

For Sale

Canfield Plaza

82,024 SF



8429 W Center Road | Omaha, NE 68124

\$8,000,000

NAINP Dodge

Trenton B. Magid
Executive Vice President
(402) 510-5263
trentonmagid@npdodge.com

12915 W Dodge Road
Omaha, NE 68154
(402) 255-6060
nainpdodge.com

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Overview

Canfield Plaza is strategically located in the most dynamic retail trade area of Omaha, at the south-west intersection of 84th Street and W Center Road. The shopping center is surrounded by retail, office, medical, and residential.

Canfield Plaza is an approximately 82,024 square foot shopping center that is 100% leased. It is anchored by Goodwill Industries. Additional tenants include Play It Again Sports, Blue Moon Fitness, the United States Post Office, Tandy Leather, Arby's and Scooter's Coffee. The owner has the ability to construct up to 8,000 square feet of additional building area at the northwest corner of the property along West Center Road.

Current Base Rents total approximately \$60,000 per month or \$720,000 annualized. Additional financial and lease information is available from broker.

Canfield Plaza has great access and visibility on both West Center Road and 84th Street. It is professionally managed by NAI NP Dodge Property Management.

Location	84th & W Center Road
Size	82,024 square feet
Acres	15.865 acres
Asking Price	\$8,000,000
Traffic Count	29,482 VPD
Video URL	https://www.youtube.com/watch?v=jFmsI1CsrPs&feature=youtu.be





Suite	Tenant	Square Feet
2805	Vend-Tech	1,488 SF
2818	Taco Bell	Land Lease
2820	Jensen Tire & Auto	8,134 SF
8429	Arby's	4,026 SF
8433	Dream City Church	20,233 SF
8437	Redeye Tavern & Grill	4,400 SF
8441	China Garden	4,930 SF
8445	Tandy Leather Company	5,100 SF
8447	Blue Moon Fitness	17,136 SF
8451	United State Postal Service	16,577 SF
8457	Goodwill Industries	48,353 SF*
	Play It Again Sports	6,001 SF*
8459	Scooter's Coffee	Land Lease

*This portion of the building is owned by Goodwill Industries





The west 54,354 of the main building was sold to Goodwill Industries at the end of 2019. The exterior and interior space have been completely remodeled. While this portion of the building, including the Play It Again Sports space, is not included in the sale offering, these tenants pay their prorata share of the common area maintenance expenses.

Omaha Demographics

Omaha is the largest city in Nebraska and is known for its resilient economy. With an MSA population of 1,058,125, the city of Omaha continuously strives to accommodate the growing population through creating an inviting atmosphere and ensuring an environment for new and existing businesses to grow.

2020 Demographics	1 Mile	3 Miles	5 Miles
Total Population	8,316	83,575	294,596
Total Households	3,574	37,974	124,774
Average HH Income	\$106,517	\$87,252	\$80,418

