



8601 W Dodge Road | Omaha, NE 68114

Great Visibility from W Dodge Road

Property Features

- Existing building to undergo an exterior and interior remodel
- First floor perfect for retail or service businesses
- Office space available on second and third floors
- Restaurant ground lease available
- Close proximity to Children's Hospital and Methodist Hospital
- High traffic counts



12915 West Dodge Road
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Building Details

Occupancy	-
Tenancy	Multiple
Ceiling Height	-
Number of Floors	3
Year Built	1964
Year Renovated	2019
Load Factor	-
Construction Status	-
Roof	Flat
HVAC	-
ADA Access	-

Property Details

Lot Size	4.5 Acres
Zoning	CC
Lot Frontage	W Dodge Road
Traffic Count	71,094 VPD
Parking Spaces	351
Parking Ratio	5.1/1,000 SF

Location Details

Market	Omaha/Council Bluffs
Submarket	Dodge Corridor
County	Douglas
Cross Streets	90th and W Dodge Road

Demographics

Demographics	1 Mile	3 Miles	5 Miles
Total Households	5,455	46,560	123,832
Total Population	10,873	103,203	290,098
Average HH Income	\$84,864	\$79,046	\$72,796

Available Spaces

Space	Space Use	Lease Rate	Lease Type	Size (SF)
First Floor	Retail	\$20.00 SF/yr	NNN	1,500 - 8,000 SF
Second/Third Floor	Office	\$22.50 SF/yr	Full Service	1,500 - 22,949 SF
Retail Pad	Restaurant	Negotiable	Ground Lease	4,000 SF

8601 W Dodge Road



SINCE 1855
NP Dodge
REAL ESTATE

LEO A DAILY

4,000 SF
RESTAURANT

60,783 RSF OFFICE/RETAIL

4,000 SF
RESTAURANT

Children's
HOSPITAL & MEDICAL CENTER
OMAHA

NANP Dodge

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