

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.
- **DENSE INFILL OMAHA LOCATION** – The Property location features more than 263,000 people within a five-mile radius.
- **HIGH-VISIBILITY RETAIL LOCATION** – The Property has nearby traffic count of 49,000+ vehicles per day and is located among several retail, restaurant and other service users.

OFFERING

Pricing: \$1,750,000

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:

Richard Secor, Jr., CCIM
(402) 548 4010
richard.secor@lundco.com

Cushman & Wakefield | The Lund Company
450 Regency Parkway, Suite 200 | Omaha, NE
(402) 393 8811 | lundco.com