

# Experience Broadmoor 180

PRIME OPPORTUNITY  
ALONG THE  
DODGE CORRIDOR



# Experience Broadmoor 180

## SPECTACULAR VISIBILITY

Incredible elevated sitelines

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## EXCEPTIONAL OPPORTUNITIES

Build-to-suit options for retail, office, medical, and restaurants

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## 640 LUXURY APARTMENTS

By Broadmoor – 100% leased

## 91,000 VEHICLES PER DAY

Traffic counts and 180th Street & W Dodge Road

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## COVETED LOCATION

On 180th & West Dodge Road in popular west Omaha

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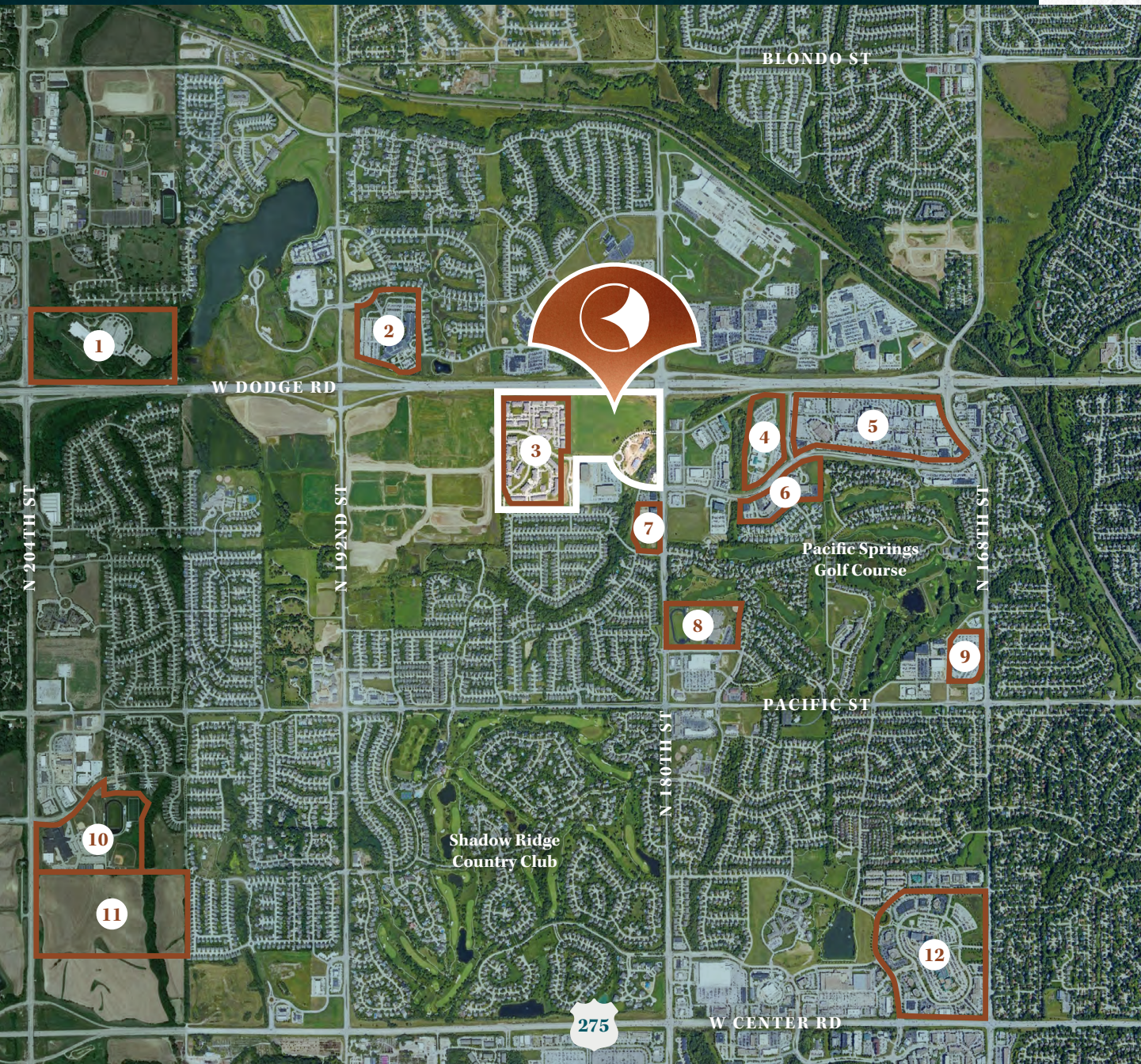
## 1,800,000 SF

Class A office within one mile of the site



# Vibrant Location

UNSURPASSED  
HIGH-DENSITY,  
AMENITIES &  
SERVICES



- 1** Metropolitan Community College – Elkhorn
- 2** Methodist Women’s Hospital
- 3** 640 Luxury Broadmoor Apartments
- 4** Madonna Rehabilitation Hospital
- 5** Village Pointe Shopping Center
- 6** UNMC
- 7** Aloft by Marriott
- 8** Elkhorn Ridge Middle School
- 9** Methodist Health Systems Corporate Offices
- 10** Elkhorn South High School
- 11** Lanoha Development
- 12** CHI Lakeside Hospital



# Vibrant Location

## POPULATION

<b>1 Mile</b>	<b>5,942</b>
<b>3 Miles</b>	<b>80,237</b>
<b>5 Miles</b>	<b>184,097</b>

## MEDIAN INCOME

<b>1 Mile</b>	<b>\$133,443</b>
<b>3 Miles</b>	<b>\$122,847</b>
<b>5 Miles</b>	<b>\$115,913</b>

\$33

P S F ,  
N N N

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# The Site



# Why Omaha

TALENT, LIVABILITY & AFFORDABILITY

#1

Best City to Move  
*Forbes, 2024*

#3

Best City for Remote Workers  
*Forbes, 2024*

#3

Best State  
*U.S. News, 2024*

#7

Best Cities to Live and Work  
*Zippia, 2020*

#5

Best Cities for Young Professionals  
*SmartAsset, 2020*

2.4%

Unemployment Rate  
*U.S. Bureau of Labor Statistics, November 2022*

#7

Best City for Active Lifestyles  
*storagecafe.com*

#1

Places You Can Still Buy a Home for Less than \$250,000  
*Market Watch, 2022*

#5

Best City with Work/Life Balance  
*smartasset.com*

#11

Best Cities to Retire  
*Go Banking Rates, 2022*

#9

Best Place to Raise a Family  
*wallethub.com*

#2

Best City for Renters  
*Forbes, 2022*

BUSINESS & INDUSTRY

#1

13 Fastest Growing Tech Hubs  
*Uncubed*



Among the Best Large Cities to Start a Business  
*WalletHub, 2021*

#5

Heartland Cities that are Essential to the Future of American Innovation  
*Entrepreneur, 2020*

“ There’s plenty of other places I like, but the one I love is **Omaha.**

— *Warren Buffett*



## C O N T A C T

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