



17121 Marcy Street | Omaha, NE 68118

Sale: \$2,604,000 | Lease: \$23.00 PSF

Property Features

- Space can be easily converted to office or retail
- Zoned Mixed Use
- Two outdoor patios
- Newer construction with modern finishes
- Lots of natural lighting throughout the entire building

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

Maddie Graeve

Vice President

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Gabrielle Estivo

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Executive Summary

NAI NP Dodge is exclusively offering the property located at 17121 Marcy Street, Omaha, NE 68118 for sale or lease. This 8,652 square foot free standing building is located near the intersection of 168th and Pacific Street with excellent visibility and traffic counts of more than 46,100 vehicles per day. Built in 2016, this property is in exceptional condition with modern finishes throughout and is currently being used as an event center that offers an array of uses. It is zoned mixed-use and could easily be converted for an office or retail use.

The property is located less than a mile from Nebraska Methodist Health System's new corporate office completed just last year along with several other new developments. In addition, Village Pointe Shopping Center, Pacific Springs Golf Course, CHI Lakeside Hospital, The Shops of Legacy, Metropolitan Community College, and Shadow Lake Country Club are just a few of the other major developments near the subject property. With the exceptionally high average household income of \$152,525 for the immediate area and its prime location, this property would be a great investment or owner user opportunity that is unique in size to the Omaha market.



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NOAH'S EVENT VENUE

Building Details

Tenancy	Single	Lot Size	2.02 Acres
Number of Floors	One	Zoning	Mixed Use
Year Built	2016	Traffic Count	46,100 VPD
Restrooms	Yes	Parking Spaces	101
ADA Access	Yes	Parking Ratio	11.8/1,000 SF

Property Details

Location Details

Market	Omaha/Council Bluffs
Submarket	Southwest
County	Douglas
Cross Streets	168th & Pacific Streets

Demographics

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,693	28,062	77,671
Total Population	9,866	78,838	209,960
Average HH Income	\$152,525	\$133,761	\$117,361

Available Spaces

Space	Lease Rate	Lease Type	Size (SF)	Term
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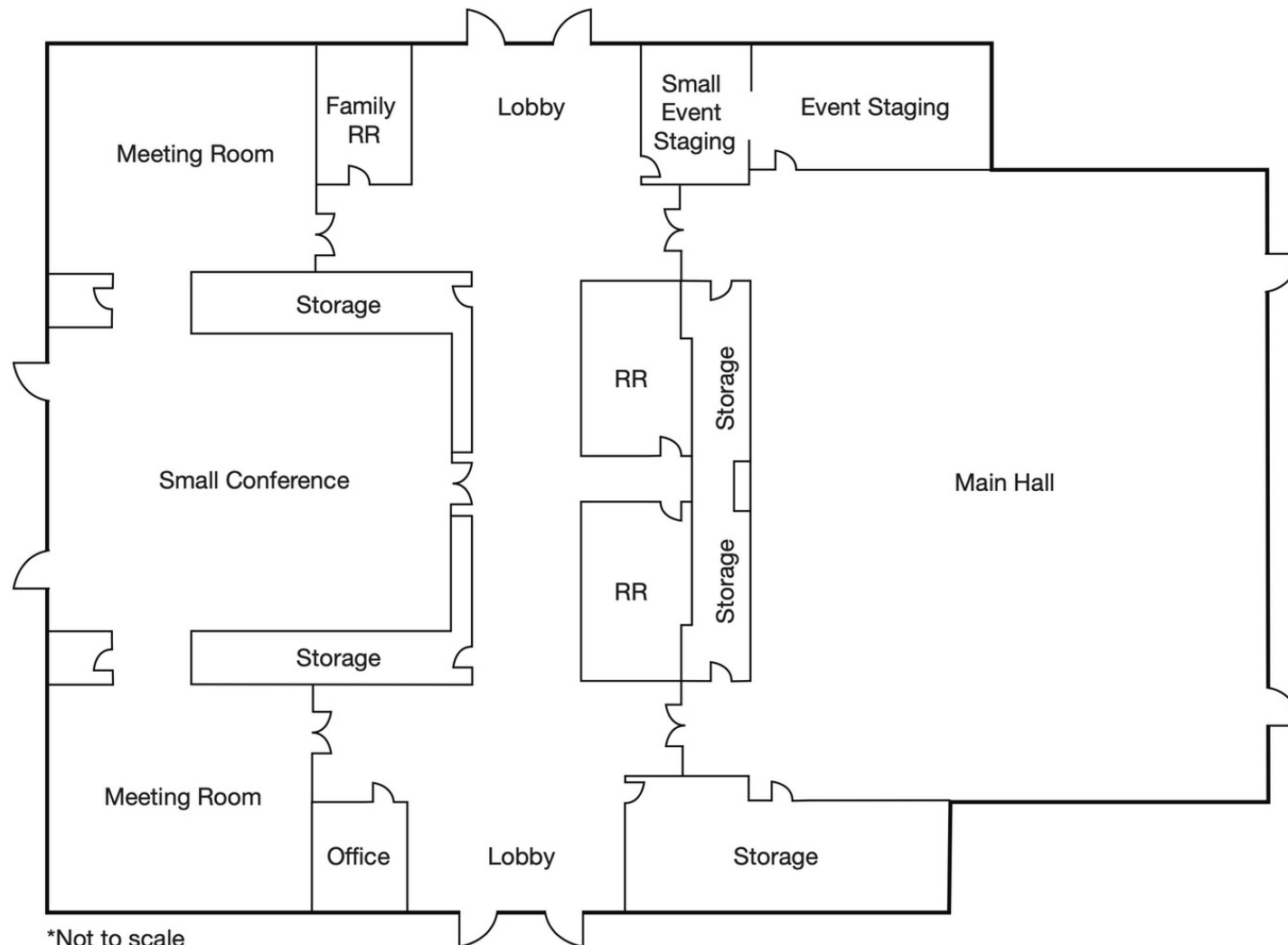
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W Dodge Road

Village Pointe

Best Buy
Scheels
Village Pointe Cinema
Bed Bath & Beyond
Old Navy
Pitch Pizza
Madonna
Rehabilitation Hospital

Pacific

17121 Marcy Street

S 180th Street

S 168th Street

W Center Road

Lakeside Retailers

CHI Health
Olive Garden
Titan Medical Group
Insurance Solutions
Walgreens
Arbor Bank
Baker's
First National Bank
Juice Stop

Shops of Legacy

Life Time Fitness	Shucks
Blatt Beer & Table	The Heritage
Roja	Fairfield Inn & Suites
Blue Sushi	Security National Bank
Dante	