



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
- Join Starbucks, whose sales volume is in the top 5 for the district
- Pad Site Available
- Close proximity to Children's Hospital and Methodist Hospital
- Near highest traffic count in Omaha at 109,352 vehicles per day
- View Matterport Tour: <https://my.matterport.com/show/?m=Mz3y1UuKKNx>

13321 California Street, Suite 105
Omaha, NE 68154
402 255 6060
nainpdodge.com

Maddie Graeve

Vice President
402 255 6527

mgraeve@npdodge.com

Gabrielle Estivo

Vice President
402 255 6085

gestivo@npdodge.com

Debra Graeve-Morrison

President
402 255 6087

dgraeve@npdodge.com

SPACE	USE	LEASE RATE	LEASE TYPE	SIZE (SF)
First Floor	Retail / Office	\$20.00 SF/yr	NNN	1,046-2,409 SF
Second Floor	Office	\$25.00 SF/yr	Full Service	1,500-4,479 SF
Third Floor	Office	\$25.00 SF/yr	Full Service	1,500-21,103 SF
Retail Pad	Restaurant	Negotiable	Ground Lease	4,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,073	46,108	126,152
Total Population	10,832	102,298	295,761
Average HH Income	\$102,892	\$96,199	\$87,108

PROPERTY DETAILS	
Tenancy	Multiple
Number of Floors	3
Year Built / Renovated	1964 / 2019
Roof	Flat
Lot Size	4.5 AC
Zoning	CC
Lot Frontage	W Dodge Road
Traffic Count	*109,352 VPD
Parking	351

LOCATION DETAILS	
Market	Omaha / Council Bluffs
Submarket	Dodge Corridor
County	Douglas
Cross Streets	90th & W Dodge Road *109,352 VPD

DAYTIME POPULATION	2 MILES	5 MILES	10 MILES
Employees	48,830	209,015	381,330
Businesses	4,973	18,878	33,623
Employees per Business	10	11	11

8601 W Dodge Road | Omaha, NE 68114



8601 W Dodge Road | Omaha, NE 68114



NAINP Dodge

Maddie Graeve
Vice President
+1 402 255 6527
mgraeve@npdodge.com

Gabrielle Estivo
Vice President
+1 402 255 6085
gestivo@npdodge.com

Debra Graeve-Morrison
President
+1 402 255 6087
dgraeve@npdodge.com

13321 California Street, Suite 105
Omaha, NE 68154
402 255 6060 tel
nainpdodge.com

8601 W Dodge Road | Omaha, NE 68114



Midwest Dermatology Space (Photo Credit: Dicon Construction)



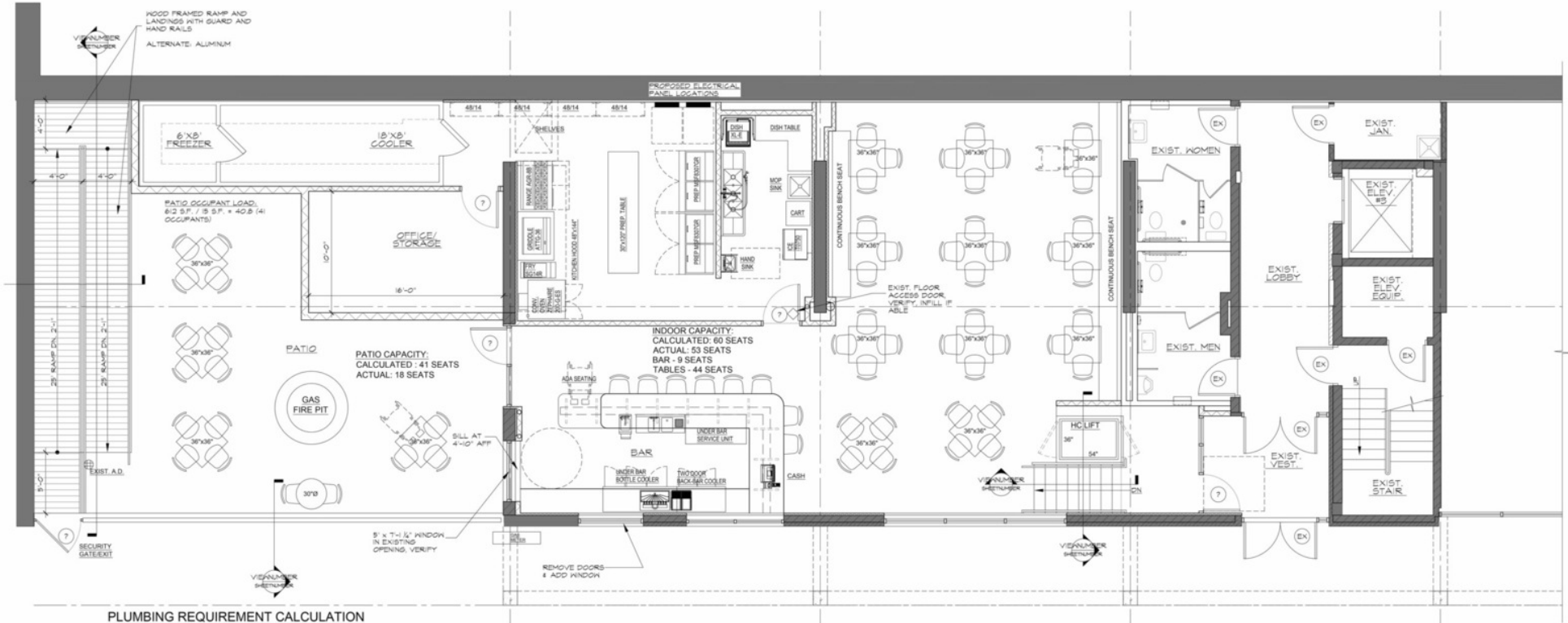
Midwest Dermatology Space (Photo Credit: Dicon Construction)

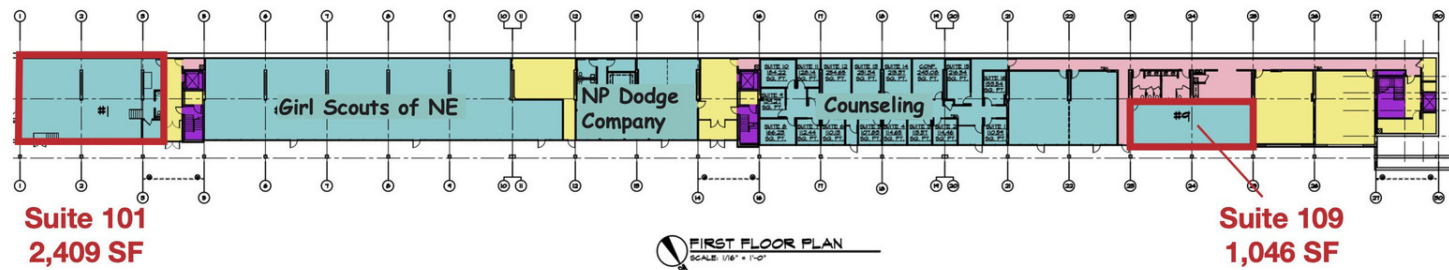
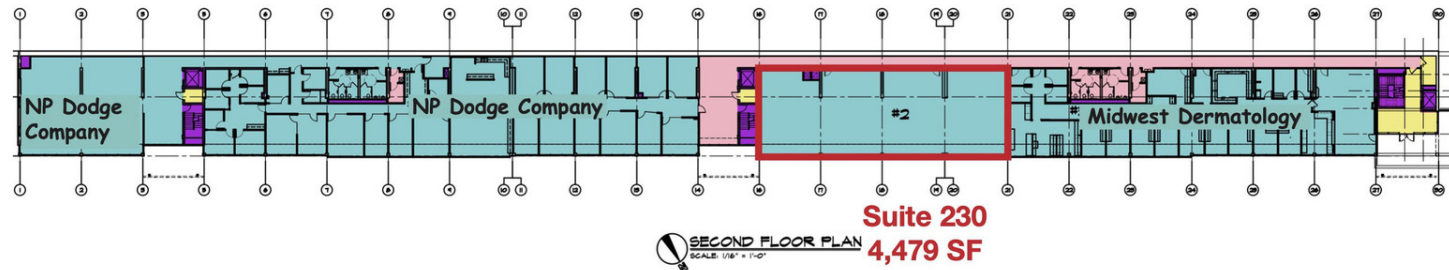
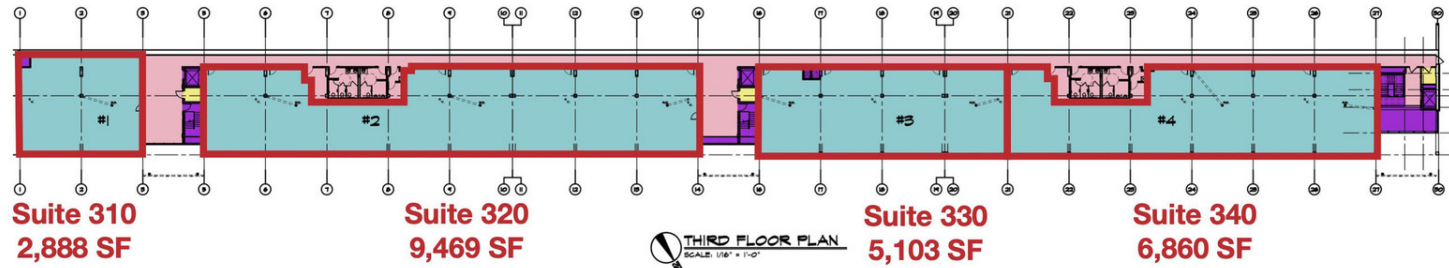


Midwest Dermatology Space (Photo Credit: Dicon Construction)



Midwest Dermatology Space (Photo Credit: Dicon Construction)





Space Type (BOMA) Legend	
 	BUILDING COMMON AREA
 	FLOOR COMMON AREA
 	MAJOR VERTICAL PENETRATION
 	OFFICE AREA
 	STORE AREA

8601 W Dodge Road | Omaha, NE 68114



Map data ©2022 Imagery ©2022 , Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO



Maddie Graeve
Vice President
+1 402 255 6527
mgraeve@nprdodge.com

Gabrielle Estivo
Vice President
+1 402 255 6085
gestivo@npdodge.com

Debra Graeve-Morrison
President
+1 402 255 6087
dgraeve@npsdodge.com

13321 California Street, Suite 105
Omaha, NE 68154
402 255 6060 tel
nainpdodge.com