

WEST DODGE PLAZA

13014-13058 W Dodge Rd | Omaha, NE 68154



3,967-8,967 SF AVAILABLE

DaVita-Anchored West Omaha Shopping Center with Freeway Visibility



SUITE 13030

\$24.00/SF NNN

Approx. 3,967 SF



SUITE 13058

\$24.00/SF NNN

Approx. 5,000 SF



COMBINED OPPORTUNITY

Approx. 8,967 SF



EST. NNN

Approx. \$5.00/SF

PROPERTY HIGHLIGHTS

- DaVita anchored
- Approx. 17,475 SF total center GLA
- 85 parking spaces
- Approx. 4.86 / 1,000 SF parking ratio
- Pylon + building signage
- Freeway visibility
- Community Commercial zoning
- Built in 1988; renovated

PROPERTY OVERVIEW

Established neighborhood shopping center serving the west Omaha market. The property offers frontage-road access, strong signage opportunities and exposure to approximately 56,000 vehicles per day. Ownership is offering two suites totaling approximately 8,967 SF, including a second-generation childcare facility and an open retail/showroom suite.



REPRESENTATIVE TENANTS

DaVita | Little Blazers | Chasing Clouds

LEASING INFORMATION

James Hussey | (402) 850-6575 | jim.hussey@ymail.com

David Hussey | (775) 682-1583 | jsandsons.mgmt@gmail.com



J & S AND SONS, LTD.

SUITE 13030

Approx. 3,967 SF | \$24.00/SF NNN



BUILT OUT FOR CHILDCARE
WITH INTERIOR STORM SHELTER



SUITE OVERVIEW

Suite 13030 is an established second-generation childcare facility that has operated as a daycare for more than 25 years. The existing layout may reduce buildout time and expense for a qualified childcare operator.



SIZE

Approx. 3,967 SF



LOCATION

West Dodge Plaza | Suite 13030



LEASE RATE

\$24.00/SF NNN



ESTIMATED NNN

Approx. \$.50/SF

KEY FEATURES

- Multiple classrooms and activity areas
- Secure fenced playground
- Interior storm shelter
- Child-oriented restrooms
- Sink and counter areas
- Office and administrative space



POTENTIAL USES

- Daycare / preschool
- Early learning center
- Montessori program
- Pediatric therapy
- After-school programs
- Tutoring / education
- Youth enrichment
- Family support services
- Medical or therapy office
- Other approved neighborhood uses



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SUITE 13058

Approx. 5,000 SF | \$24.00/SF NNN



SUITE OVERVIEW

Suite 13058 offers approximately 5,000 SF of highly visible retail or service space. The suite features a broad open showroom floor, high exposed ceilings, extensive storefront glass and abundant natural light. Its flexible configuration may accommodate retail, medical, wellness, showroom or other approved commercial uses.



KEY FEATURES

- Approx. 5,000 SF
- High exposed ceilings
- Broad open showroom floor
- Large storefront windows
- DaVita-anchored center
- Estimated NNN: Approx. \$5.00/SF



POTENTIAL USES

- Specialty retail
- Service retail
- Showroom
- Salon / spa
- Office / retail
- Therapy
- Medical services
- Professional services
- Fitness / wellness
- Other approved commercial uses

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PROPERTY OVERVIEW, SITE & SPECIFICATIONS

West Dodge Plaza | 13014-13058 W Dodge Rd | Omaha, NE 68154



PROPERTY SUMMARY

- Retail shopping center
- Approx. 17,475 SF total GLA
- Approx. 1.65-acre site area
- 85 parking spaces
- Approx. 4.86 / 1,000 SF parking ratio
- Built in 1988; renovated
- One-story masonry construction
- Approx. 14-foot ceiling height
- Community Commercial zoning
- DaVita-anchored tenant mix



ACCESS & VISIBILITY

- West Dodge frontage-road access
- Approx. 56,000 vehicles per day
- Freeway visibility
- Pylon + building signage
- Customer parking field



REPRESENTATIVE TENANTS

DaVita | Little Blazers
Chasing Clouds



CURRENT AVAILABILITY



SUITE 13030

Approx. 3,967 SF



SUITE 13058

Approx. 5,000 SF



COMBINED
OPPORTUNITY

Approx. 8,967 SF



EST. NNN

Approx. \$5.00/SF

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