

OWNER-OCCUPANT OPPORTUNITY

11229 W. DODGE ROAD
OMAHA, NE 68154



01

PROPERTY SUMMARY

Overview &
Highlights

02

OFFERING SUMMARY

Interim Tenant Overview
Offering & Property Specifications
Interim Rent Roll

03

PROPERTY OVERVIEW

Notable Statistics
Location Map
Aerials
Site Plan
Floor Plan

04

AREA OVERVIEW

Area Narrative
Demographics



01

PROPERTY SUMMARY



PROPERTY OVERVIEW



Cushman & Wakefield/The Lund Company is pleased to offer the opportunity to purchase a fee-simple interest in a dental or medical office property located at 11229 West Dodge Road, Omaha, Nebraska ("Property").

The Property is currently leased to Dental Management Services, LLC ("Tenant"). The Tenant is operating under a short term absolute NNN lease with one (1) five-year option period. It is **not** anticipated that Tenant will be exercising its option term.

The Property is located just off one of Omaha's busiest intersections, 114th & West Dodge Road. Estimated Average Daily Traffic exceeds 48,000 vehicles. Southbound Interstate 680 access is only a half mile away and northbound Interstate 680 access is one mile away.

Many national retailers, restaurants and service users are located within a half mile of the Property including Costco, Menards, FedEx Office, Panera, Chick-fil-A, Dairy Queen, Jimmy John's, Starbucks, Domino's and QuikTrip.

PROPERTY HIGHLIGHTS

- **RARE FREESTANDING DENTAL OR MEDICAL BUILDING OWNER-OCCUPANT OPPORTUNITY** - The Property is 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 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.



02

OFFERING SUMMARY



INTERIM TENANT OVERVIEW

Dental Management Services is the managing agent and primary investor for the subject Property's two clinics (Tomorrow's Dentistry Today and Emergency Dental Omaha).



General services include general teeth maintenance including regular exams, cleaning, and whitening/bleaching. Special services include procedures regarding root canals, crowns, bridges, fillings, implants, wisdom teeth removal and full or partial denture care.

For more information, please refer to Tenant's Website: tomorrowsdentistrytodayomaha.com



Services include care resulting from dental accidents and trauma, care for broken and fractured teeth, procedures regarding root canals, crown and bridges, fillings, implants, and denture repair.

For more information, please refer to Tenant's Website: emergencydentalomaha.com

OFFERING & PROPERTY SPECIFICATIONS

OFFERING

Pricing:	\$2,150,000
Interim Net Operating Income*:	\$137,148*
Interim Tenant*:	Dental Management Services, LLC, a Nebraska limited liability company
Lease Type:	Absolute Net
Landlord Responsibilities:	None

*Through 1/31/2027

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)



INTERIM RENT ROLL

LEASE SUMMARY

PRIMARY TERM

PERIOD	ANNUAL BASE RENT	BASE RENT PSF
Through 1/31/2027	\$137,148	\$31.28

OPTION TERM

One Five-Year Term. Base Rent increases 3% annually. It is anticipated that the Tenant will **NOT** exercise option.



03

PROPERTY OVERVIEW



PROPERTY OVERVIEW



LOCATION

Located in Douglas County,
Nebraska



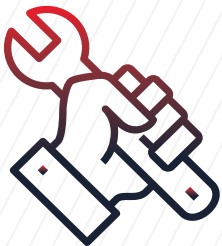
ACCESS

114th Street east to West
Dodge Frontage Road
West Dodge Frontage
Road west towards
114th Street



TRAFFIC COUNTS

114th & West Dodge Road:
48,922 EADT



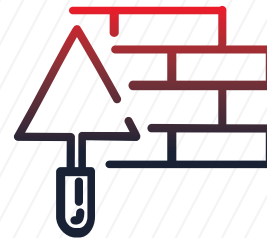
IMPROVEMENTS

There is
approximately
4,388 SF of existing
building area



PARKING

21 Standard Stalls
1 ADA Stall
22 Total Stalls
5:1 Parking Ratio



YEAR BUILT

1976 - 3,118 SF
(Original Building)

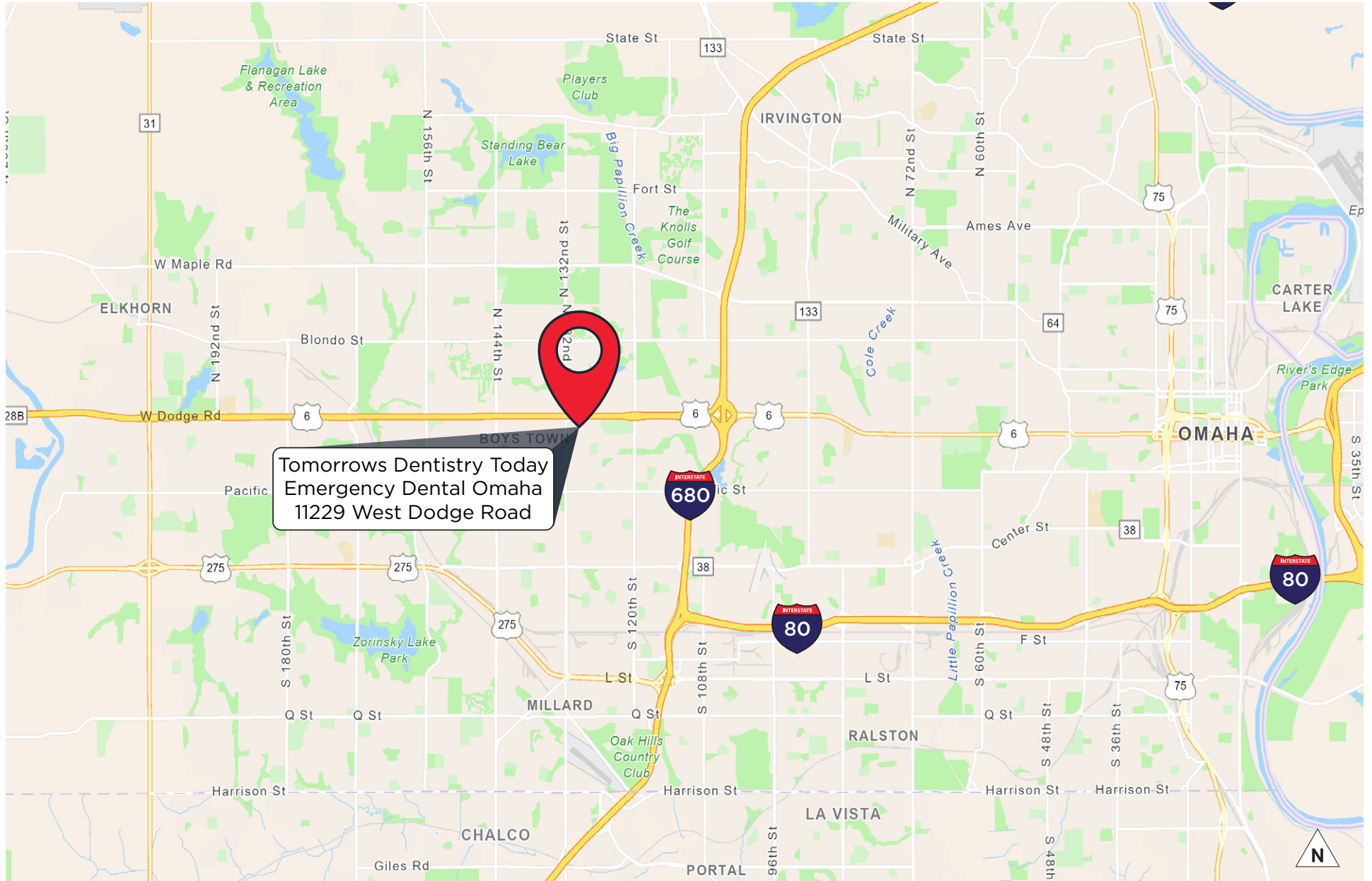
2015 - 1,210 SF
(Building Expansion)



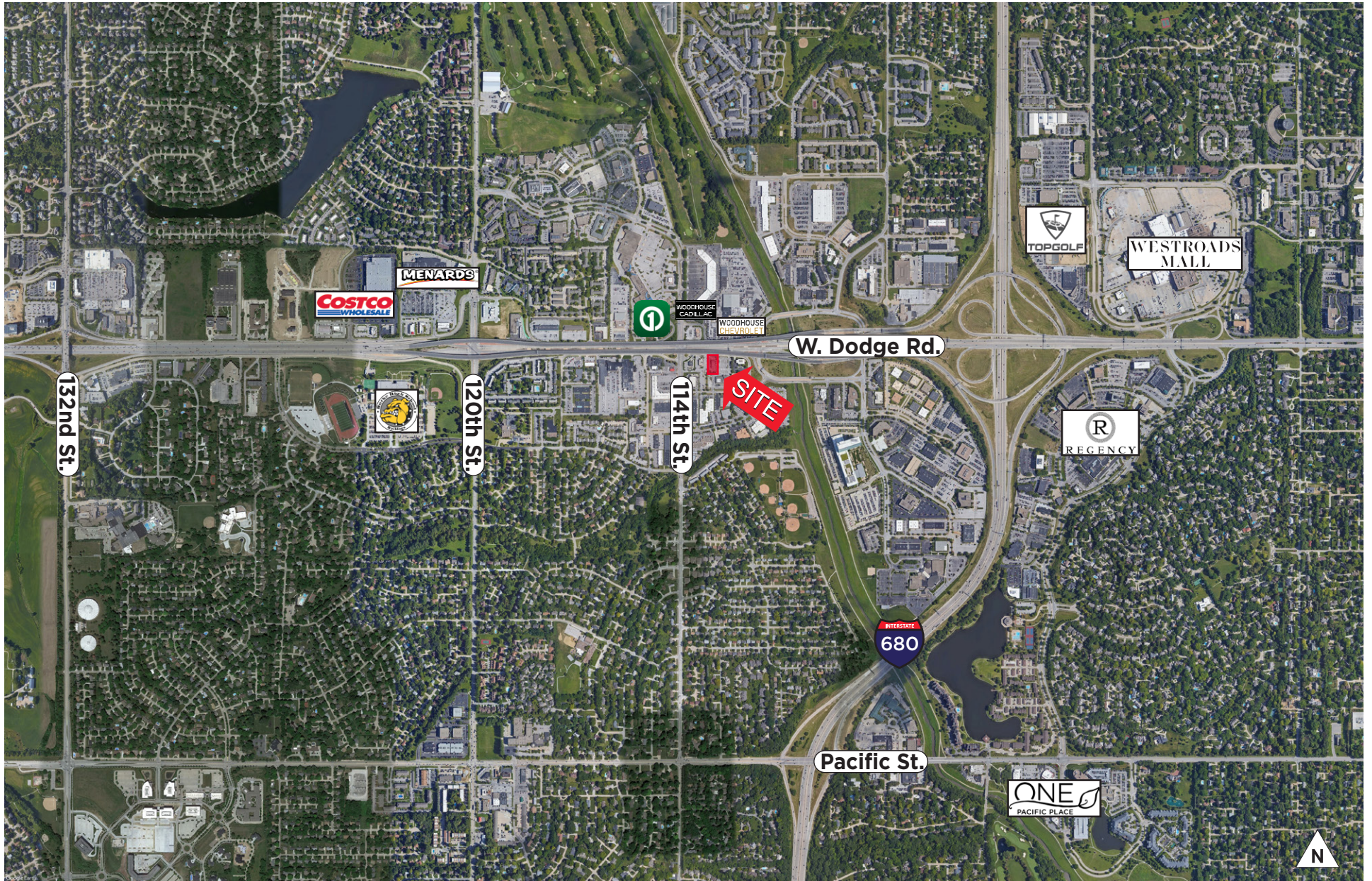
ZONING

(CC)
Community
Commercial

LOCATION MAP



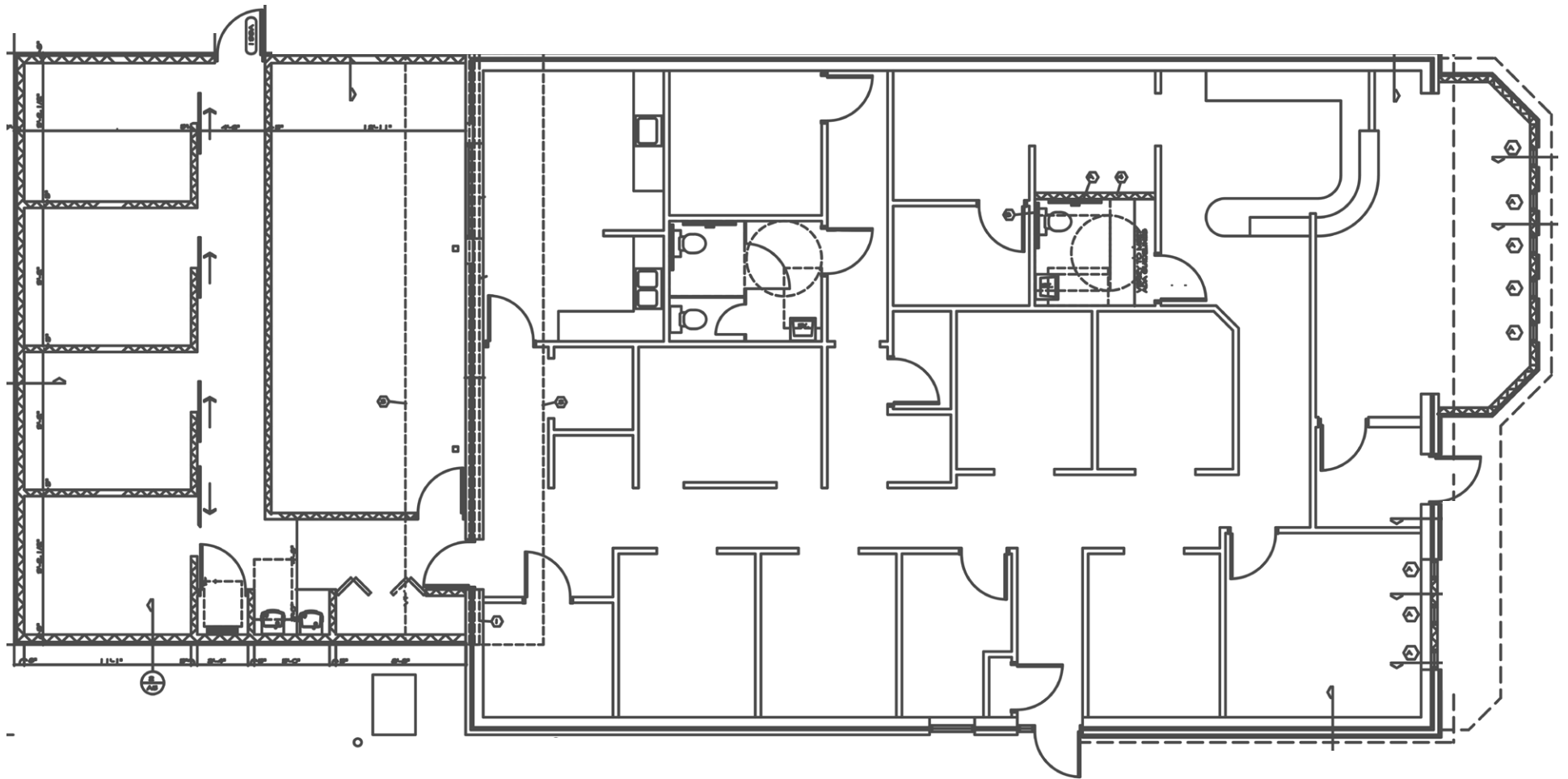
PROPERTY AERIAL



PROPERTY AERIAL



FLOOR PLAN



04 AREA OVERVIEW



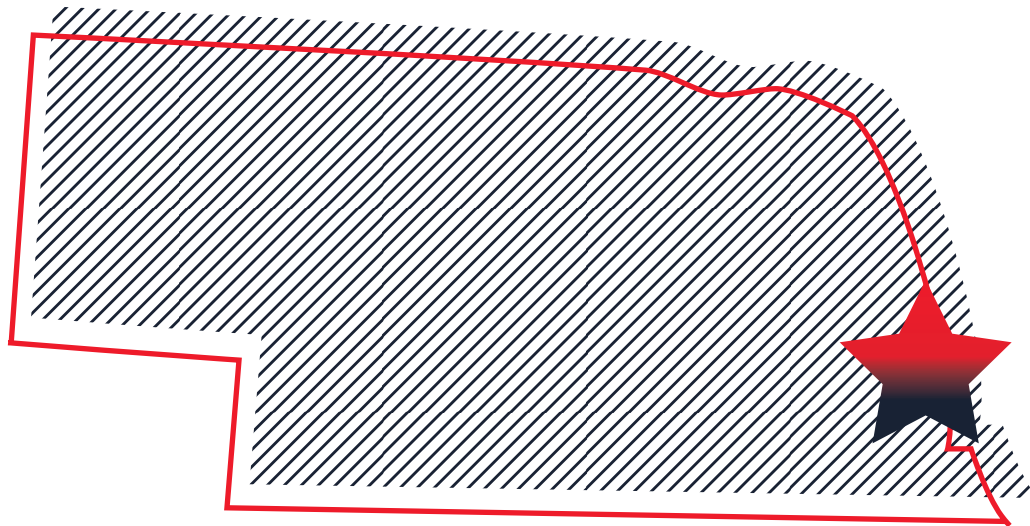
AREA OVERVIEW

Omaha, Nebraska's largest and fastest growing metropolitan area, is centrally located on the western bank of the Missouri River. Established in 1854, the city rapidly expanded after the eastern terminus of the transcontinental railroad was located here in 1863. Continuing this historic pattern of expansion, today Omaha is characterized by a booming, robust and diverse economy with excellent business opportunities.

Omaha is home to over two dozen insurance headquarters including Mutual of Omaha/United of Omaha, Jefferson Pilot, Pacific Life, World Insurance, Woodmen of the World and Warren Buffett's company, Berkshire Hathaway. Banking serves the region with such money center banks as Wells Fargo and US Bank. A world-class concentration of medical facilities including Clarkson, Bergan Mercy, Methodist and Children's Hospitals, the world-renowned University of Nebraska Medical Center and Lied Transplant Center serve the community. The largest area employer, Offutt Air Force Base, is home to the US Strategic Command Center and is located in Bellevue.



Omaha's population currently is 990,492, and 1.3 million live within a 60-minute drive. **Omaha's population is forecasted to grow to 1.1 million by the end of 2035.**



34.9
Median Age

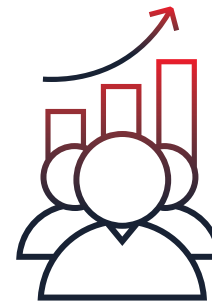


Omaha is 12% better than the national average.

COST OF DOING BUSINESS

#11

FORBES TOP STATES FOR DOING BUSINESS



93.6

COST OF LIVING SCORE

Omaha has a great cost of living with a score of 93.6 which is -6.4% below the national average.

GREATER OMAHA EMPLOYERS

#	COMPANY	EMPLOYMENT	INDUSTRY
1	Offutt Air Force Base	5,000+	Public Administration
2	Nebraska Medicine	5,000+	Health Care/Social Assistance
3	CHI Health System	5,000+	Health Care/Social Assistance
4	Methodist Health System	5,000+	Health Care/Social Assistance
5	Mutual of Omaha	2,500 - 4,999	Finance/Insurance
6	First National Bank	2,500 - 4,999	Finance/Insurance
7	Fiserv	2,500 - 4,999	Information
8	Union Pacific Railroad	2,500 - 4,999	Transportation/Warehousing
9	Charles Schwab	1,000 - 2,499	Finance/Insurance
10	Tyson Foods, Inc.	1,000 - 2,499	Manufacturing
11	ConAgra	1,000 - 2,499	Manufacturing
12	Creighton University	1,000 - 2,499	Educational Services
13	PayPal	1,000 - 2,499	Finance/Insurance
14	Boys Town	1,000 - 2,499	Health Care/Social Assistance
15	Omaha Steaks	1,000 - 2,499	Retail Trade
16	Kiewit Corp.	1,000 - 2,499	Construction
17	Horseshoe Casino	1,000 - 2,499	Entertainment/Recreation
18	Valmont Industries	1,000 - 2,499	Manufacturing
19	Omaha Children's Hospital	1,000 - 2,499	Health Care/Social Assistance
20	Baxter Auto Group	1,000 - 2,499	Retail Trade

FORTUNE 500 COMPANIES



**BERKSHIRE
HATHAWAY INC.**

Mutual of Omaha



Kiewit

FORTUNE 1000 COMPANIES



valmont



Green Plains

ANCHOR COMPANIES

fiserv.

**ConAgra
Foods**
Food you love

PayPal

facebook

Google LinkedIn

Charles Schwab



GALLUP

RANKING OMAHA

#1

**Top States People
Are Moving
To, Nebraska**
- Forbes, 2022

#2

**Best City for
Renters**
- Forbes, 2023

#2

**Best Midsize United
States City**
- Best Cities, 2023

#2

**Fastest Growing Hot
Spots for Tech
Professionals**
- ZDNet, 2023

#3

**Best Cities to
Relocate in America**
- Best Places, 2022

#3

**Cities Where
Renters Can Afford
to Live Alone**
- Smart Asset, 2022

#4

**Most Budget
Friendly City for
Renters**
- Real Daily, 2023

#5

**Best City for Young
Professionals**
- Yahoo Finance, 2021

#5

**Cities for the Best
Work-Life Balance**
- SmartAsset, 2023

#6

**Best City for High
Salaries & Low
Cost of Living**
- Motley Fool, 2023

#7

**Best City for an
Active Lifestyle**
- SorageCafe, 2023

#9

**Best City for Young
Professionals**
- SmartAsset, 2023

#15

**Most Affordable
Place to Live in the
United States**
*- US News & World Report,
2022*





#16

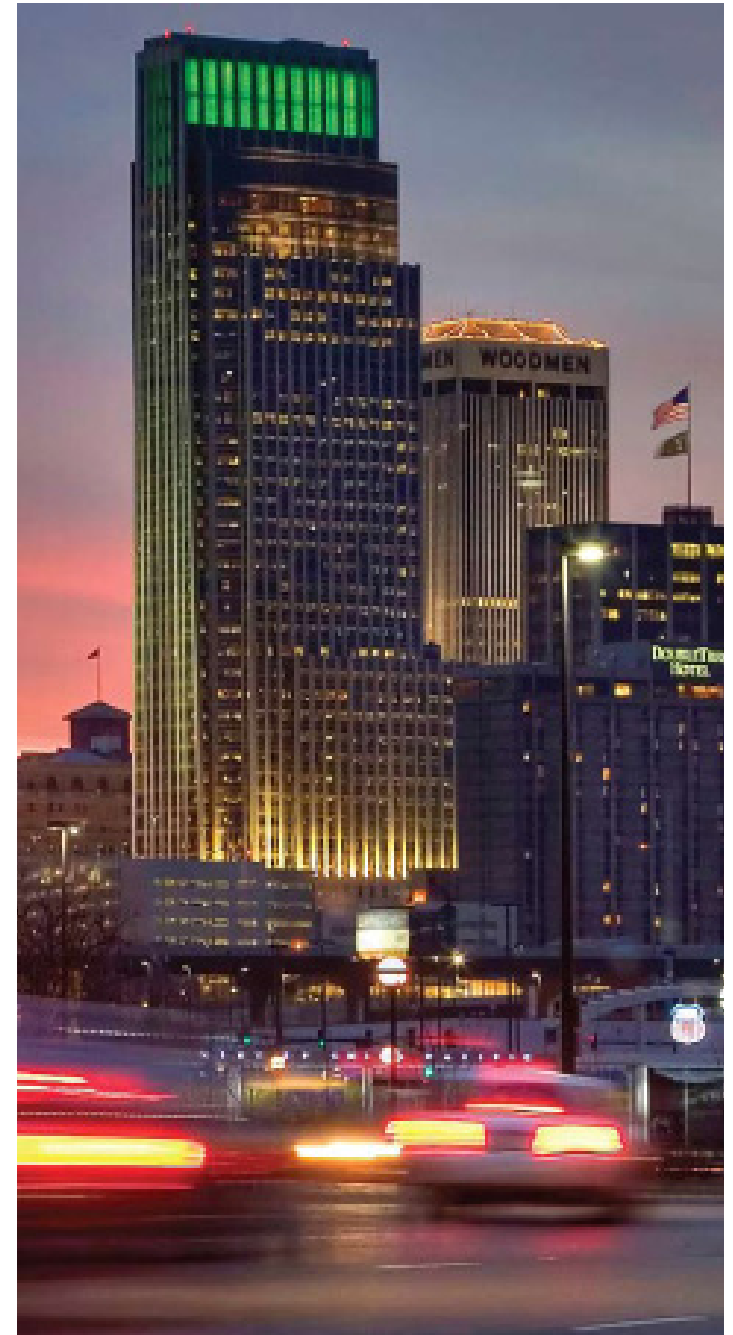
**Best Place to Live
for the Money in the
United States**
- Moneyinc, 2023



25% Population Growth Since 2000

DEMOGRAPHICS

	<i>Within 1 Mile</i>	<i>Within 3 Miles</i>	<i>Within 5 Miles</i>
	11,102	91,272	263,580
	<i>Population</i>		
	\$58,354	\$79,010	\$82,382
	<i>Median Household Income</i>		
	34.1	39.6	37.6
	<i>Median Age</i>		
	5,688	40,172	111,351
	<i>Number of Households</i>		



CONFIDENTIALITY & DISCLAIMER



This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of 11229 West Dodge Road, Omaha, NE, 68154 (“Property”).

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Cushman & Wakefield/The Lund Company (“Lund”). Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner nor Lund nor any of their respective directors, officers, affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Lund. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Lund.

In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of the Memorandum in any manner.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Lund.



CONTACT INFORMATION

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**CUSHMAN &
WAKEFIELD**

LUND
COMPANY

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