

3.78 ACRES OF OUTDOOR STORAGE

7,605 SF | \$900,000

15353 CHANDLER ROAD, OMAHA, NE 68138



**INVESTORS
REALTY INC.**

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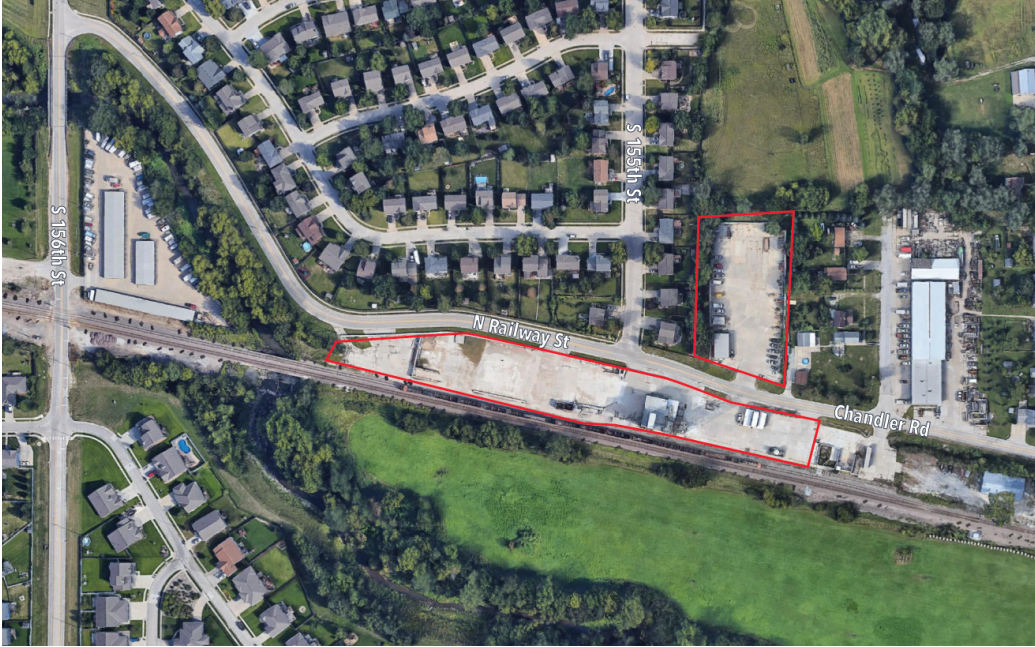


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15353 CHANDLER ROAD

EXECUTIVE SUMMARY

OFFERING SUMMARY

SALE PRICE:	\$900,000
Building Size:	7,605 SF
Price / SF:	\$118.34
Lot Size:	3.78 Acres
Property Type:	Outdoor storage
Zoning:	IGM

PROPERTY OVERVIEW

3.78 Acres for sale on Chandler Road at 156th Street

PROPERTY HIGHLIGHTS

- 2.56 acres on the south side of Chandler Road
- 1.21 acres fully fenced and paved on the north side of Chandler Road
- Freestanding office building (2,572 SF) with unfinished basement
- Warehouse on south lot (3,253 SF)
- Freestanding storage building (1,500 SF) on north lot
- Potential rail access

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,161	71,827	142,517
Average Age	30.9	34.1	35.6
HOUSEHOLDS			
Total Households	4,912	25,896	53,320
People Per HH	2.7	2.8	2.7
Average HH Income	\$78,767	\$89,912	\$89,325
Average HH Value	\$174,304	\$201,347	\$201,453

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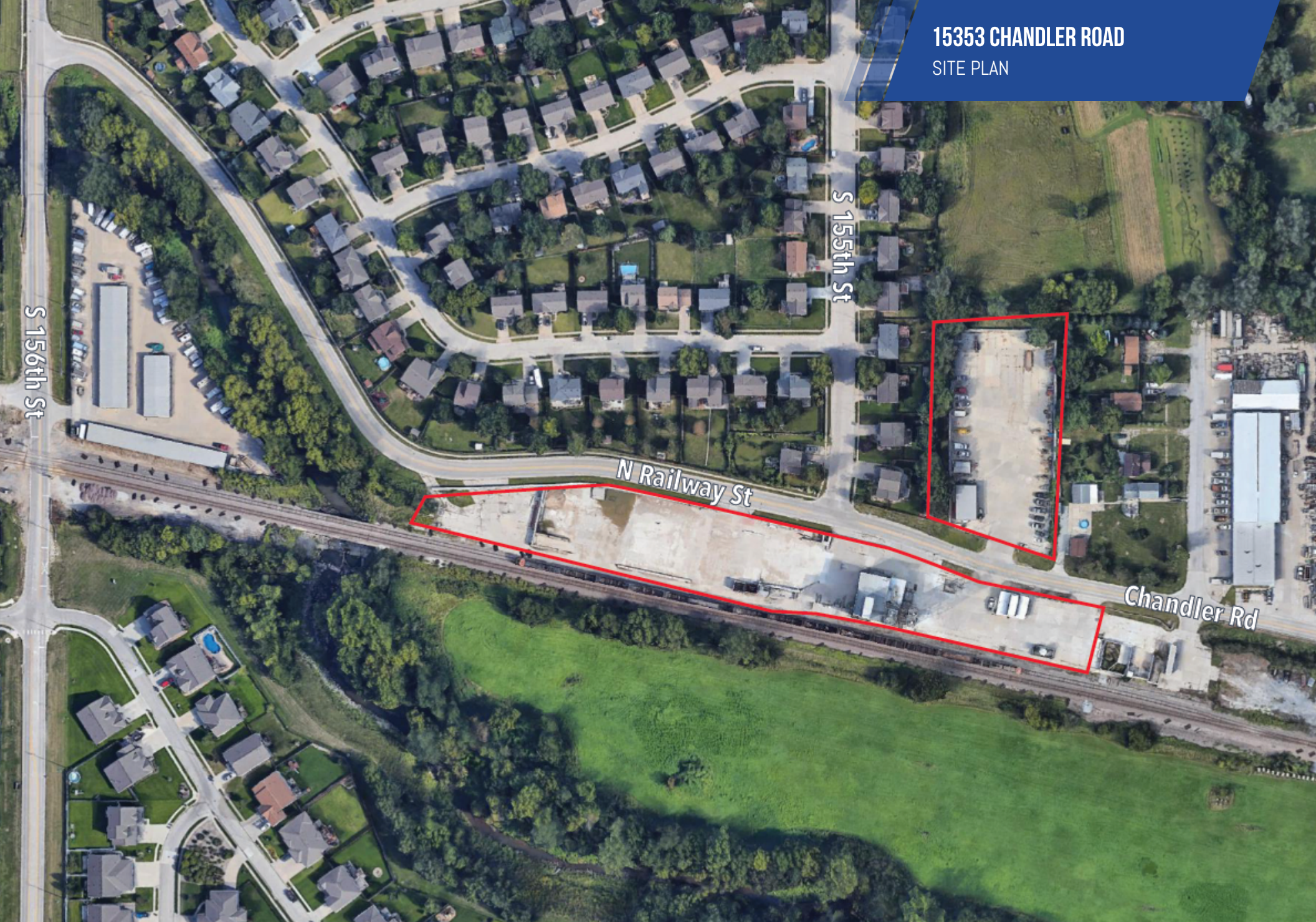
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SITE PLAN



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LOCATION MAP

SITE

TSA Manufacturing Inc

TRI-V Tool & Manufacturing Co

Midwest Industrial Tools Inc

Central States Group

Malloy Electric



Aero Industries, Inc.

Google

Map data ©2023 Imagery ©2023 , Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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ADDITIONAL PHOTOS



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