

3124 SPAULDING STREET - EAST PARCEL

62,954 SF | \$1,054,900

3124 SPAULDING STREET - EAST PARCEL, OMAHA, NE 68111



**INVESTORS
REALTY INC.**

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OFFERING SUMMARY

SALE PRICE:	\$1,054,900
Building Size:	62,954 SF
Price / SF:	\$16.76
Lot Size:	1.51 Acres
Property Type:	Industrial
Zoning:	General Industrial
Year Built:	1910, 1999, 1950/1963

PROPERTY OVERVIEW

Warehouse site at 31st & Spaulding

PROPERTY HIGHLIGHTS

- 1.51 acres of land with 3 buildings
- 3 drive in doors
- 5,740 SF storage building at rear
- Highway 75 access via Ames Avenue
- Close proximity to Eppley Airfield

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,770	111,535	238,378
Average Age	34.1	31.2	32.4
HOUSEHOLDS			
Total Households	4,727	43,957	94,944
People Per HH	2.5	2.5	2.5
Average HH Income	\$29,044	\$41,019	\$48,032
Average HH Value	\$96,368	\$103,786	\$110,943

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SITE PLAN



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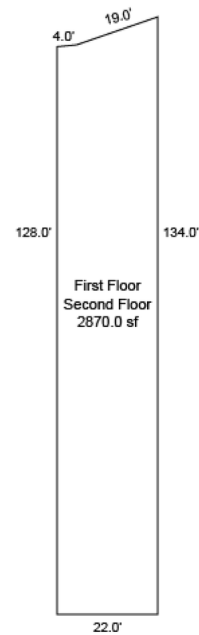
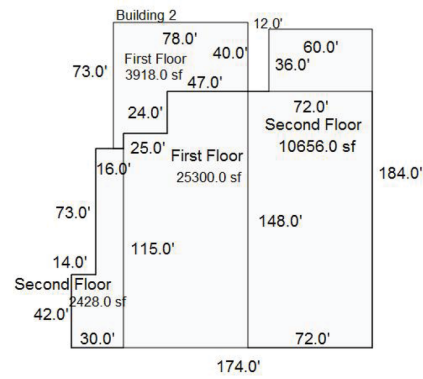
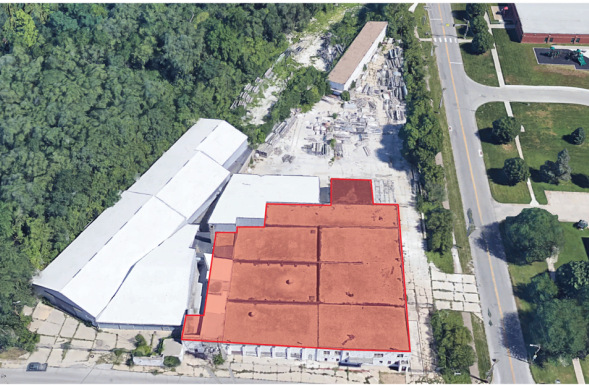
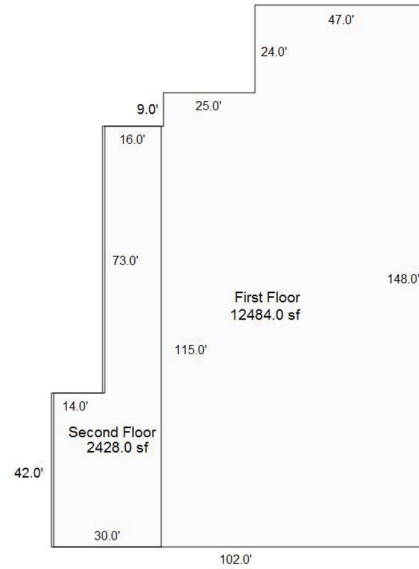
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3124 SPAULDING STREET - EAST PARCEL
RETAILER MAP



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Geological Survey

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