

# For Sale/Lease **Retail Property** 3,800 SF - Above Ground

# 8012 W Dodge Road | Omaha, NE 68114

TENANT

## **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

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

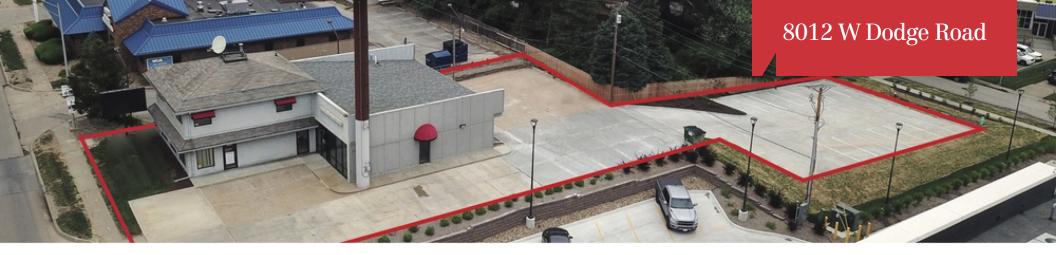
13321 California Street, Suite 105 Omaha, NE 68154 402 255 6060 nainpdodge.com

### Todd Schneidewind

Senior Vice President 402 255 6088 tschneidewind@npdodge.com

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B012



<b>Building Details</b>		Property D	etails	Location	Details	Demographics			
Tenancy	Single	Lot Size	20,375 SF	Market	Omaha/Council	Demographics	1 Mile	3 Miles	5 Miles
Number of Floors	Two	Zoning	GC		Bluffs	Total Households	4,702	48,580	126,084
Year Built	1961	Traffic Count	53,064 VPD	Submarket	Dodge Cooridor	Total Population	9,721	106,890	299,319
Construction Status	Existing			County	Douglas	Average HH Income	\$95,116	\$83,042	\$74,864
Sprinkler	No			Cross Streets	80th & W Dodge Road				
Roof	Pitched			Olleets	noad				
Restrooms	Yes								
HVAC	Yes	Available Spaces							
Foundation	Masonry	Space Lease Rate		ł	Lease Type	Size (SF)		Term	

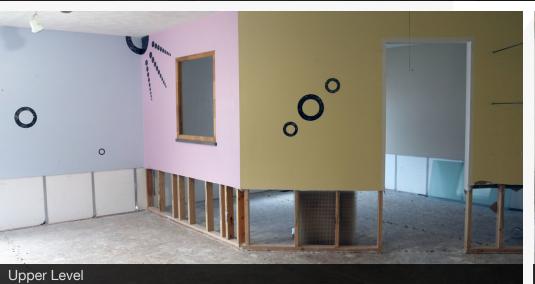


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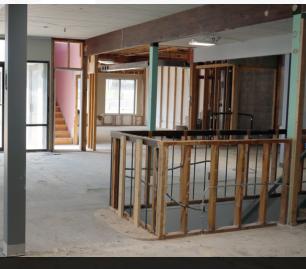
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### Main Level





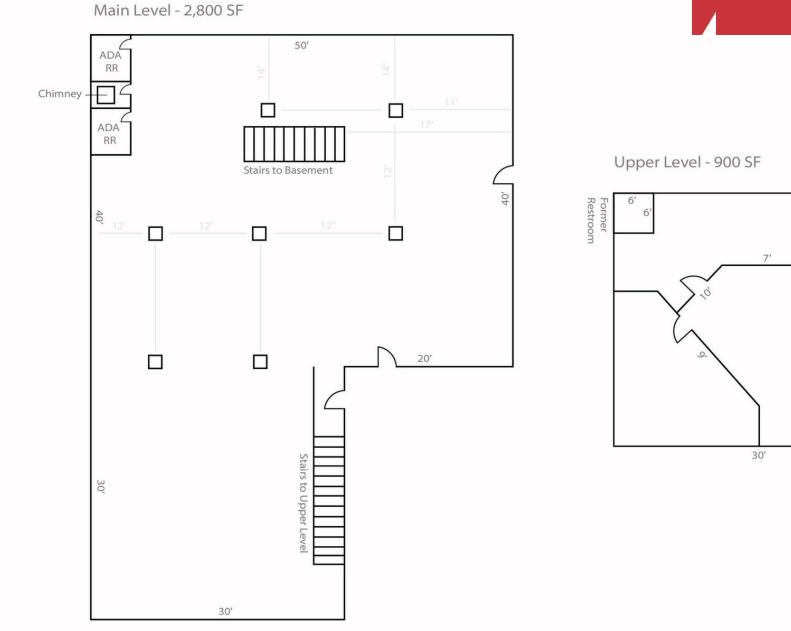


Main Level



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30'

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Site Outline



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