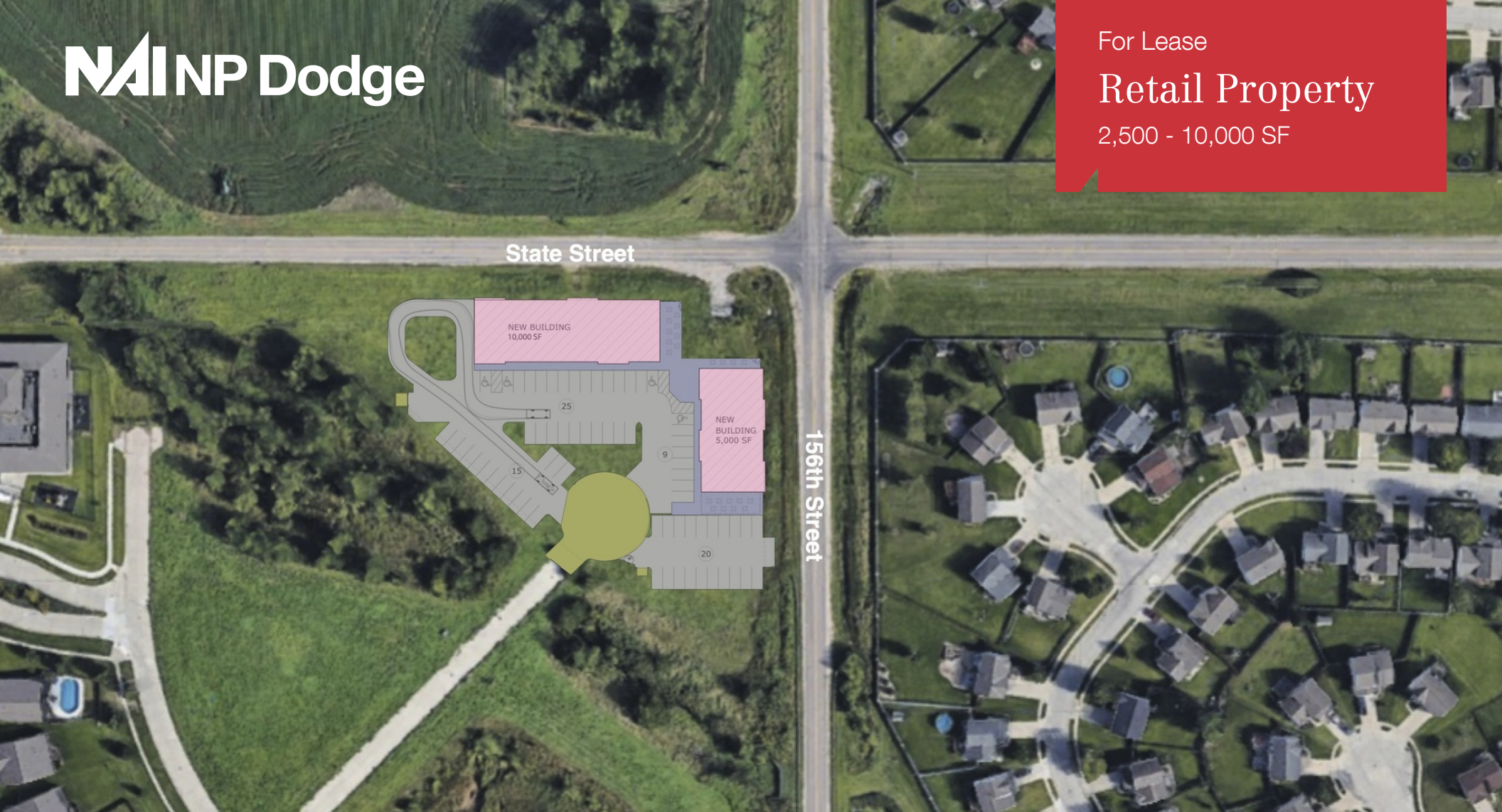




SWC 156th and State Street | Omaha, NE 68124

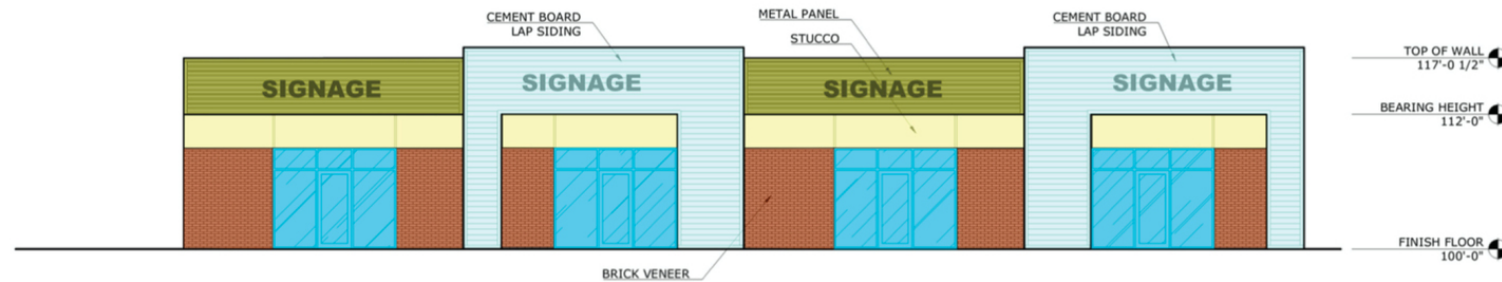
Lease Rate Negotiable

Property Features

- Ideal for medical, dental, insurance, financial offices or restaurant type tenants
- Close to new OPS High School and YMCA, Opening in 2022
- Fast-growing area
- Drive Thru Available

12915 West Dodge Road
Omaha, NE 68154
402 255 6060
nainpdodge.com

Spencer Morrissey
Vice President
402 255 6065
smorrissey@npdodge.com



Building Details

Number of Floors	1
Year Built	Proposed
Construction Status	Proposed

Property Details

Lot Size	1.839 Acres
Parking Spaces	69

Location Details

Market	Bennington
County	Douglas
Cross Streets	156th & State

Demographics

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,373	35,632	107,253
Total Population	8,059	80,876	250,175
Average HH Income	\$93,114	\$74,945	\$69,318

Available Spaces

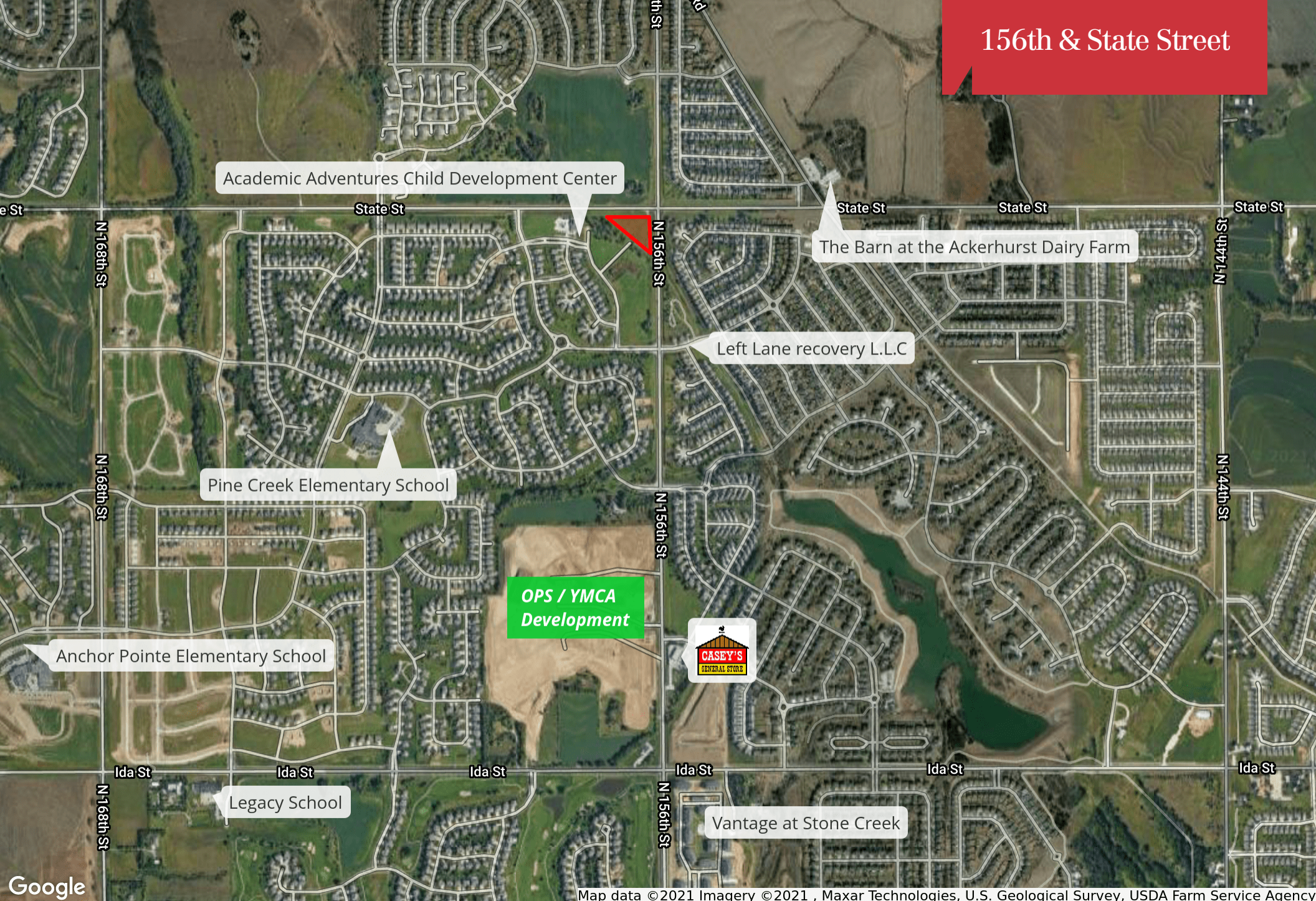
Space	Lease Rate	Lease Type	Size (SF)	Term
156th and State Street	Negotiable	NNN	2,500 - 10,000 SF	Negotiable
156th and State Street	Negotiable	NNN	2,500 - 5,000 SF	Negotiable

LEGEND

4" Thick Concrete Sidewalk
 6" Thick Concrete Paving with Intergal Curb and Gutter
 8" Thick Concrete Paving
 Landscaping and Seeding
 New Buildings



156th & State Street



Academic Adventures Child Development Center

The Barn at the Ackerhurst Dairy Farm

Left Lane recovery L.L.C

Pine Creek Elementary School

**OPS / YMCA
Development**

Anchor Pointe Elementary School



Legacy School

Vantage at Stone Creek