

# 7808 L STREET - BUSINESS RELOCATING

44,437 SF | \$2,700,000

7808 L STREET, OMAHA, NE 68127



**INVESTORS  
REALTY INC.**

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## BUILDING INFORMATION

Building Size	44,437 SF
Minimum Ceiling Height	15 ft
Number Of Floors	1
Year Built	1974
Year Last Renovated	2001
Sprinklers	Yes 100%
Construction Status	Existing
Interior Description	Showroom Space at Front of Building
Loading Description	4 Dock Height Doors Cross Dock 40 x 40 Column spacing in original portion of building 25 x 40 spacing in 1984 portion of building

## PARKING & TRANSPORTATION

Number Of Spaces	31
Parking Type	Surface

## SITE INFORMATION

Cross-Streets	78th & L
County	Douglas
Zoning	GI
Lot Size	1.75 Acres
Location Description	Central Omaha location with easy access to Interstate 80

## PROPERTY HIGHLIGHTS

## OFFERING SUMMARY

SALE PRICE:	\$2,700,000
Property Type	Industrial

## DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,472	234,963	739,140
Average Age	39.2	35.4	34.1
HOUSEHOLDS			
Total Households	3,363	97,960	291,378
People Per HH	2.2	2.4	2.5
Average HH Income	\$54,506	\$69,569	\$66,387
Average HH Value	\$126,261	\$176,397	\$156,071





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SITE PLAN

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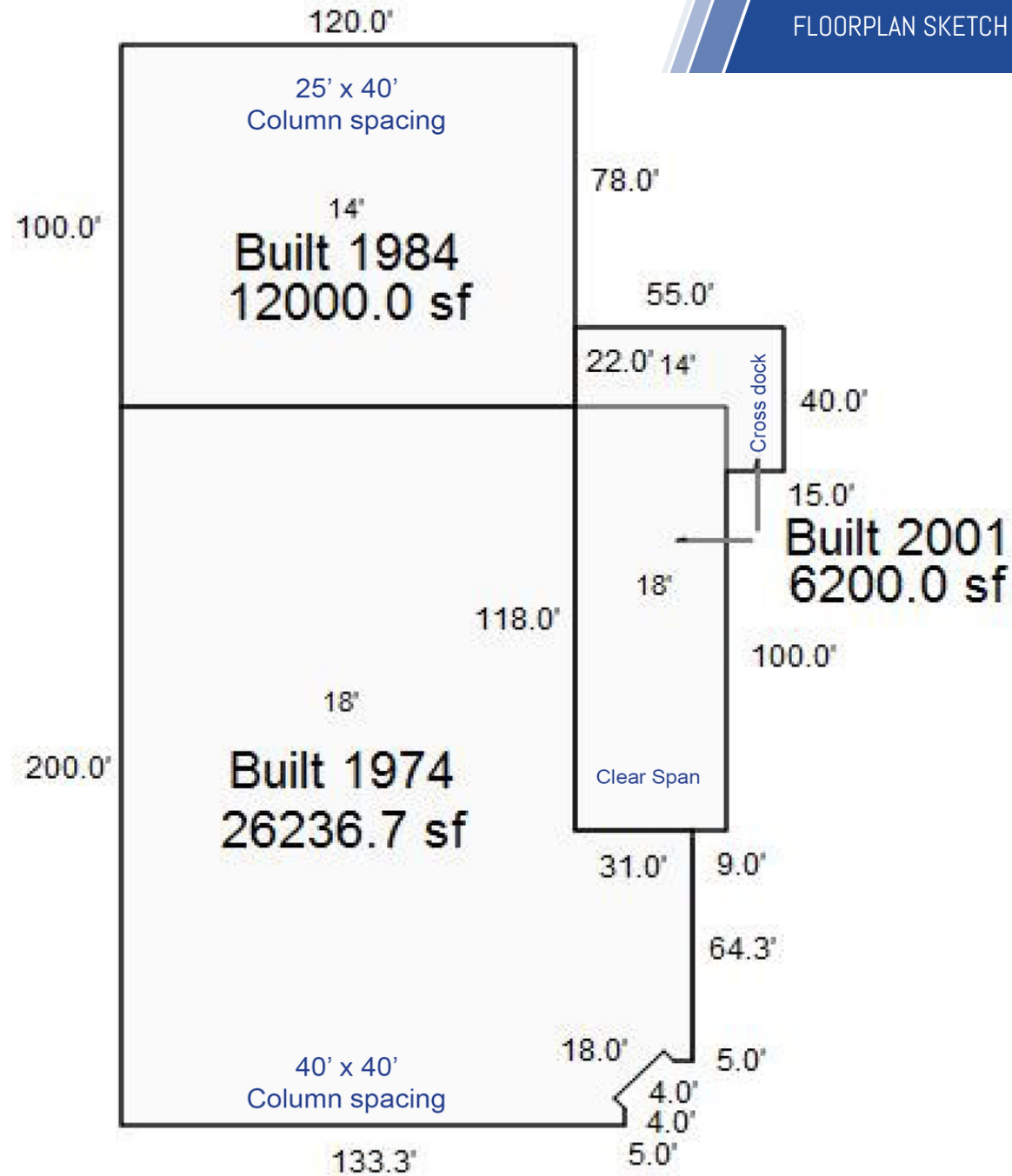
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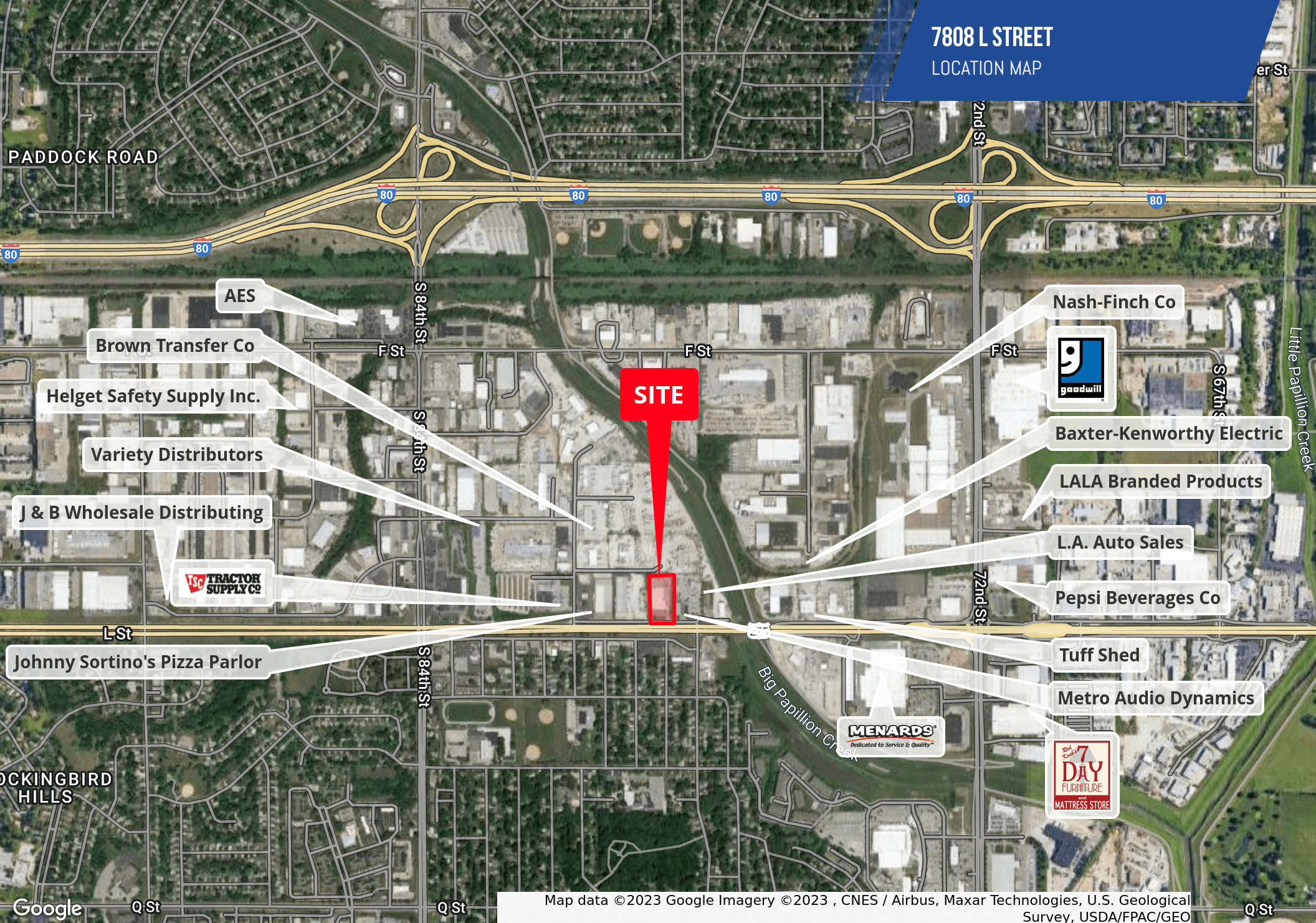
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# 7808 L STREET

## LOCATION MAP



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INTERIOR PHOTOS



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