

# OLD MILL CENTRE

Retail / Office  
For Lease

108<sup>th</sup> & West Dodge Road



Serves Entire Metro Area

Abundant parking

Unmatched Exposure and access to I-680 & West Dodge



Call Today for showing  
402-415-2422  
<https://www.oldmillcentre.com>  
[mtmoylan@shamrockdevelopment.com](mailto:mtmoylan@shamrockdevelopment.com)

NEW OWNER IN 2025  
REFRESH COMING SOON!

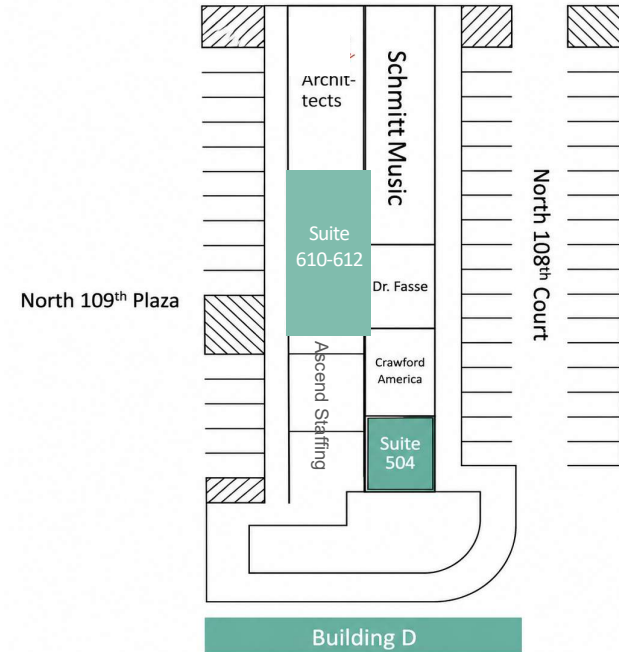
 **SHAMROCK**  
DEVELOPMENT, INC

## Site Plan

### PROPERTY HIGHLIGHTS

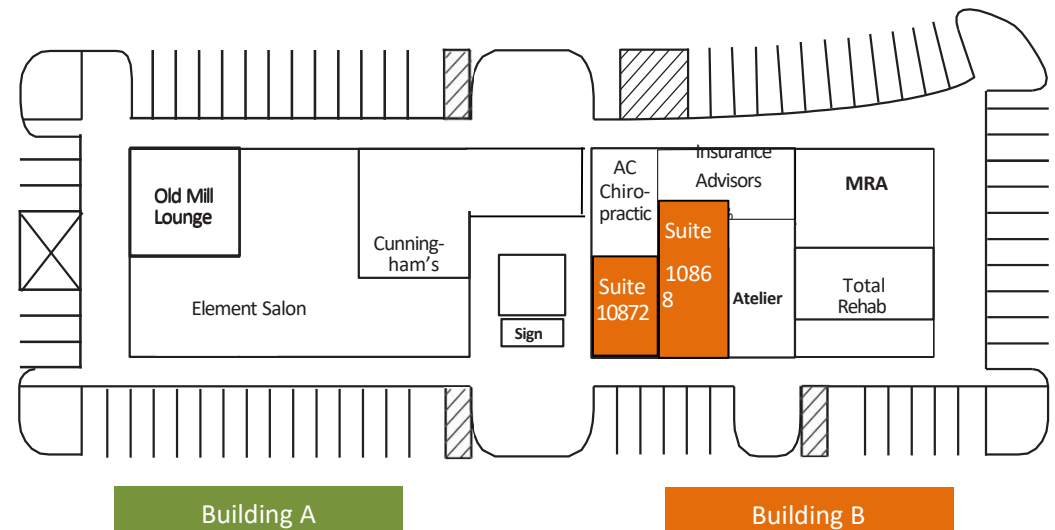
- From 1,250 – 8,400 Sq Ft
- Unmatched location to entire metro area
- Opportunity to subdivide
- Less than 15 minutes to all of Omaha
- Abundant Parking
- One minute from the I-680 & W. Dodge Expressway Interchange

**Available Now**



### OFFERING SUMMARY

<b>LEASE RATE:</b>	<b>\$16-\$22 SF/YR NNN</b>
Est. Op. Exp:	\$5.00 SF/YR *Plus Electric & Water
Building Size:	75,089 SF
Property Type:	Retail and Office
Year Built:	1974
Zoning:	CC – Commercial



**SHAMROCK**  
DEVELOPMENT, INC



● Brokers Protected ●

# Building B

## Space Available

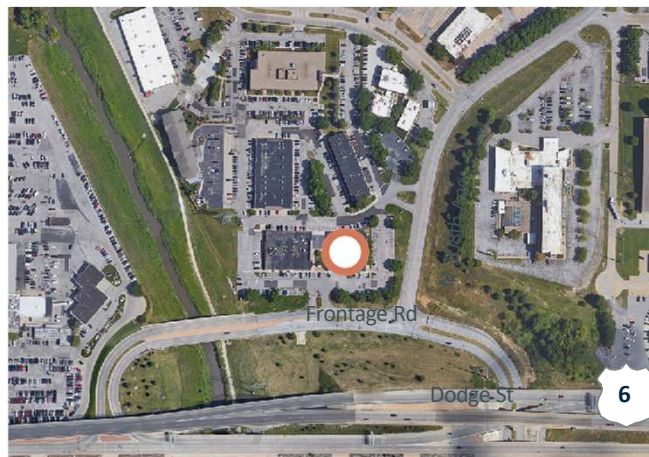
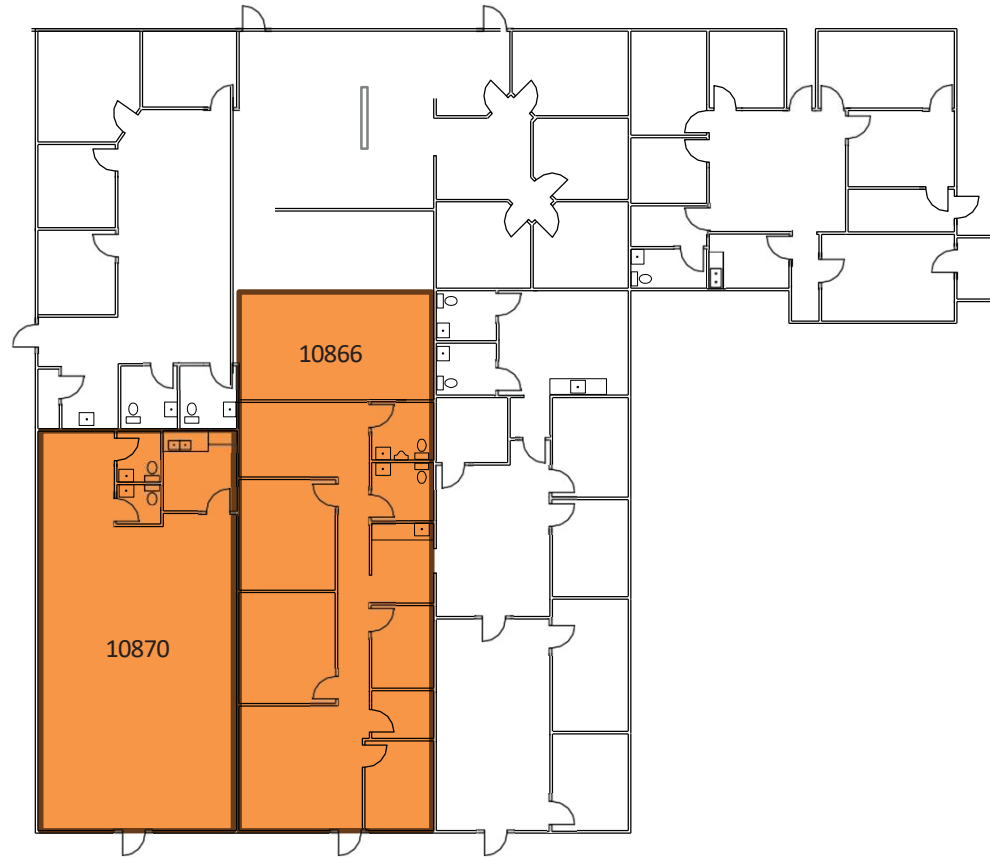
10870 W Dodge Rd.	1,200 SF
10866 W Dodge Rd.	1,740 SF
Combined:	3,074 SF

## Lease Rate

10870	\$22.00 PSF, NNN
10866	\$22.00 PSF, NNN

## Estimated NNN

\$5.00 PSF (2026)  
+ Electric & Water



# Building C

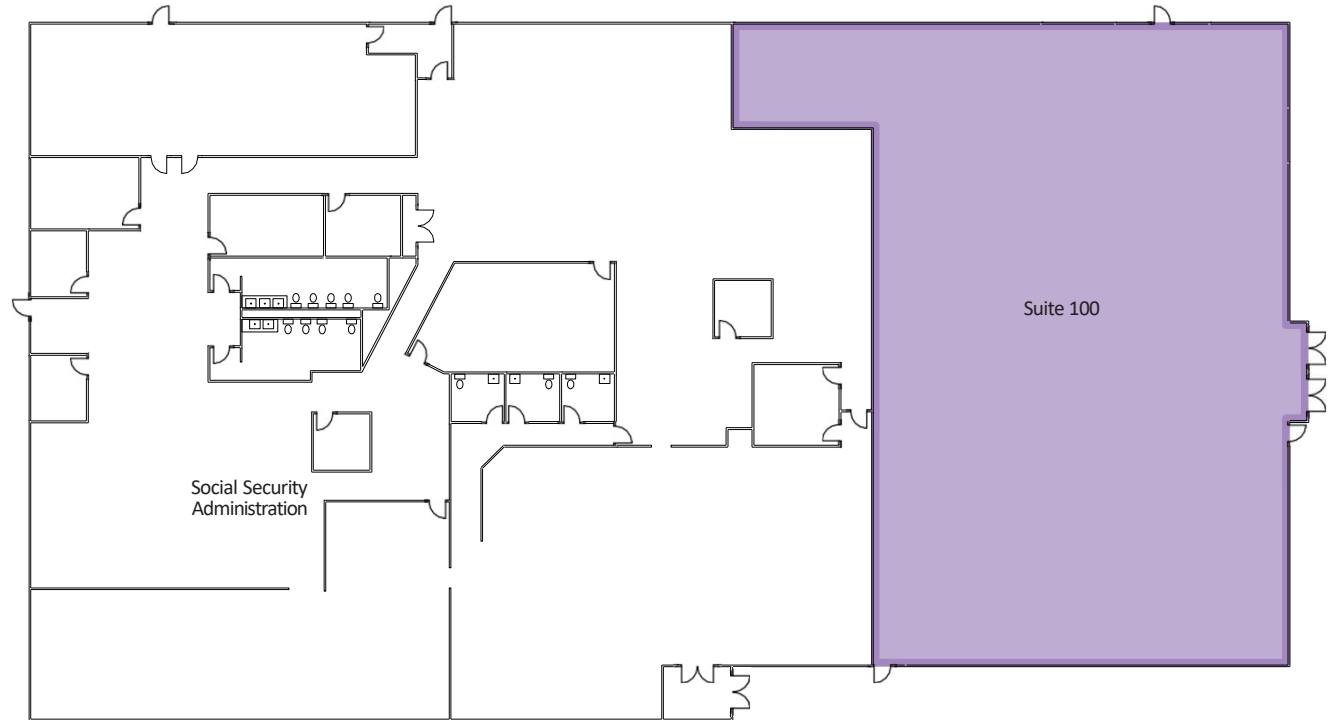
Space Available

600 N 109<sup>th</sup> Court 8,418 SF

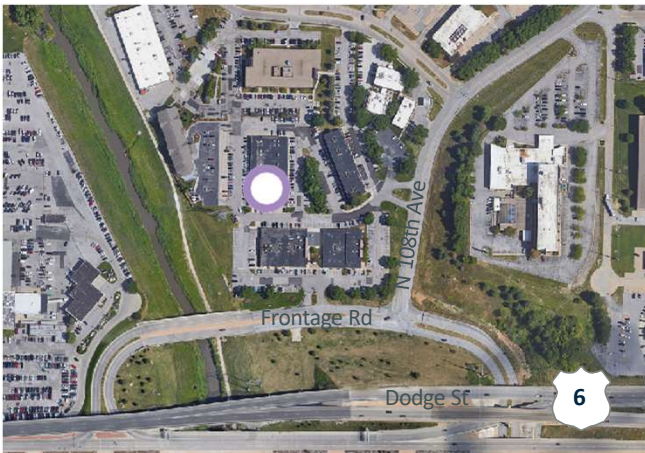
Lease Rate \$16.00 PSF

Estimated NNN \$5.00 PSF (2026)  
+ Electric & Water

OPEN SHELL - Ready for all new  
tenant Improvements.



North 109<sup>th</sup> Court



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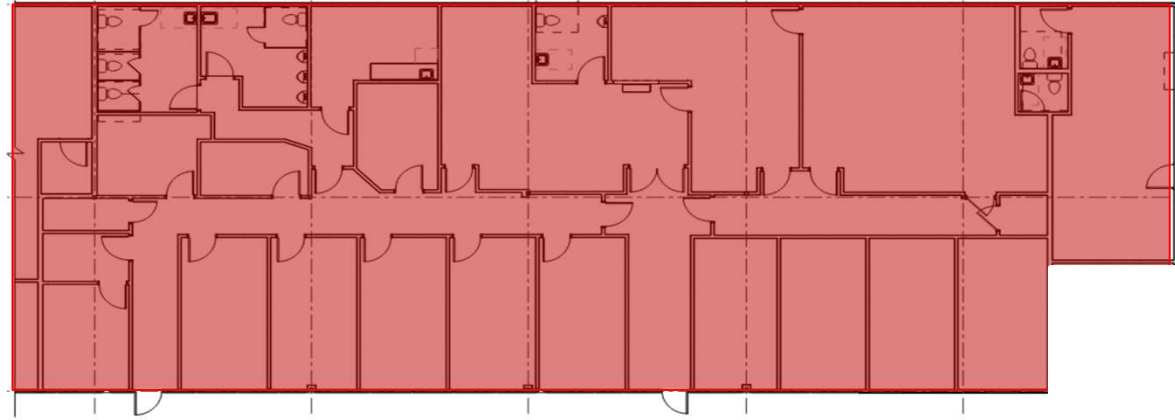
# Building D

North 109<sup>th</sup> Plaza  
Space Available

Suite 610-12 5,677 SF  
N. 109<sup>th</sup> Plaza

Lease Rate \$16.00 PSF

Estimated \$5.00 PSF (2026)  
NNN + Electric & Water



Suite 610-12 5,677 SF



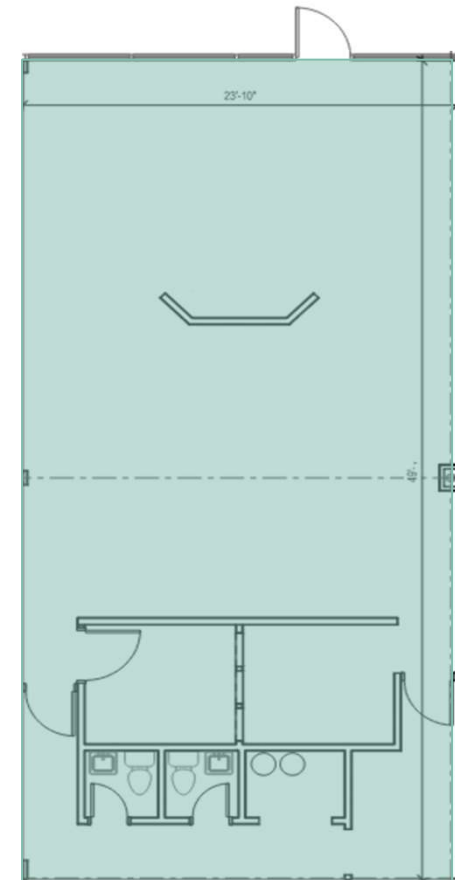
\* Will Subdivide

# Building D

North 108<sup>th</sup> Court  
Space Available

Turnkey  
Hair Salon \$19.75 PSF

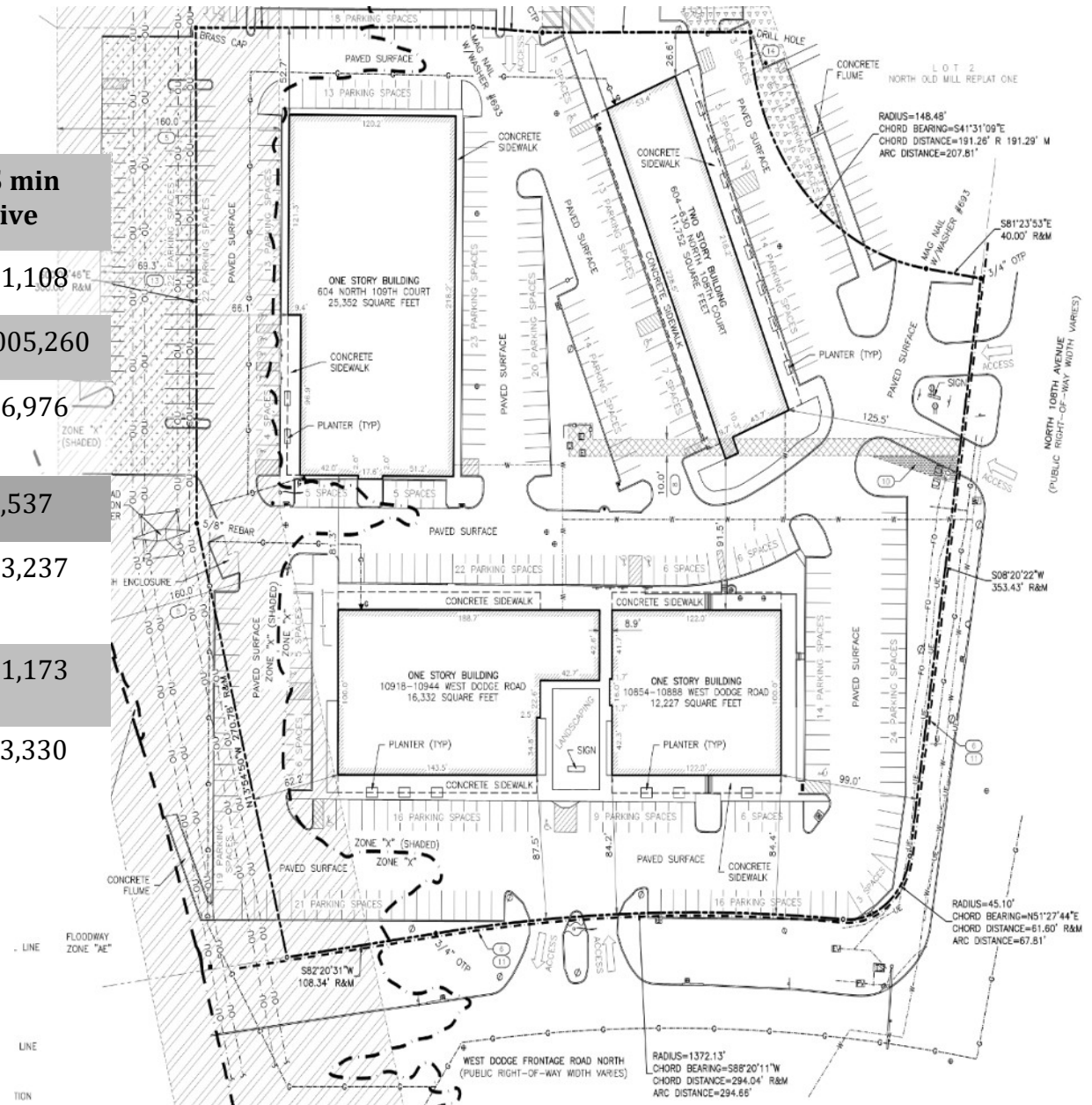
Estimated NNN \$5.00 PSF (2026)  
+ Electric & Water



604 N 108<sup>th</sup> Court  
1,250 SF

## DEMOGRAPHIC DATA

Population	5 min drive	10 min drive	15 min drive
2026 Total Population	12,439	133,877	431,108
2029 Total Population	94,975	604,700	1,005,260
2026 Daytime Po: Residents	42,605	120,720	346,976
2024 Total Businesses	5,238	12,861	25,537
2026 Employed Civilian Pop 16+	50,057	147,860	383,237
2026 Households	6,137	57,740	241,173
2026 Median Household Income	\$61,846	\$82,691	\$83,330



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