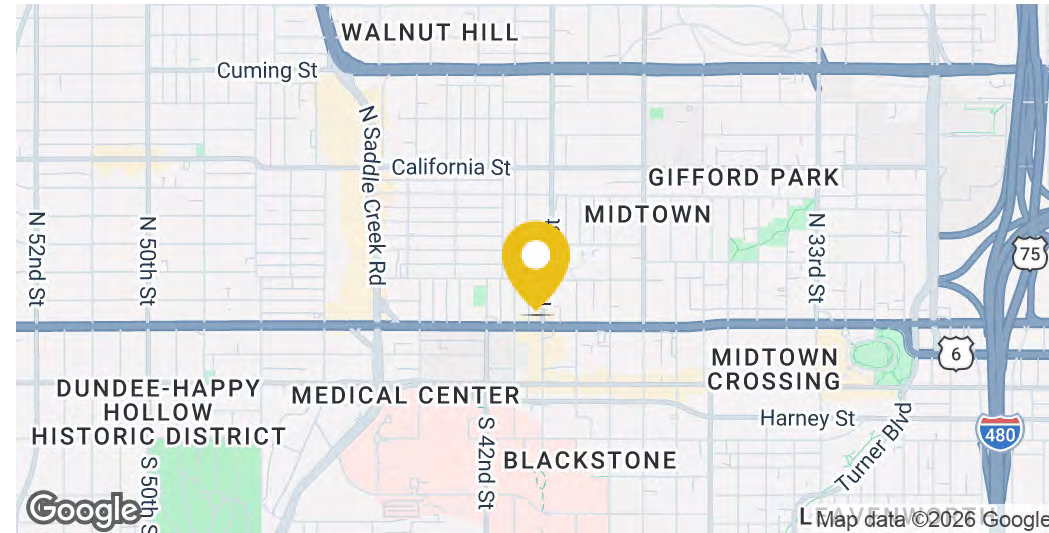




Gabby Maurer
gabby@oak-ire.com
316.617.9916

Colten Adams
colten@oak-ire.com
402.394.7300



Sale Price

\$1,100,000

OFFERING SUMMARY

Building Size:	3,735 SF
Renovated:	2025
Zoning:	GC
Submarket:	Central Omaha

PROPERTY OVERVIEW

This standalone retail building sits on the high-traffic corner of 40th & Dodge St., offering terrific visibility to over 37,000 vehicles per day along one of Omaha's busiest corridors. Fully renovated in 2025–2026 and delivered as a clean, wide-open shell with concrete floors, the building is ready to be built out to an owner-user's exact specifications or leased to capitalize on strong tenant demand in this high-visibility corridor.

PROPERTY HIGHLIGHTS

- Prime hard-corner location at 40th & Dodge with over 37,000 VPD and excellent Dodge St. visibility
- Extensively renovated in 2025–2026: all-new storefront doors and windows, roof, HVAC, repainted exterior, and a fresh parking lot overlay
- Flexible open interior with concrete floors — a clean shell ready for custom build-out, plus a newly renovated monument sign on Dodge St.
- Ideal for an owner-user or investor, with a dedicated 17-stall parking lot

Gabby Maurer
gabby@oak-ire.com
316.617.9916

Colten Adams
colten@oak-ire.com
402.394.7300

Information presented has been gathered from sources deemed reliable, but is not guaranteed by Oak Investment Real Estate, LLC, or its agents, and is subject to change, corrections, errors and omissions, or withdrawal without notice. Certain images may have been enhanced, altered, or generated using artificial intelligence (AI) for illustrative and marketing purposes and may not accurately depict the current condition of the property.



LOCATION INFORMATION

Parcel Number	1444840005
County	Douglas
Sub-market	Central Omaha
Cross-Streets	40th & Dodge Streets
Traffic Count	37,000+ Vehicles Per Day
Zoning	GC
Side of Street	North

PROPERTY DETAILS

Building Size	3,735 SF
Lot Size	.288 AC 12,545 SF
Tenancy	Multiple
Ceiling Height	12.5 ft
Minimum Ceiling Height	10 ft
Number of Floors	1
Year Last Renovated	2025
Parking Spaces	17
Parking Ratio	4.6/1,000 SF

Gabby Maurer
gabby@oak-ire.com
316.617.9916

Colten Adams
colten@oak-ire.com
402.394.7300

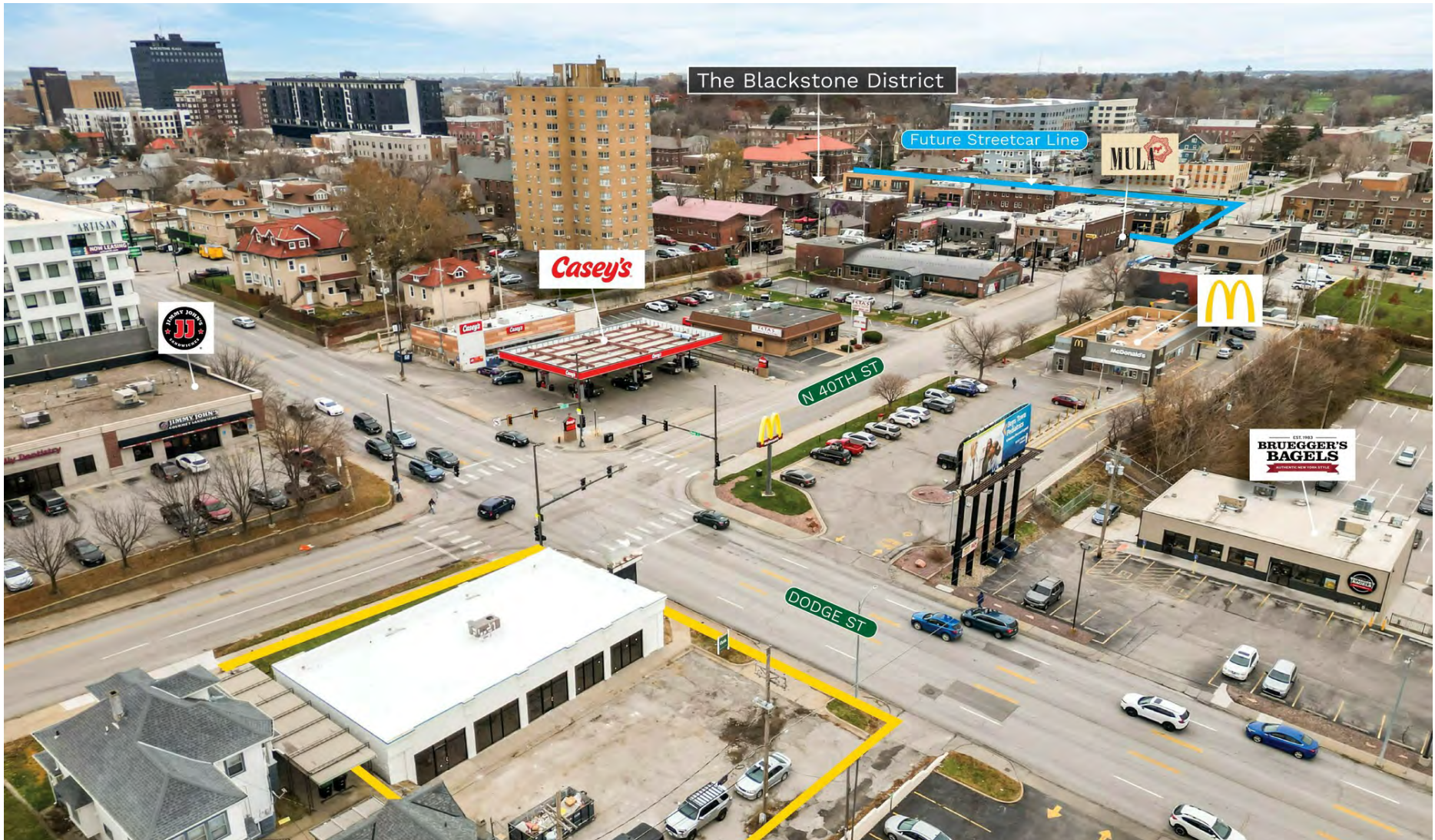
Information presented has been gathered from sources deemed reliable, but is not guaranteed by Oak Investment Real Estate, LLC, or its agents, and is subject to change, corrections, errors and omissions, or withdrawal without notice. Certain images may have been enhanced, altered, or generated using artificial intelligence (AI) for illustrative and marketing purposes and may not accurately depict the current condition of the property.



Gabby Maurer
gabby@oak-ire.com
316.617.9916

Colten Adams
colten@oak-ire.com
402.394.7300

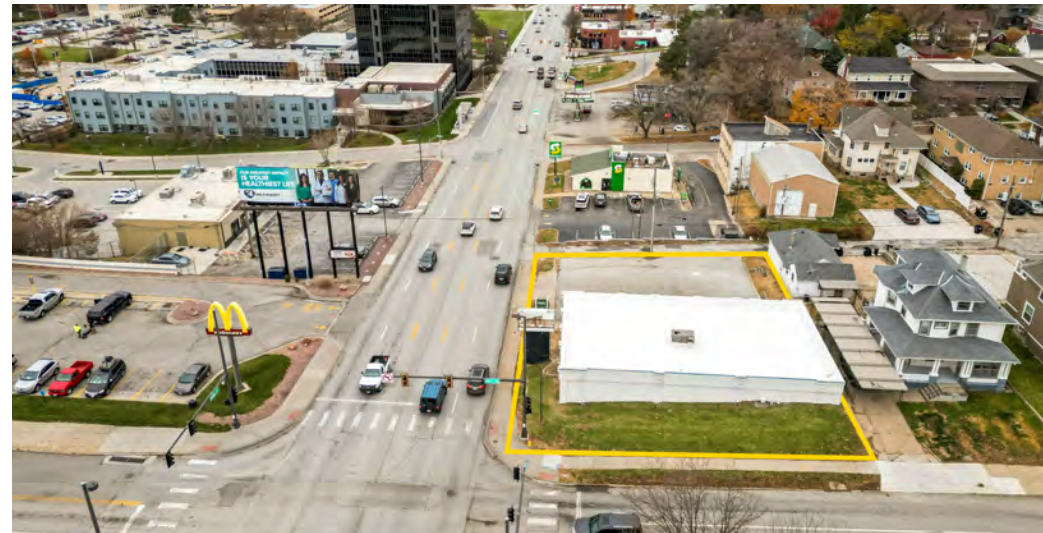
Information presented has been gathered from sources deemed reliable, but is not guaranteed by Oak Investment Real Estate, LLC, or its agents, and is subject to change, corrections, errors and omissions, or withdrawal without notice. Certain images may have been enhanced, altered, or generated using artificial intelligence (AI) for illustrative and marketing purposes and may not accurately depict the current condition of the property.



Gabby Maurer
gabby@oak-ire.com
316.617.9916

Colten Adams
colten@oak-ire.com
402.394.7300

Information presented has been gathered from sources deemed reliable, but is not guaranteed by Oak Investment Real Estate, LLC, or its agents, and is subject to change, corrections, errors and omissions, or withdrawal without notice. Certain images may have been enhanced, altered, or generated using artificial intelligence (AI) for illustrative and marketing purposes and may not accurately depict the current condition of the property.



Gabby Maurer
gabby@oak-ire.com
316.617.9916

Colten Adams
colten@oak-ire.com
402.394.7300

Information presented has been gathered from sources deemed reliable, but is not guaranteed by Oak Investment Real Estate, LLC, or its agents, and is subject to change, corrections, errors and omissions, or withdrawal without notice. Certain images may have been enhanced, altered, or generated using artificial intelligence (AI) for illustrative and marketing purposes and may not accurately depict the current condition of the property.



Gabby Maurer
gabby@oak-ire.com
316.617.9916

Colten Adams
colten@oak-ire.com
402.394.7300

Information presented has been gathered from sources deemed reliable, but is not guaranteed by Oak Investment Real Estate, LLC, or its agents, and is subject to change, corrections, errors and omissions, or withdrawal without notice. Certain images may have been enhanced, altered, or generated using artificial intelligence (AI) for illustrative and marketing purposes and may not accurately depict the current condition of the property.



No.	DATE	REVISION

811

Know what's below.
Call before you dig.

PROJECT NAME
PROJECT NAME
PROJECT ADDRESS
CITY, STATE ZIPCODE

CLIENT COMPANY
CONTACT NAME
CLIENT ADDRESS
CITY, STATE ZIPCODE

CONCEPT PLAN

Gabby Maurer
gabby@oak-ire.com
316.617.9916

Colten Adams
colten@oak-ire.com
402.394.7300

Information presented has been gathered from sources deemed reliable, but is not guaranteed by Oak Investment Real Estate, LLC, or its agents, and is subject to change, corrections, errors and omissions, or withdrawal without notice. Certain images may have been enhanced, altered, or generated using artificial intelligence (AI) for illustrative and marketing purposes and may not accurately depict the current condition of the property.