

5015 DODGE STREET

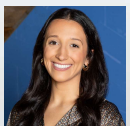
806 - 3,024 SF | \$18.00 SF/YR (NNN)

5015 DODGE STREET, OMAHA, NE 68132



**INVESTORS
REALTY INC.**

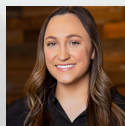
WWW.INVESTORSOMAHA.COM



RILEY MILLER

402.778.7525

rmiller@investorsomaha.com

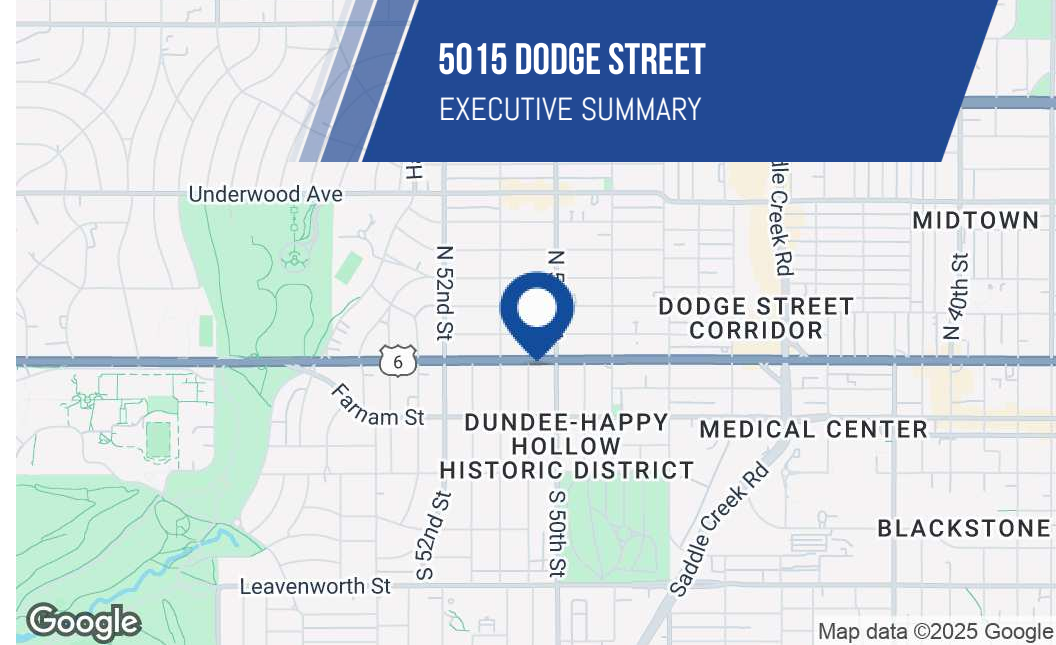


MOLLY KUEHL

402.778.7532

mkuehl@investorsomaha.com





OFFERING SUMMARY

LEASE RATE:	\$18.00 SF/YR NNN
Est. Op. Exp.	\$6.00 SF/YR
Available SF:	806 - 3,024 SF
Building Size:	9,072 SF
Property Type:	Office Building
Year Built:	1953

PROPERTY OVERVIEW

Prime street-level commercial space with premium visibility and professional upgrades in a central location.

PROPERTY HIGHLIGHTS

- Versatile street-level suite ideal for medical, office, or retail use
- Outstanding exposure along 50th & Dodge, with monument signage available for added visibility
- Enhanced curb appeal with new exterior lighting, updated sidewalks, a patio, and modern landscaping
- Dedicated off-street parking lot just west of the building for tenant and customer convenience
- Centrally located near UNO, Blackstone, Midtown Crossing, and Downtown Omaha

RILEY MILLER

402.778.7525 | rmiller@investorsomaha.com

MOLLY KUEHL

402.778.7532 | mkuehl@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.



5015 DODGE STREET

OMAHA, NE 68132

BUILDING INFORMATION

Building Size	9,072 SF
Min Divisible	806 SF
Max Contiguous	3,024 SF
Number Of Floors	3
Year Built	1953

PARKING & TRANSPORTATION

Parking Description	Additional Parking across the street
Parking Type	Surface
Traffic Count	33,750 - 50th & Dodge St (AADT 2021)

SITE INFORMATION

Cross-Streets	50th & Dodge St
County	Douglas
Location Description	50th & Dodge St

UTILITIES & AMENITIES

Power Description	OPPD
Gas Description	MUD

OFFERING SUMMARY

LEASE RATE	\$18.00 SF/YR NNN
Est. Op. Exp.	\$6.00 SF/YR
Available SF	806 - 3,024 SF
Property Type	Office Building

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,082	143,140	297,282
Total Households	8,399	60,822	121,647
Average HH Income	\$108,603	\$78,422	\$77,697

RILEY MILLER

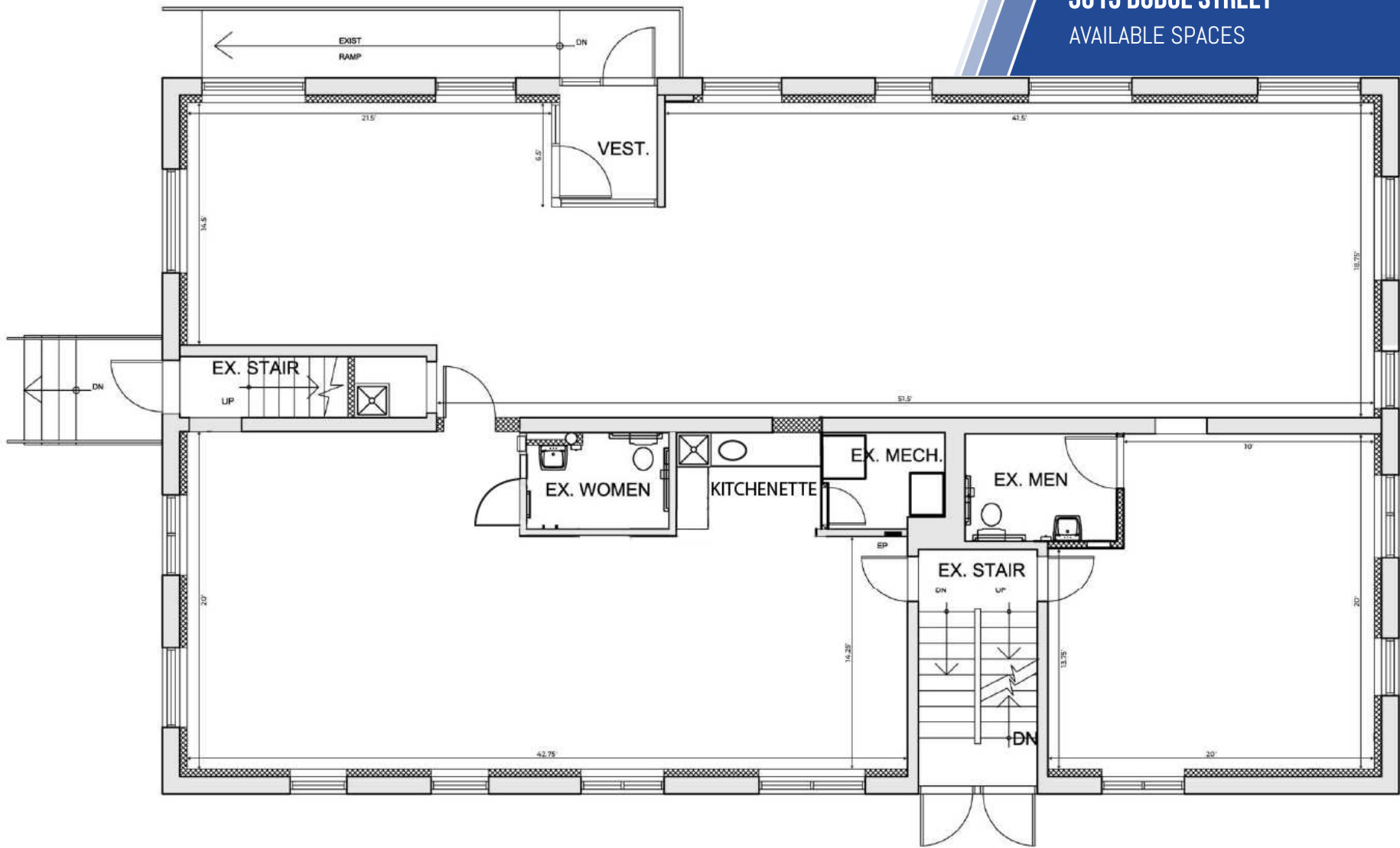
402.778.7525 | rmiller@investorsomaha.com

MOLLY KUEHL

402.778.7532 | mkuehl@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.





AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
Main Level	3,024 SF	\$18.00 SF/yr (NNN)	\$6.00	\$6,048.00

RILEY MILLER

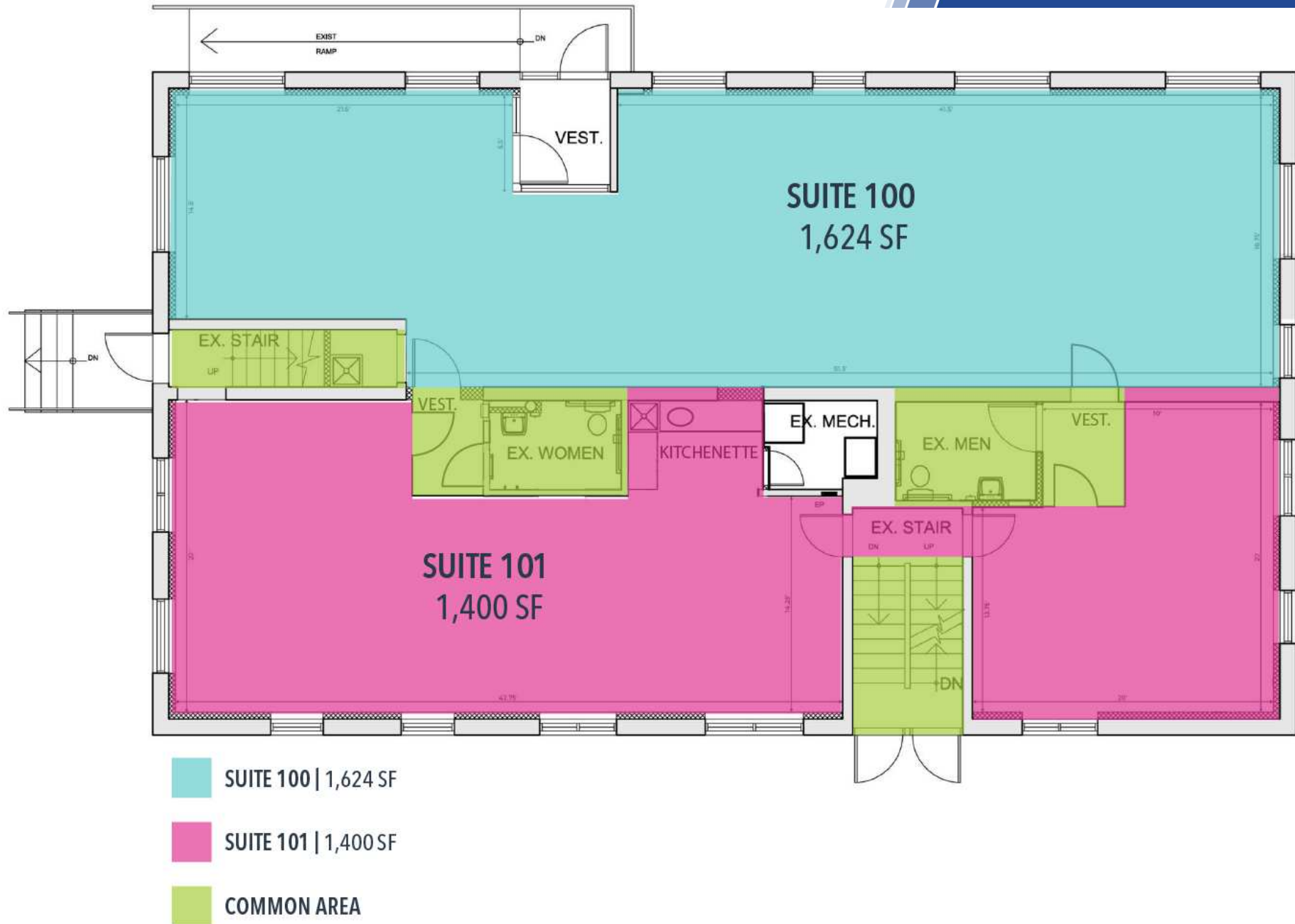
MOLLY KUEHL

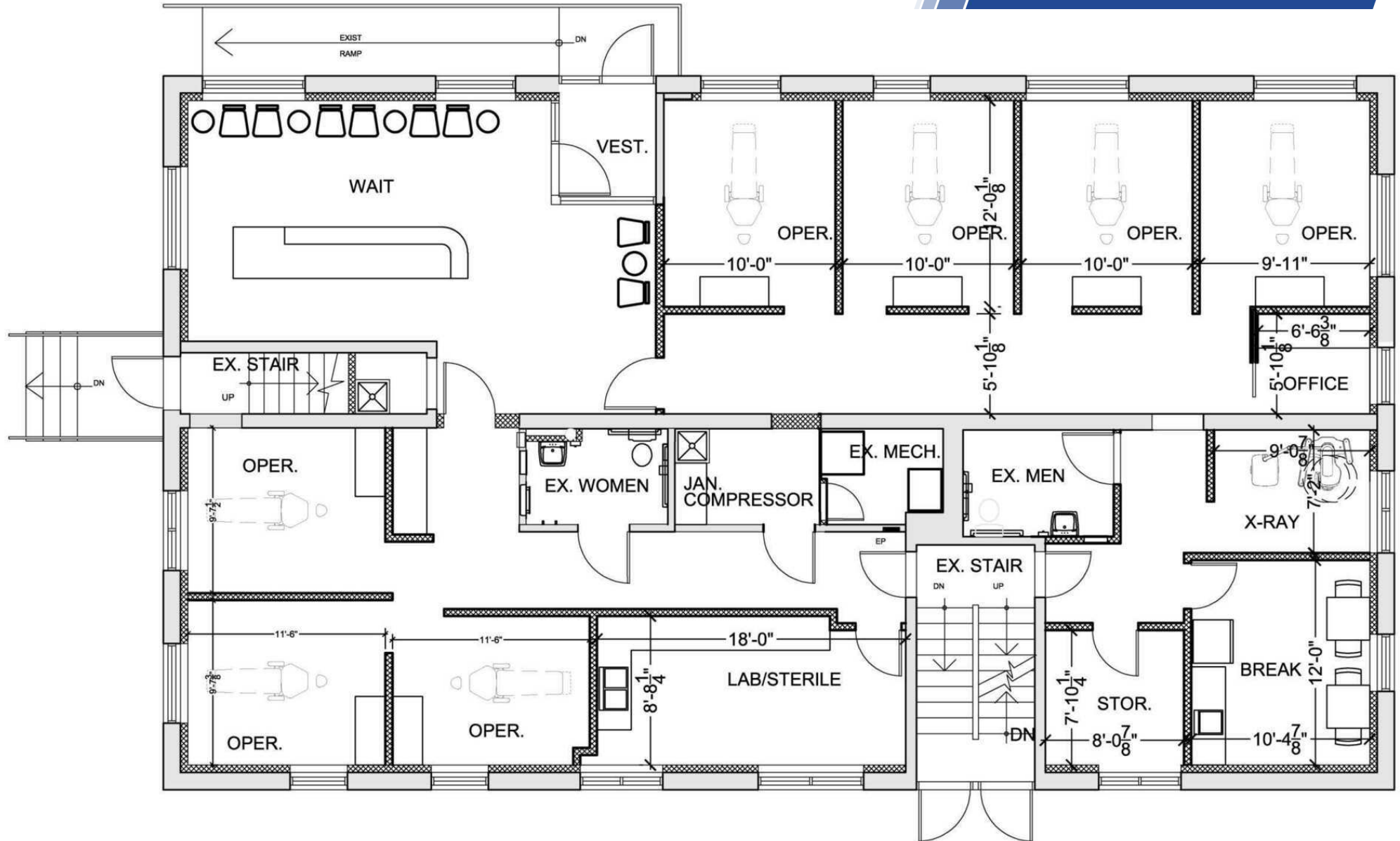
402.778.7525 | rmiller@investorsomaha.com 402.778.7532 | mkuehl@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.

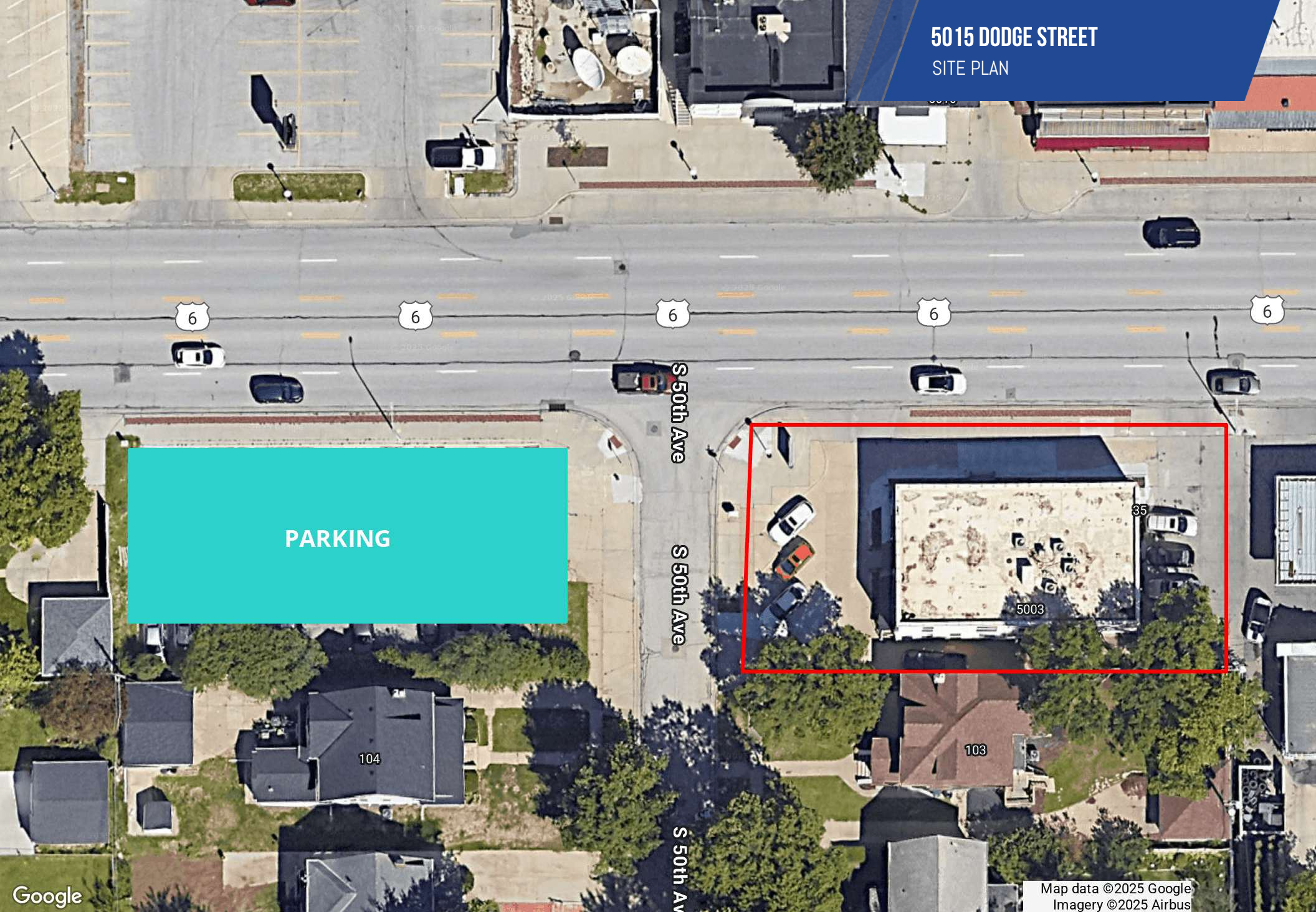


SPACE	LEASE RATE	EST OP EXP	EST TOTAL / MO	COMMENTS
Suite 100	\$18.00 (NNN)	\$6.00	\$4,436.00	Can be demised to 1,624 SF - 2,218 SF
Suite 101	\$18.00 (NNN)	\$6.00	\$1,612.00	Can be demised to 806 SF - 1,400 SF





5015 DODGE STREET
SITE PLAN



RILEY MILLER

402.778.7525 | rmiller@investorsomaha.com

MOLLY KUEHL

402.778.7532 | mkuehl@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.

Map data ©2025 Google
Imagery ©2025 Airbus



5015 DODGE STREET
RETAILER MAP



Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies, USDA/FPAC/GEO

RILEY MILLER

402.778.7525 | rmiller@investorsomaha.com

MOLLY KUEHL

402.778.7532 | mkuehl@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.





RILEY MILLER

402.778.7525 | rmiller@investorsomaha.com

MOLLY KUEHL

402.778.7532 | mkuehl@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.

