



8012 W Dodge Road | Omaha, NE 68114

Sale: \$1,100,000 | Lease: \$17.00 PSF NNN

### Property Features

- Great Dodge Street Exposure; Across from Children's Hospital; 53,064 VPD
- Stand-alone, single-tenant building
- Income generation from billboard with purchase (\$12,000/year)
- 2,900 SF basement bonus
- Brand new parking lot and new digital monument sign installed
- Opportunity Medical Use

13321 California Street, Suite 105  
Omaha, NE 68154  
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**Todd Schneidewind**

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### Building Details

Tenancy	Single
Number of Floors	Two
Year Built	1961
Construction Status	Existing
Sprinkler	No
Roof	Pitched
Restrooms	Yes
HVAC	Yes
Foundation	Masonry

### Property Details

Lot Size	20,375 SF
Zoning	GC
Traffic Count	53,064 VPD

### Location Details

Market	Omaha/Council Bluffs
Submarket	Dodge Corridor
County	Douglas
Cross Streets	80th & W Dodge Road

### Demographics

Demographics	1 Mile	3 Miles	5 Miles
Total Households	4,702	48,580	126,084
Total Population	9,721	106,890	299,319
Average HH Income	\$95,116	\$83,042	\$74,864

### Available Spaces

Space	Lease Rate	Lease Type	Size (SF)	Term
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Main Level

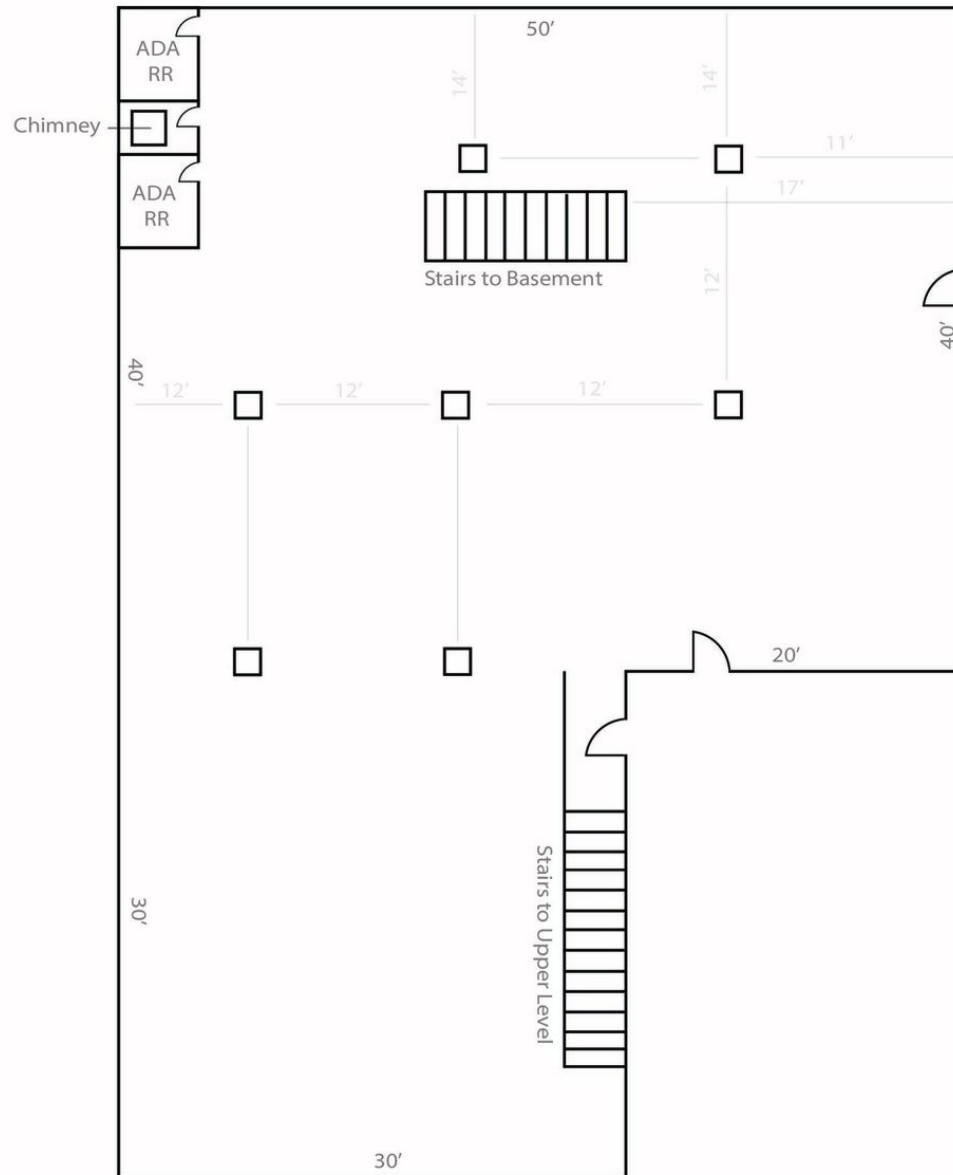


Upper Level

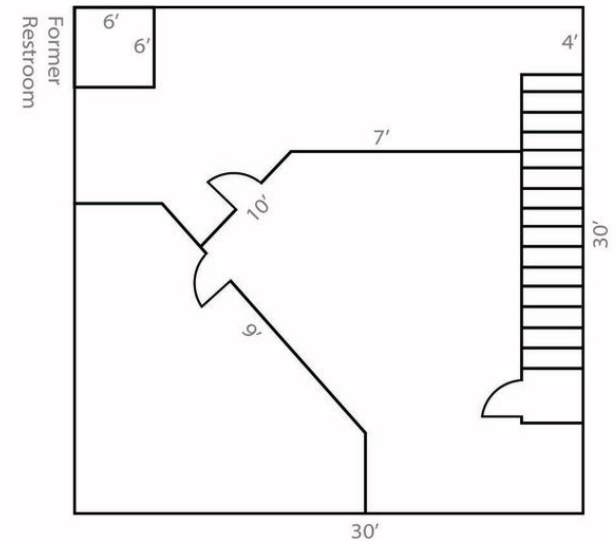


Main Level

Main Level - 2,800 SF



Upper Level - 900 SF





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Site Outline



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