

OLD MILL CENTRE

Retail / Office
For Lease

108th & 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
www.OldMillOmaha.com
info@shamrockdevelopment.com

NEW OWNER IN 2025
REFRESH COMING SOON!

 **SHAMROCK**
DEVELOPMENT, INC

PROPERTY HIGHLIGHTS

- From 1,000 – 8,400 Sq Ft
- Unmatched location to entire metro area
- Opportunity to subdivide
- Less than 15 minutes to all of Omaha
- Utilities included in Operating Expenses
- Abundant Parking
- One minute from the I-680 & W. Dodge Expressway Interchange

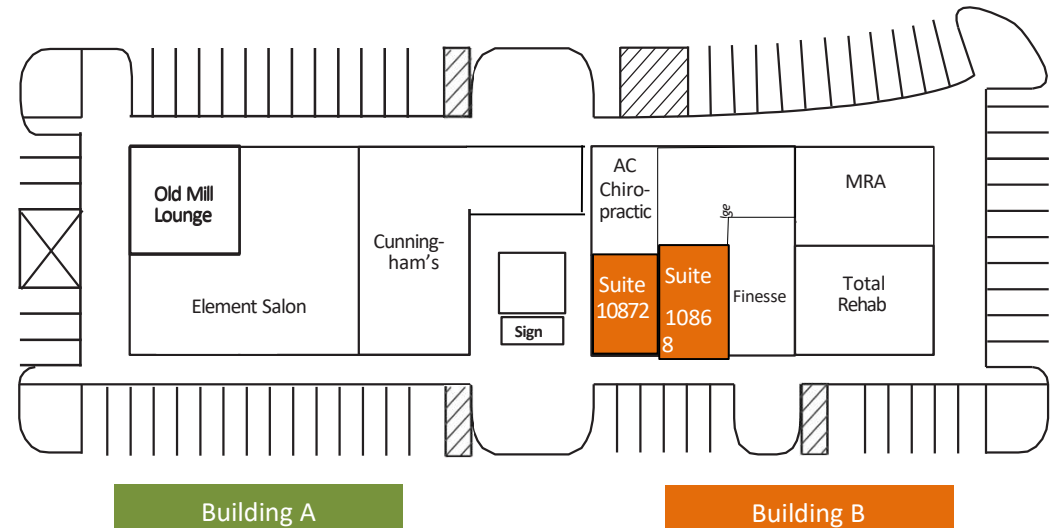
Available Now

Site Plan



OFFERING SUMMARY

LEASE RATE:	\$16-\$22 SF/YR NNN
Est. Op. Exp:	\$6.90 SF/YR *Includes Electric & Water
Building Size:	75,089 SF
Property Type:	Retail and Office
Year Built:	1975
Zoning:	CC – Commercial



SHAMROCK
DEVELOPMENT, INC



● Brokers Protected ●

108th & West Dodge
Road Omaha, Nebraska
68154

Building B

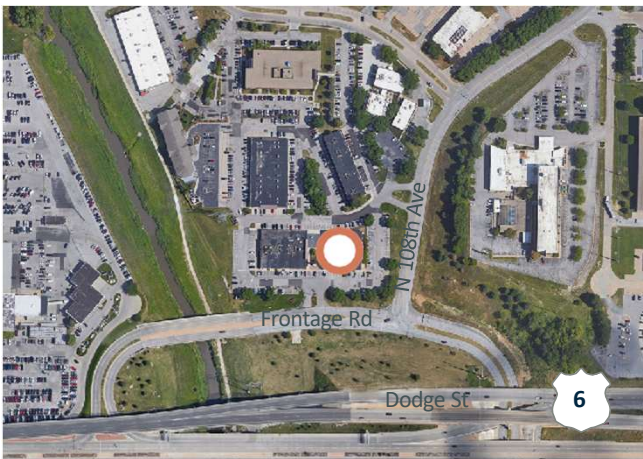
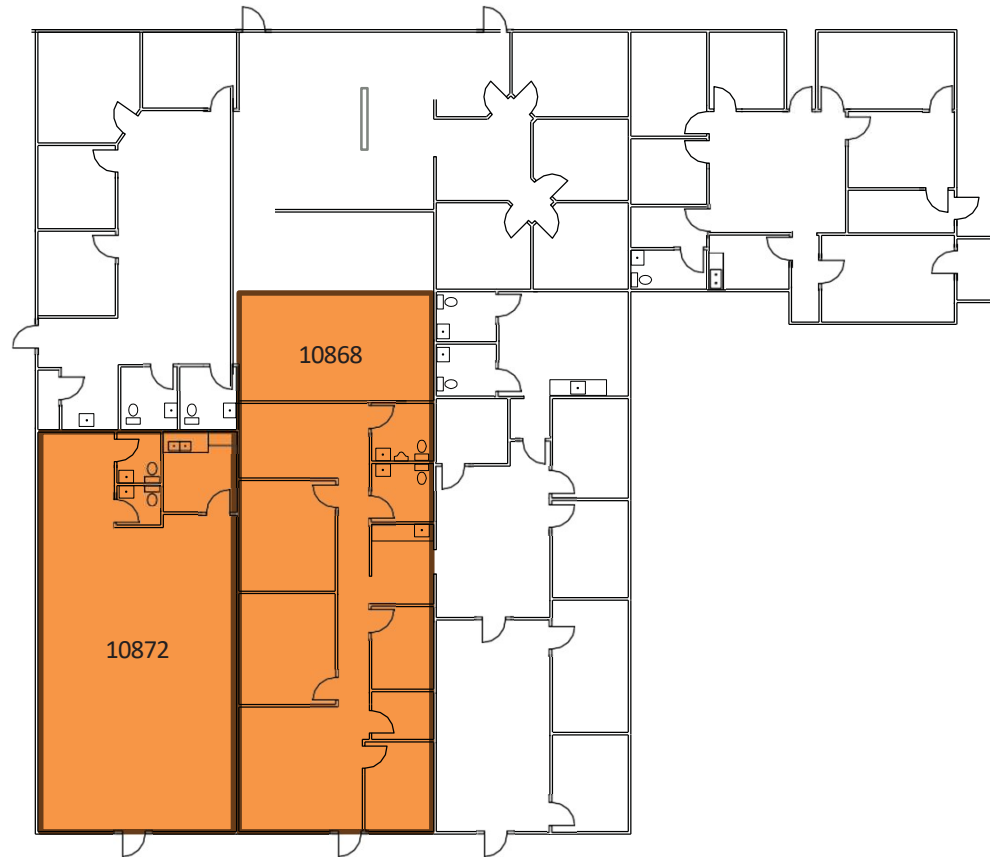
Space Available

Suite 10872 W Dodge Rd. 1,250 SF
Suite 10868 W Dodge Rd. 1,824 SF

Lease Rate

10872 \$22.00 PSF, NNN
10868 \$16.00 PSF, NNN

Estimated NNN \$6.90 PSF (2025)



Call Today for showing
402-415-2422
www.OldMillOmaha.com
info@shamrockdevelopment.com

Building C

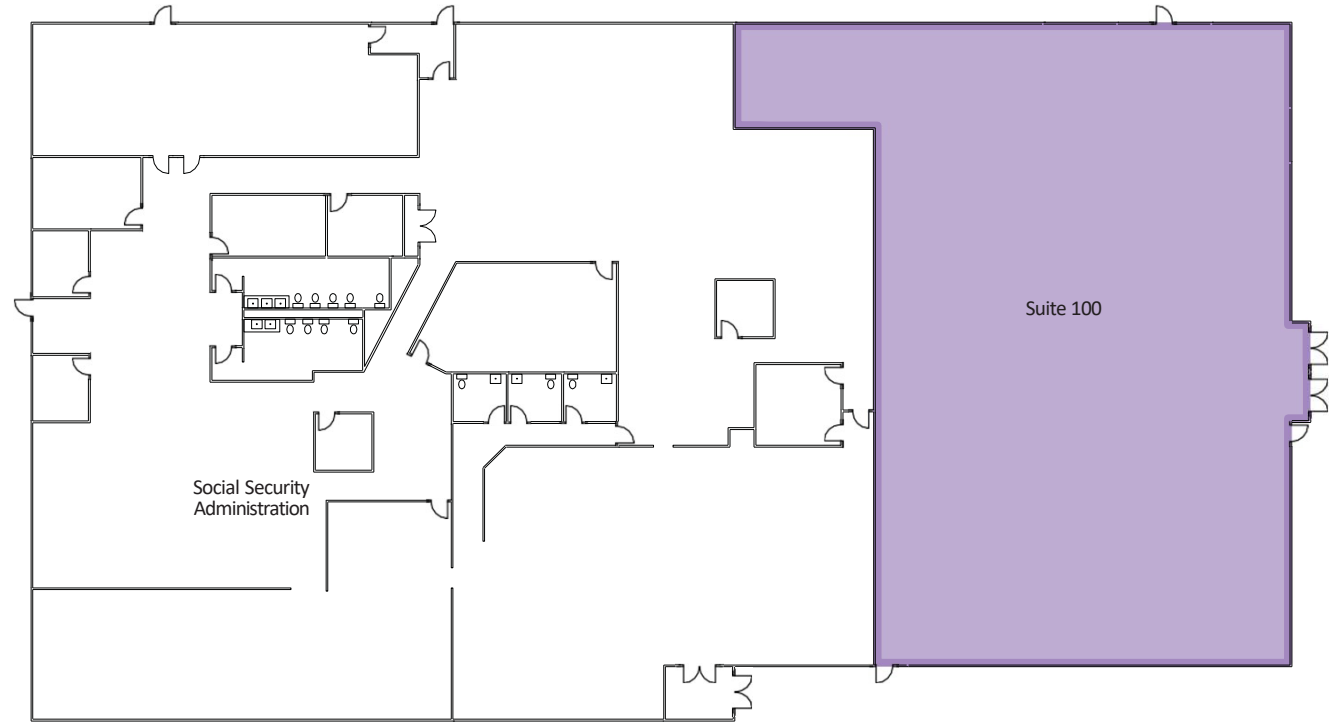
Space Available

600 N 109th Court 8,418 SF

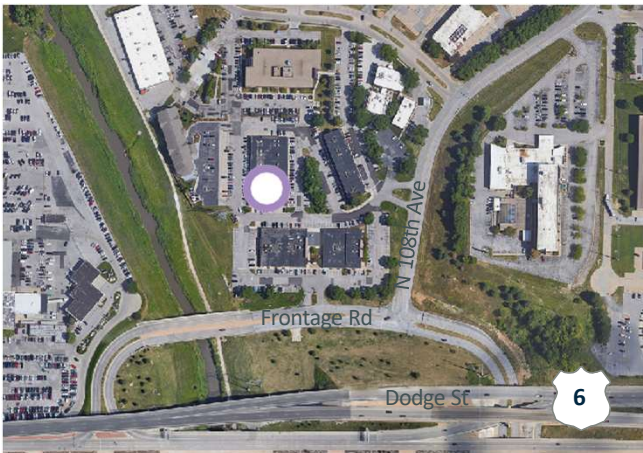
Lease Rate \$16.00 PSF

Estimated NNN \$ 6.90 PSF

OPEN SHELL - Ready for all new
tenant Improvements.



North 109th Court

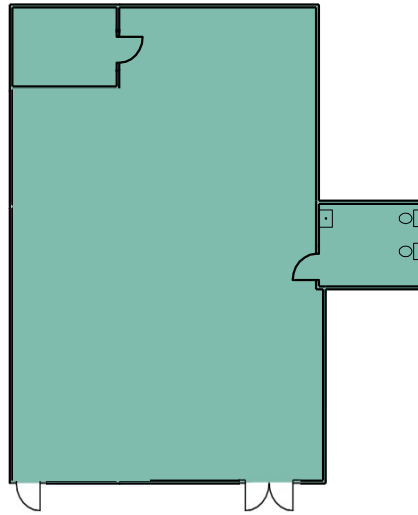


Call Today for showing
402-415-2422
www.OldMillOmaha.com
info@shamrockdevelopment.com

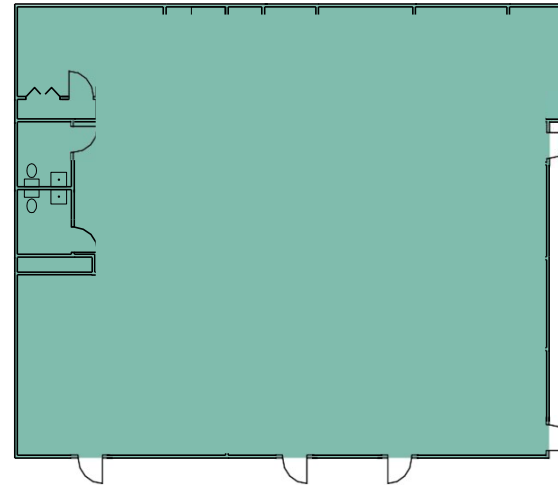
Building D

North 108th Court
Space Available

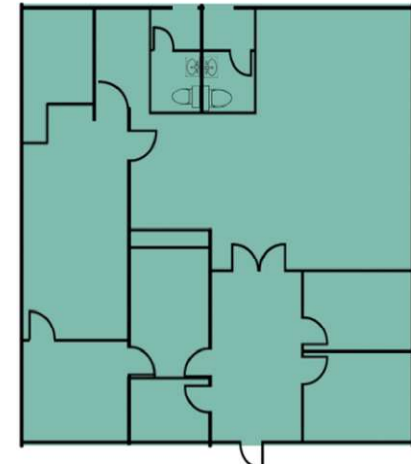
Lease Rate \$16.00 PSF
Estimated NNN \$6.90 PSF (2025)



608 N 108th Court
1,967 SF

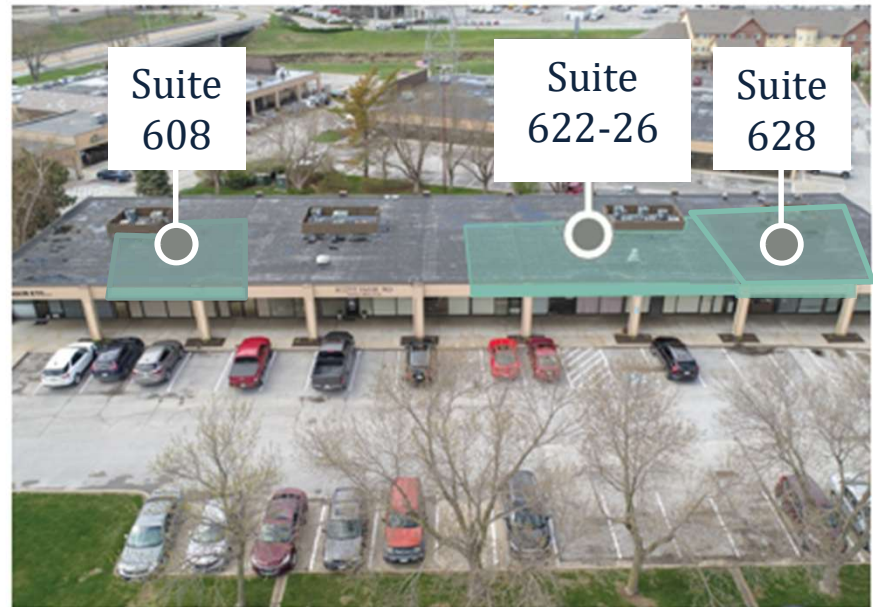
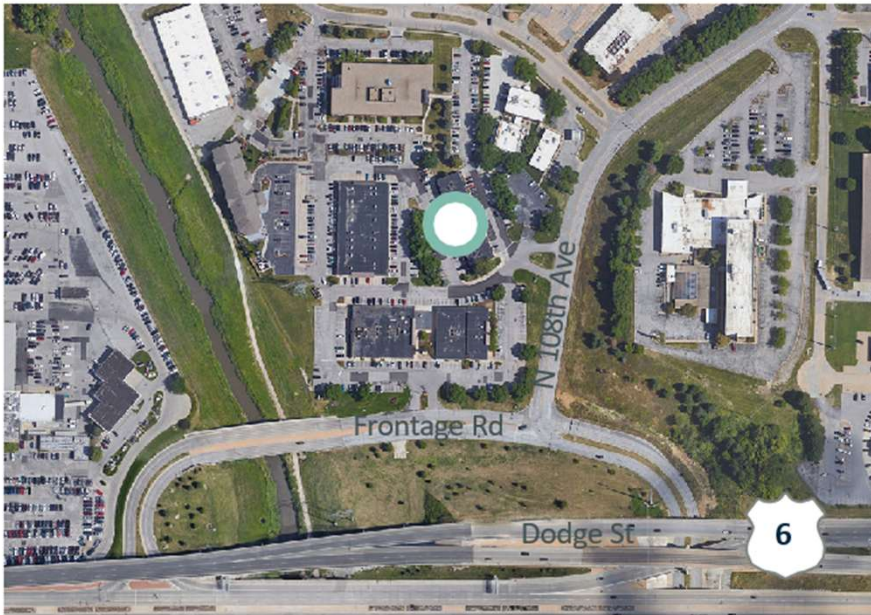


622-26 North 108th Court
2,593 SF



628 N 108th Court
2,275 SF

For Lease



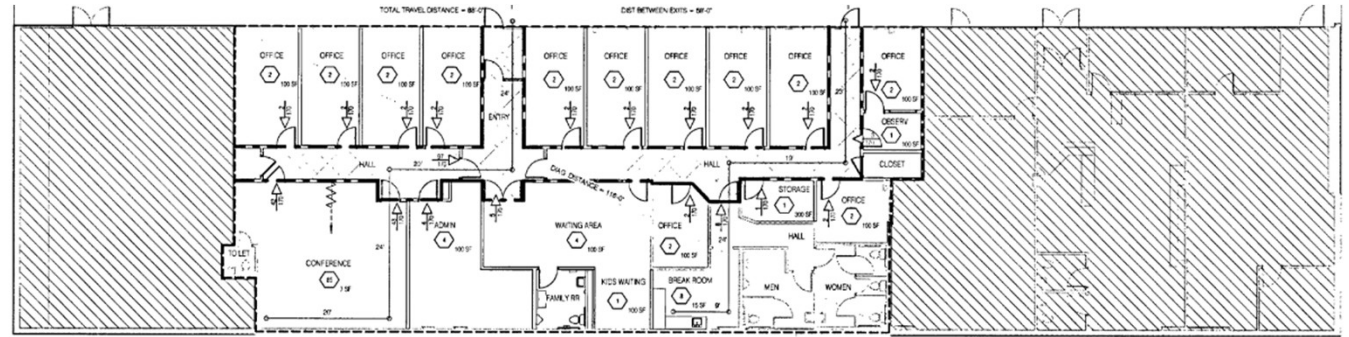
Building D

North 109th Plaza
Space Available – Nice improvements

Suite 638 N. 5,230 SF
109th Plaza

Lease Rate \$16.00 PSF

Estimated \$6.90 PSF
NNN (2025)

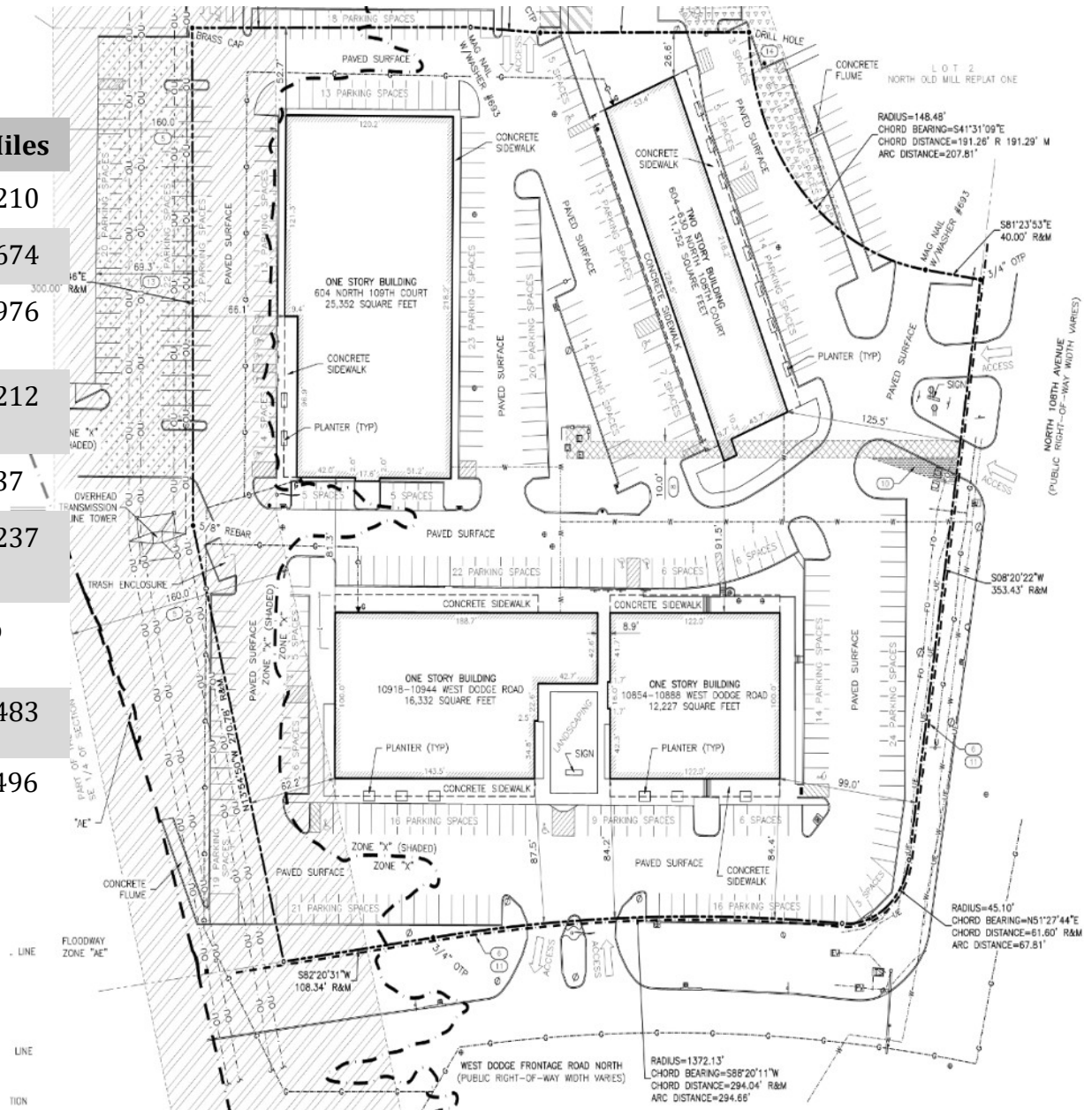


Suite 638 5,230 SF



DEMOGRAPHIC DATA

Population	3 Miles	5 Miles	10 Miles
2024 Total Population	92,045	266,675	728,210
2029 Total Population	94,975	270,821	749,674
2024 Daytime Po: Residents	42,605	120,720	346,976
2024 Daytime Pop: Workers	79,917	190,339	395,212
2024 Total Businesses	5,238	12,861	25,537
2024 Employed Civilian Pop 16+	50,057	147,860	383,237
2024 Unemployment Rate	2.3%	2.3%	2.7%
2024 Households	40,580	42,577	284,483
2024 Median Household Income	\$77,519	\$81,274	\$83,496



Call Today for showing
402-415-2422
www.OldMillOmaha.com
info@shamrockdevelopment.com

