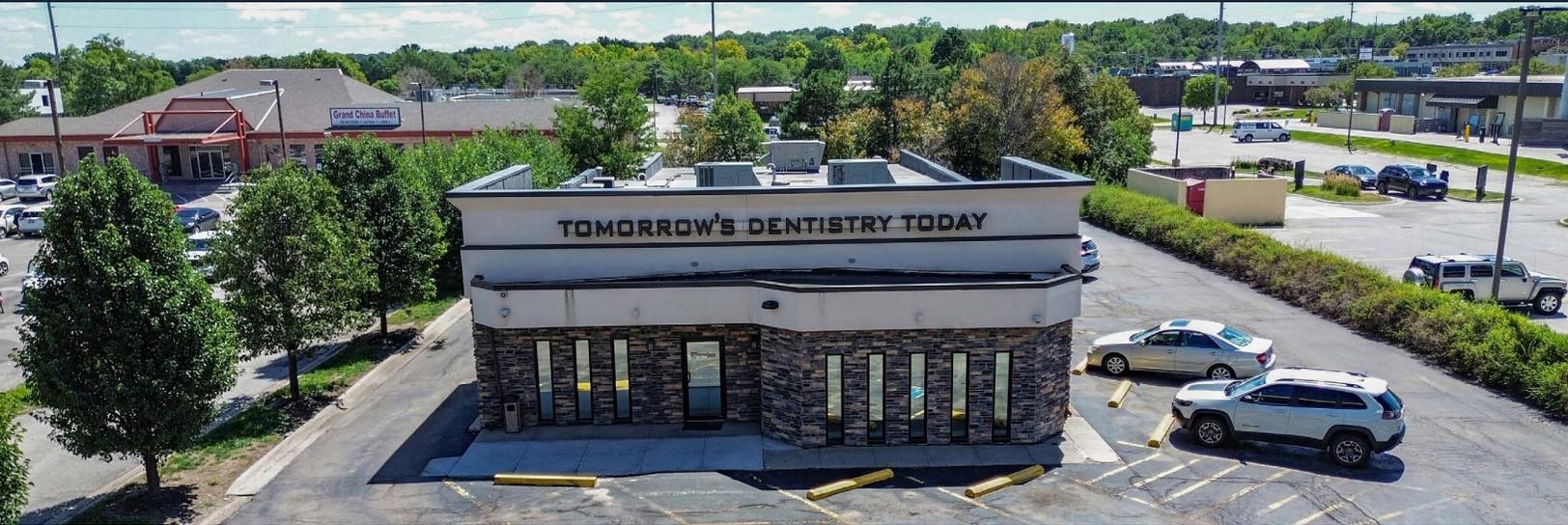


# OWNER-OCCUPANT OPPORTUNITY

11229 W. DODGE ROAD  
 OMAHA, NE 68154



- **RARE FREESTANDING DENTAL OR MEDICAL BUILDING OWNER-OCCUPANT OPPORTUNITY** - The Property is currently leased to Dental Management Services, LLC doing business as Tomorrow's Dentistry Today/Emergency Dental Omaha. The lease expires 1/31/2027, offering a buyer a short-term cash flow while positioning asset for either long-term tenancy or owner-occupancy.
- **DENSE INFILL OMAHA LOCATION** - The Property location features more than 265,000 people within a five-mile radius.
- **HIGH-VISIBILITY RETAIL LOCATION** - The Property has nearby traffic count of 48,000+ vehicles per day and is located among several retail, restaurant and other service users.

## OFFERING

Pricing:	\$2,150,000
Interim Net Operating Income:	\$134,460*
Interim Tenant:	Dental Management Services, LLC, a Nebraska limited liability company
Lease Type:	Absolute Net
Landlord Responsibilities:	None
*2/1/2025 - 1/31/2026	

## PROPERTY SPECIFICATIONS

Rentable Area:	4,388 SF (Lease) 4,314 SF (Survey)
Land Area:	0.4967 Acres
Year Built:	1976 (Original Construction - 3,188 SF) 2015 (Addition - 1,200 SF)
Ownership:	Fee Simple (Land and Building)



For more information, please contact:

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