

DRIVE THRU RESTAURANT OPPORTUNITY

4460 DODGE ST, OMAHA, NE 68131 | SADDLE CREEK SHOPPING CENTER

DRAKE
DEVELOPMENT



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THE DUKE OF OMAHA
APARTMENTS (283 UNITS)

SITE

CVS

Pinnacle Bank

6

DUNDEE FLATS
(61 UNITS)

UNMC ADMINISTRATION
BUILDING (350,000 SF)



HOME 2
FOOTED BY HILTON

DODGE STREET - 55,600 VPD

Clarkson
College

NEW \$27 MILLION
APARTMENTS (136 UNITS)



SUBWAY

McDonald's

TACO
BELL

KIMPTON
COTTONWOOD
HOTEL

BLACKSTONE
-DISTRICT-

University of Nebraska
Medical Center
BREAKTHROUGHS FOR LIFE™

- Ranked #7 best medical school for primary care
- 4,406 students
- 6,098 employees
- Annual economic impact of \$5.9 Billion



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PROPERTY HIGHLIGHTS

- ✓ 3,850 SF BUILDING
- ✓ 0.77 AC LOT
- ✓ FULL ACCESS FROM DODGE STREET
- ✓ EXISTING DOUBLE DRIVE-THRU
- ✓ LARGE PATIO SPACE
- ✓ AMPLE PARKING
- ✓ LARGE PYLON SIGNAGE ON DODGE STREET

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	20,378	145,209	295,839
DAYTIME POPULATION	14,186	129,588	258,973
AVERAGE HH INCOME	\$86,416	\$69,466	\$71,024



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PYLON SIGN



CONTACT US

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