

FOR SALE



8012 W DODGE RD

Omaha, NE 68114

MATTHEW RASMUSSEN

Vice President

402.657.1969

matthew@campbelldana.com

JAMIE DUDNEY

Senior Associate

712.355.1156

jamie@campbelldana.com



**CAMPBELL
DANA** | COMMERCIAL
REAL ESTATE

8012 W DODGE RD | RETAIL PROPERTY FOR SALE

OMAHA, NE 68114



**CAMPBELL
DANA** | COMMERCIAL
REAL ESTATE



PROPERTY DESCRIPTION

This retail property is located on a high-traffic thoroughfare with easy access to shopping, dining, and nearby amenities. The site is conveniently located near Children's Nebraska and the Crossroads, with active surrounding development. This multi-tenant, free-standing building offers an investment opportunity with excellent visibility along a prominent stretch of West Dodge Road. Contact agent for details.

LOCATION DESCRIPTION

Centrally located near N 80th Street and West Dodge Road.

OFFERING SUMMARY

Sale Price:	\$1,900,000.00
Lot Size:	20,236 SF
Building Size:	6,700 SF
Zoning:	GC

PROPERTY HIGHLIGHTS

- Daily Traffic: 50,768 Vehicles Per Day
- High Visibility
- Ample Parking

MATTHEW RASMUSSEN
Vice President
402.657.1969
matthew@campbelldana.com

JAMIE DUDNEY
Senior Associate
712.355.1156
jamie@campbelldana.com

8012 W DODGE RD | RETAIL PROPERTY FOR SALE

OMAHA, NE 68114



**CAMPBELL
DANA** | COMMERCIAL
REAL ESTATE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,596	102,961	297,057
Average Age	41	39	38
Average Age (Male)	40	38	37
Average Age (Female)	43	40	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,583	46,626	125,493
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$107,104	\$100,982	\$87,016
Average House Value	\$336,500	\$319,595	\$269,644

2020 American Community Survey (ACS)



MATTHEW RASMUSSEN
Vice President
402.657.1969
matthew@campbelldana.com

JAMIE DUDNEY
Senior Associate
712.355.1156
jamie@campbelldana.com

8012 W DODGE RD | RETAIL PROPERTY FOR SALE

OMAHA, NE 68114



**CAMPBELL
DANA** | COMMERCIAL
REAL ESTATE



DISCLOSURE

© 2026 Campbell Dana | Commercial Real Estate. All rights reserved. The information provided herein has been sourced from what is believed to be reliable, but its accuracy and completeness have not been independently verified. Campbell Dana | Commercial Real Estate does not make any guarantees, representations, or warranties, and disclaims any responsibility or liability for the accuracy, completeness, or reliability of this information. It is recommended that you perform your own independent investigation and verification of all property details. Any reliance on this information is at your own risk. The Campbell Dana | Commercial Real Estate name and logo are service marks of Campbell Dana | Commercial Real Estate. All other trademarks appearing in this document are the property of their respective owners and are used for identification purposes only, without implying any endorsement or affiliation with Campbell Dana | Commercial Real Estate. All images in this document are owned by their respective copyright holders. Unauthorized use of these images is prohibited without express written permission from the owner.

MATTHEW RASMUSSEN
Vice President
402.657.1969
matthew@campbelldana.com

JAMIE DUDNEY
Senior Associate
712.355.1156
jamie@campbelldana.com