

West Dodge Frontage Opportunity

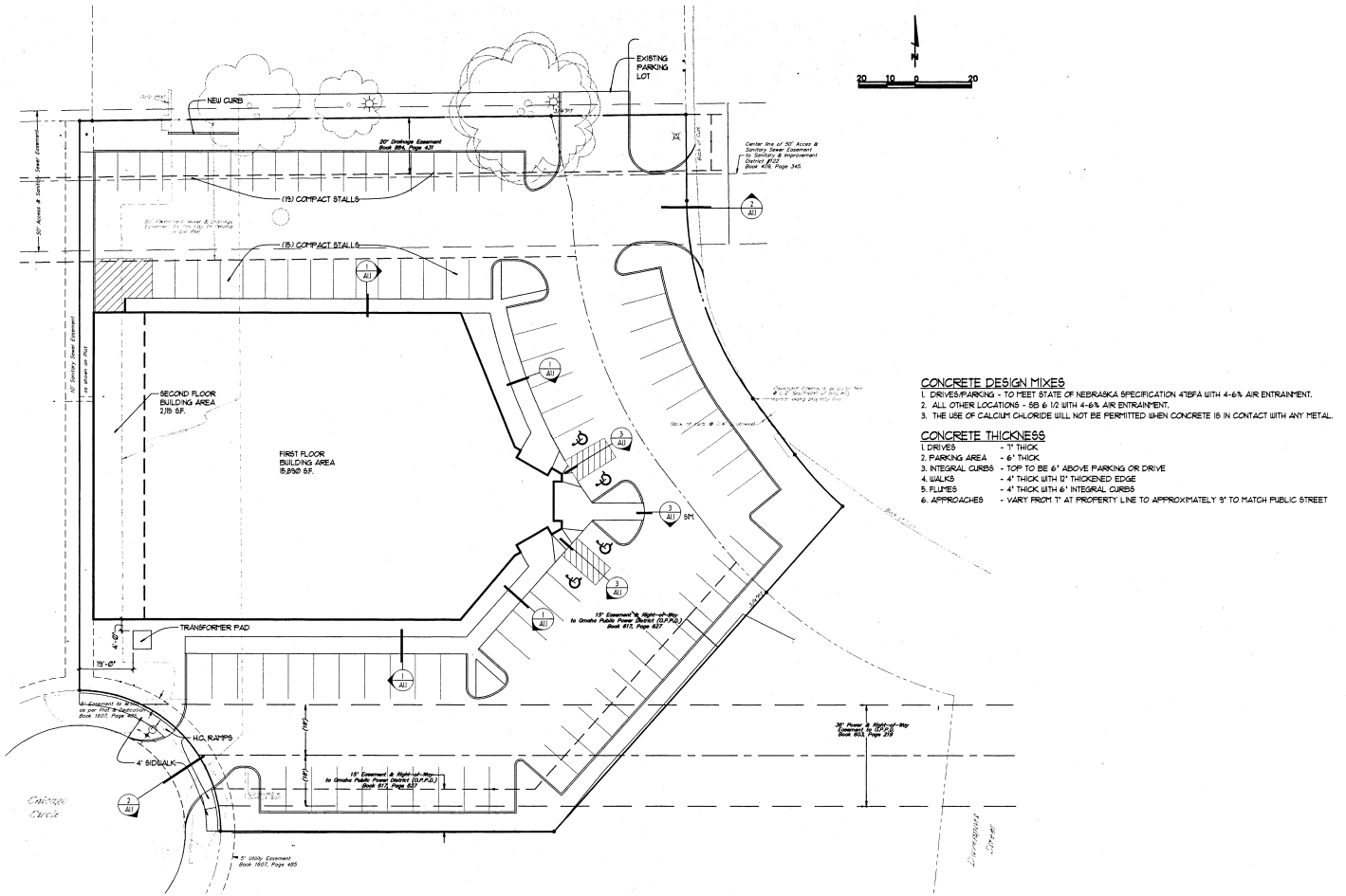
11212 Chicago Circle
Omaha, NE 68154
www.cbre.us/nebraska

Fantastic Retail/Showroom Building Available



West Dodge Frontage Opportunity

11212 Chicago Circle | Omaha, NE 68154



Property Information

Lease Rate	\$12.50 PSF, NNN
Building Size	18,000 SF
Footprint	±16,000 SF
Second Level	±2,000 SF
Lot Size	1.25 AC / 54,884 SF

Located on 114th and West Dodge Road, this ready to go showroom is ideal for any tenant looking to grow their business.

18k

Building Size (SF)

1.25

Lot Size (AC)

1996

Year Built

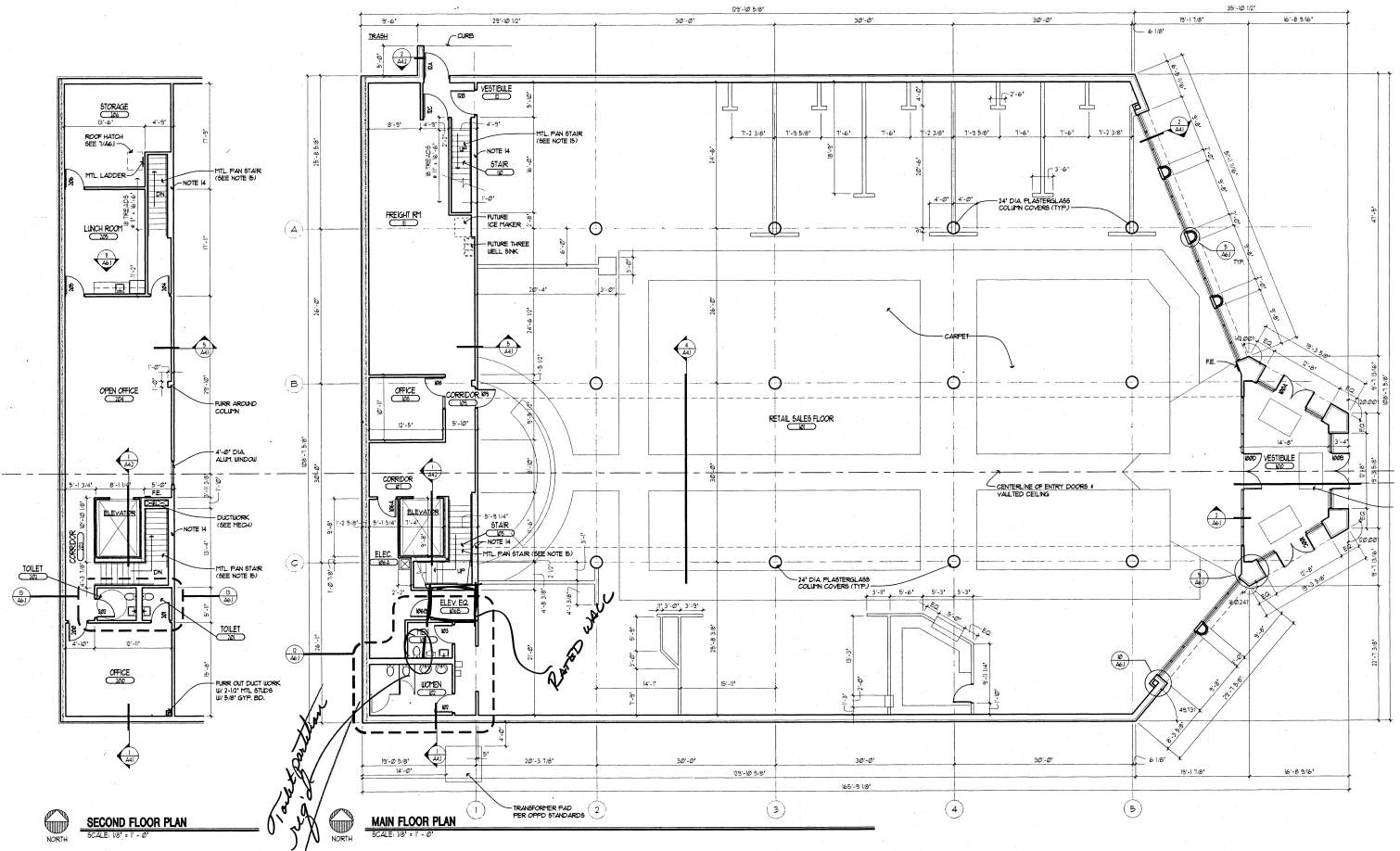
Property Highlights

- + Exceptional visibility on W Dodge Road
- + Ideal for retail, restaurant, office or showroom use
- + Many amenities, restaurants, and shopping nearby
- + Immediate access to I-680 and W Dodge Road
- + 2nd level is ADA accessible with elevator and restroom
- + Parking ratio: 5.1/1,000 SF
- + Pole signage to stay



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Demographics	1 Mile	2 Miles	3 Miles
Population	10,173	89,326	261,986
Daytime Population	19,523	114,334	294,952
Average Household Income	\$74,162	\$96,260	\$93,804

Building Info

Building Size	18,000 SF
Lot Size	1.25 AC / 54,884 SF
Year Built	1996
Zoning	CC
Vehicles Per Day	
114th & West Dodge Road	53,904 (2016)
West Dodge Road & I-680	228,700

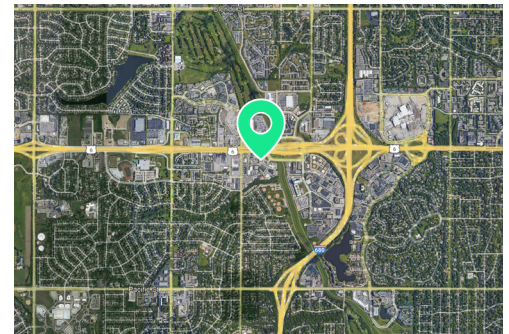
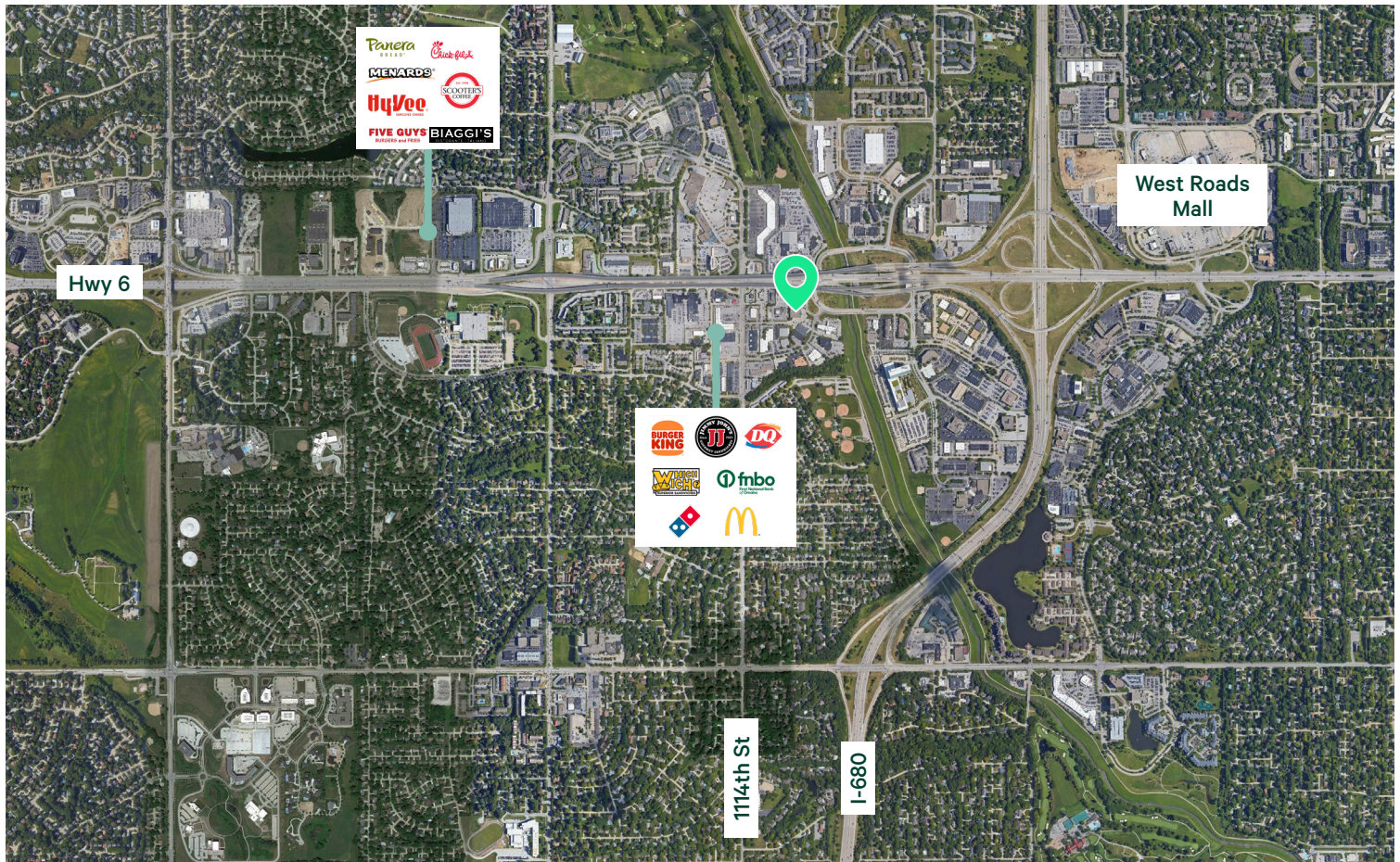
For Lease



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For Lease



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