



NNN Investment Property
Walgreens
14,530 SF

PRICE REDUCTION!

3001 Dodge Street | Omaha, NE 68131

\$5,300,000

NAINP Dodge
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Trenton B. Magid
Executive Vice President
+1 402 510 5263
tmagid@npdodge.com

12915 W Dodge Rd
Omaha, NE 68154
+1 402 255 6060
nainpdodge.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Executive Summary

Located in one of the most desirable areas to live, work and be entertained in Omaha, Nebraska, this absolute NNN investment is accessible from all directions and sees approximately 66,300 vehicles each day.

Walgreens is the second-largest pharmacy store in the United States with roughly 9,560 stores in all 50 states. The property is just east of Midtown Crossing at Turner Park, a seven-building, 16-acre mixed-use development in midtown, Omaha. It includes 297 luxury condominiums, 196 apartments, and more than 225,000 square feet of dining, entertainment, and retail offerings. Anchored by Mutual of Omaha's headquarters, more than 1,200 live in Midtown Crossing. About 196,000 daytime employees work within a five-mile radius.

The Creighton University Campus, with almost 9,000 students, sits to the northeast of the site. Headquarter operations for Berkshire Hathaway and Kiewit Corporation are both located within short walking distance of Walgreens.



Highlights

- A well-established and revitalized neighborhood continues to attract millions of economic development
- Near Creighton University, Mutual of Omaha, & Berkshire Hathaway Corporate Offices
- Walkable area with a plethora of apartments, condos, and single family residences
- Dodge Street (Highway 6) is Omaha's busiest east-west corridor
- Easy access from Interstate 480 & Highway 75

Building Details

Building Size	14,530 sq. ft.
Tenancy	Single
Year Built	2002
Offering Price	\$5,300,000
Price/Square Foot	\$364.76
Lease Expiration	10/31/2077
Cap Rate	6.72%
Rental Rate	\$356,000/year

Property Details

Lot Size	1.18 AC
Zoning	CBD
Parking Ratio	4.26
Parking Spaces	62

Location Details

Market	Omaha/Council Bluffs
Submarket	Midtown
Cross Streets	Dodge, Douglas, 30th, & Turner Boulevard
County	Douglas
Nearest Interstate	I-480, HWY 75

Demographics

Demographics	1 Mile	3 Miles	5 Miles
Total Households	11,232	54,211	108,083
Total Population	27,413	137,085	279,462
Average HH Income	\$51,382	\$63,979	\$62,732

Property Overview

Dodge Street



Turner Park



3001 Dodge Street



Farnam Street



Blackstone Hotel

BERKSHIRE HATHAWAY

Harney Street

S 33rd Street

Dewey Park

Property Overview

Creighton University

Downtown

3001 Dodge Street

Midtown Crossing

UNMC

Blackstone

Leavenworth Street

I-480

Midtown Crossing

A hub for community events, arts, entertainment, dining and more, see what Midtown Crossing at Turner Park has to offer.

www.midtowncrossing.com

Live

Jazz on the Green
Monday Night Movies
Night Markets
Yoga Rocks the Park
Festivals

Shop

The Afternoon
Coldstone Creamery
Corky Boards
The Corky Canvas
Hutch
Long Dog Fat Cat
Verizon
Wohlner's Grocery

Dine

Alamo Drafthouse Cinema
5168 Brewing Tap Room
Black Oak Grill
Cantina Laredo
Culprit Cafe
The Grey Plume
Leadbelly
Liquid Sunshine Taproom
Modern Love
Ray's Wings
Thirst Tea Cafe
Pickleman's

Work

Mutual of Omaha
Berkshire Hathaway
Kiewit
Pacific Life
WOWT NBC Omaha
Werner Logistics
Creighton University

Property Overview



Property Overview



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Lease Terms

Original lease term of 75 years, commencing October 5, 2002 through October 31, 2077 (Lease Maturity)

Tenant has ten (10) options to terminate the lease once every five (5) years at the end of the 300th, 360th, 420th, 480th, 540th, 600th, 660th, 720th, 780th, and 840th months (6 months prior notice around end of November 2027, 2032, 2037, 2042, 2047, 2052, 2057, 2062, 2067, and 2072)

The first Option to Terminate Lease would be the Tenant giving written notice on or before April 30, 2027 for a October 31, 2027 Termination Date.

Yearly Rent is fixed at \$356,000.04 through Lease Maturity (October 31, 2077). This Absolute Triple Net Lease has no Landlord responsibilities.

Tenant provides annual sales information to Landlord. If Percentage Rent is above Fixed Rent then Percentage Rent is payable to Landlord in addition to the fixed rent for that year. However, the total of Percentage Rent plus Fixed Rent in any year can't exceed twice the amount of Fixed Rent. To date, Percentage Rent has not been above Fixed Rent.