



8601 W Dodge Road | Omaha, NE 68114

Great Visibility from W Dodge Road

Property Features

- 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
Omaha, NE 68154
402 255 6060
nainpdodge.com

Spencer Morrissey	Debra Graeve-Morrison
Associate	President
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smorrissey@npdodge.com	dgraeve@npdodge.com



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	W Dodge Road
Frontage	
Traffic Count	102,750 VPD at 90th and W Dodge Road
Parking	351

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	\$25.00 SF/yr	Full Service	1,500 - 22,949 SF
Retail Pad	Restaurant	Negotiable	Ground Lease	4,000 SF

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LEO A DALY



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NAINP Dodge

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dti PROGRESSIVE FARMER

AMERICAN NATIONAL BANK

NEBRASKA METHODIST COLLEGE
THE JOE SHARP CAMPUS

HyVee
EMPLOYEE OWNED

Holiday Inn Express

access

MIDWEST WING MEDICAL
Urgent Care Centers

BANK OF THE WEST
BNP PARIBAS

102,750 VPD

W Dodge Road

Omaha Public Library

Walgreens

8601 W Dodge Road
Omaha, NE 68114

SINCE 1855
NP Dodge
COMPANY

LEO A DAILY

VCA
Animal Hospitals

Lincoln
Financial Group

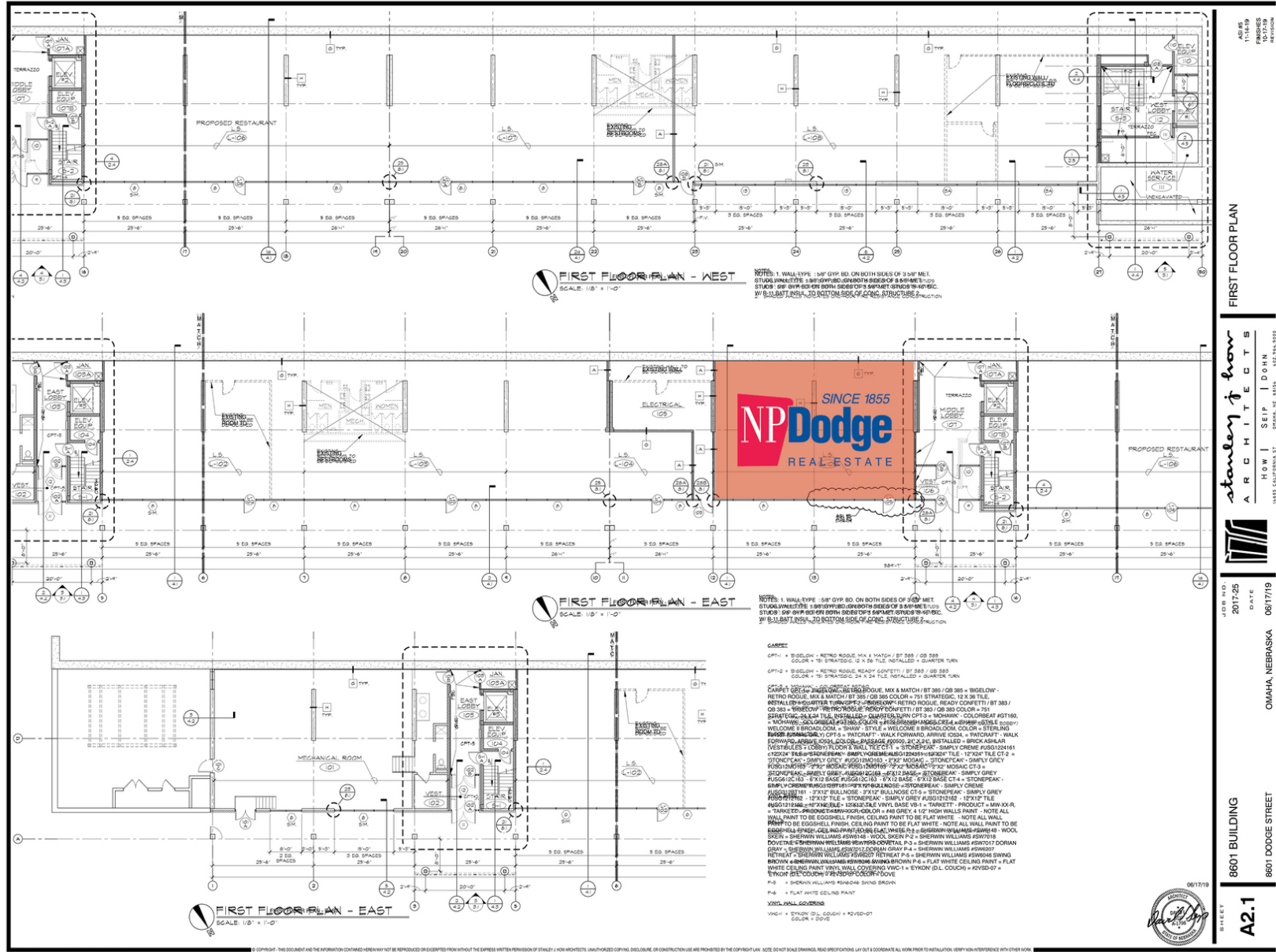
Children's
HOSPITAL & MEDICAL CENTER
OMAHA

NANP Dodge

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AS PER FINISHES 10-17-19

FIRST FLOOR PLAN

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ARCHITECTS
HOW | SEIF | DOHN
1445 CALIFORNIA ST
OMAHA, NE 68108



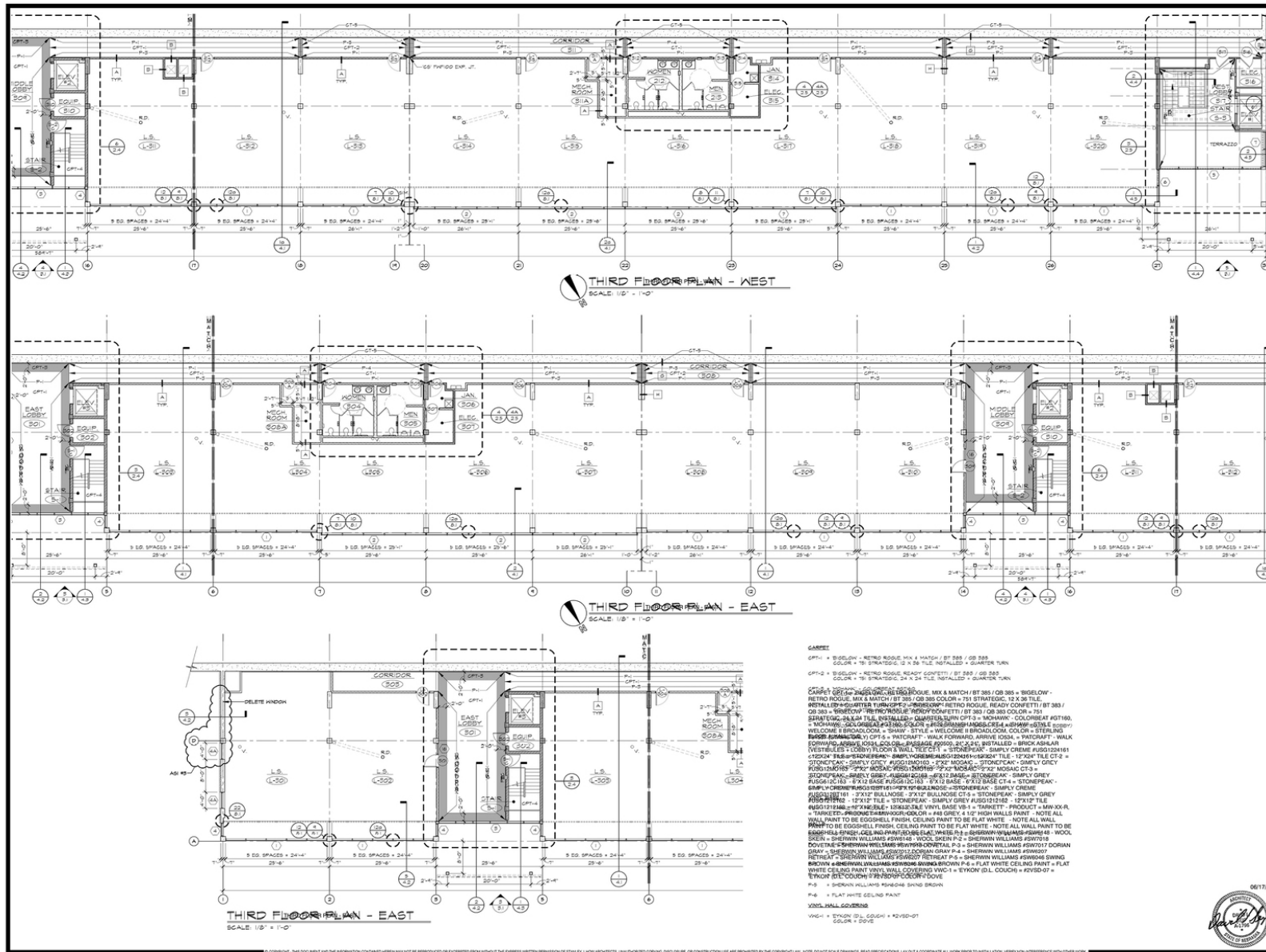
JOB NO: 2017-25
DATE: 06/17/19

OMAHA, NEBRASKA

8601 BUILDING
8601 DODGE STREET

06/17/19
A2.1





SHEET NO. 081719
 REVISION
THIRD FLOOR PLAN
stanley | how
 ARCHITECTS
 HOW | SEIP | DOHN
 402 FALCON
 EAST CALIFORNIA ST
 OMAHA, NE 68102
 JOB NO. 2017-25
 DATE 08/17/19
 081719
 OMAHA, NEBRASKA
 8601 BUILDING
 8601 DODGE STREET
 081719
A2.3