



3,967 - 8,967 SF AVAILABLE

13014-13058 W Dodge Rd | Omaha, NE 68154

CURRENT LEASING OPPORTUNITIES

SUITE 13030

\$24.00/SF NNN

Approx. 3,967 SF

- Second-generation childcare facility with multiple classrooms
- Secure fenced playground and interior storm shelter
- Move-in-ready layout for childcare or related educational uses



SUITE 13030 | CHILDCARE SPACE



SUITE 13058 | RETAIL / SERVICE SPACE

SUITE 13058

\$24.00/SF NNN

Approx. 5,000 SF

- Open showroom / service-retail suite with high exposed ceilings
- Extensive storefront glass and abundant natural light
- Flexible retail, service, office, wellness or medical use

PROPERTY HIGHLIGHTS

- **DaVita anchored**
Established neighborhood retail center
- **Approx. 56,000 VPD**
Strong West Dodge Road exposure
- **85 parking spaces**
Approx. 4.86 / 1,000 SF
- **Freeway visibility**
West Dodge frontage-road access
- **Pylon + building signage**
Customer-facing storefront exposure
- **Community Commercial zoning**
Retail, office and service uses

COMBINED OPPORTUNITY: APPROX. 8,967 SF

EST. NNN: APPROX. \$5.00/SF

Information contained herein is believed reliable but is not guaranteed. Suite sizes, rates, NNN expenses, parking, zoning, availability and final configuration are approximate and subject to verification, landlord approval and lease documentation.

REPRESENTATIVE TENANTS

DaVita | Little Blazers | Chasing Clouds

LEASING INFORMATION | J & S AND SONS, LTD.

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