

3262 DAVENPORT STREET

23,703 SF | PRICE UNDISCLOSED

3262 DAVENPORT STREET, OMAHA, NE 68131



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OFFERING SUMMARY

SALE PRICE:	PRICE UNDISCLOSED
Building Size:	23,703 SF
Price / SF:	TBD
Lot Size:	1.453 Acres
Property Type:	Special Purpose
Year Built:	1917
Zoning:	R7
Parking	off street - 35 Stalls
Stories	2 plus Basement

PROPERTY OVERVIEW

Former school building for sale

PROPERTY HIGHLIGHTS

- Unique opportunity in Omaha's Gifford Park neighborhood
- Property to be sold with restricted covenant used only for educational purposes for 10 years
- Located in Omaha's redevelopment zone possible making it eligible for Tax Increment Financing (T.I.F.)
- 1.44 Acres
- R-7 Zoning
- Private off street parking
- Excellent interstate access
- Close proximity to Downtown and Midtown services

DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	22,881	68,620	136,298
Average Age	28.6	29.7	31
HOUSEHOLDS			
Total Households	9,761	28,382	55,470
People Per HH	2.3	2.4	2.5
Average HH Income	\$35,340	\$40,261	\$45,276
Average HH Value	\$147,224	\$129,017	\$115,452

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FROM EAST



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FROM NW CORNER



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FROM NORTH

Midtown Crossing

Blackstone District



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FIRST LEVEL FLOORPLAN



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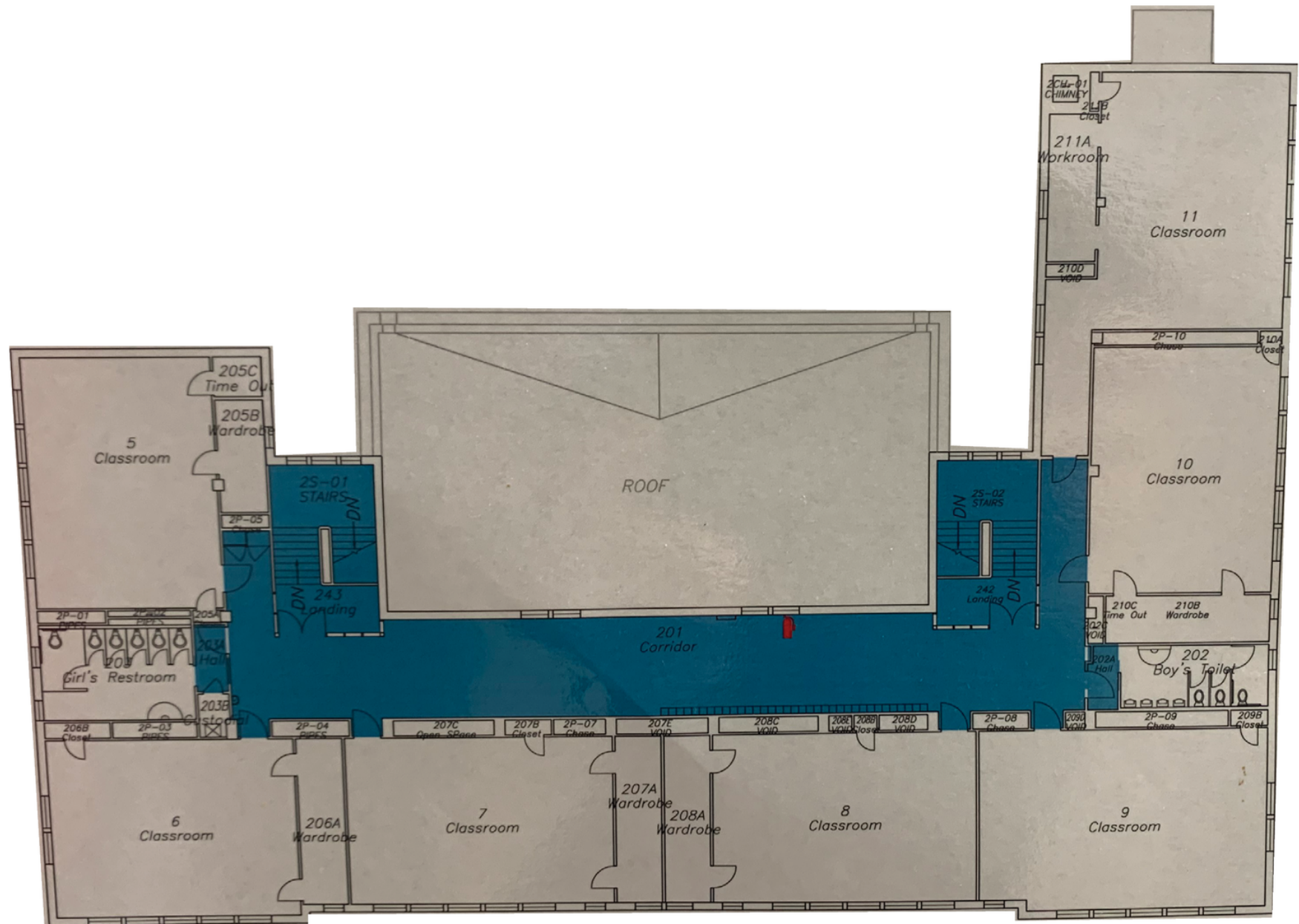
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BASEMENT LEVEL FLOORPLAN



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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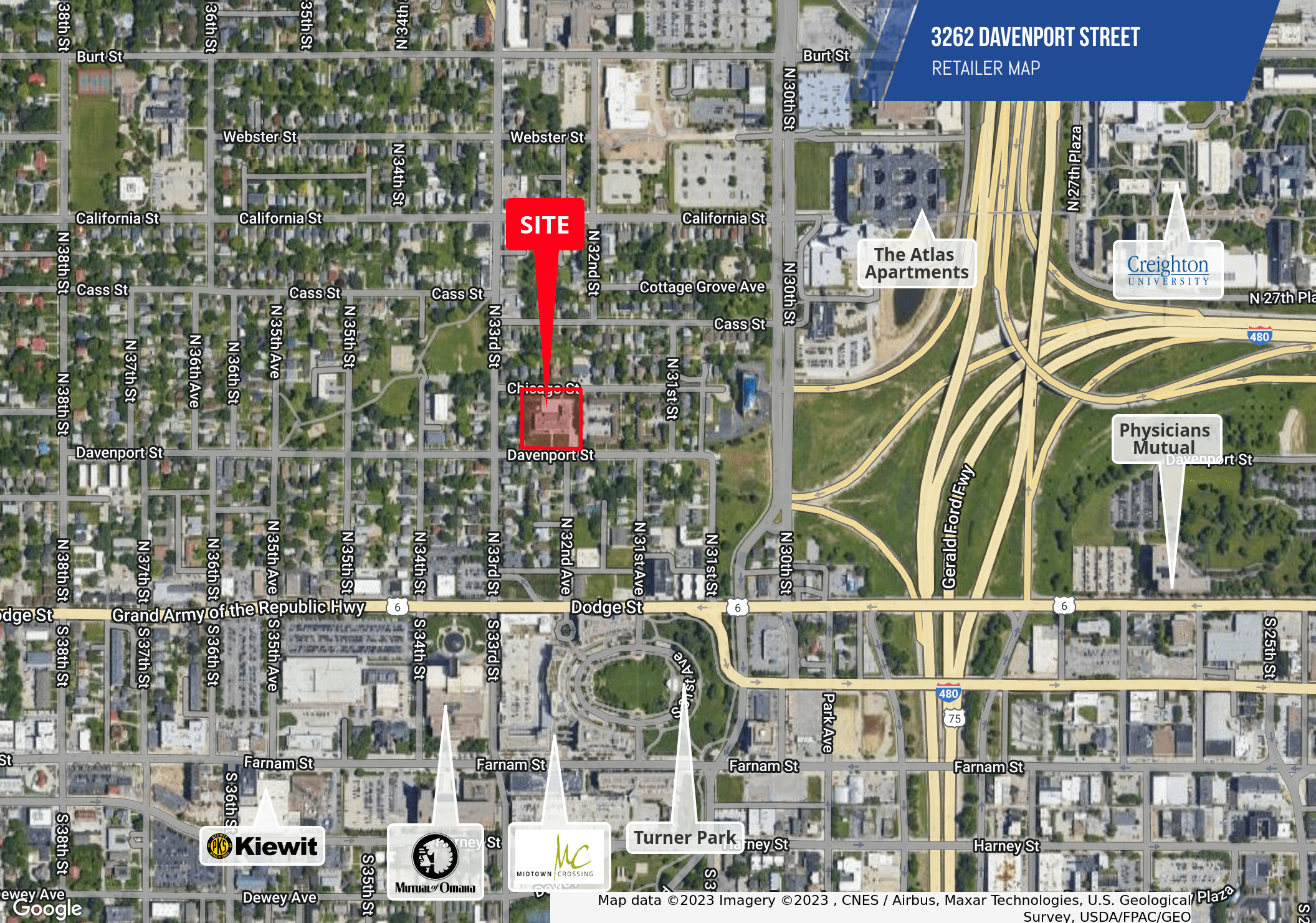
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RETAILER MAP



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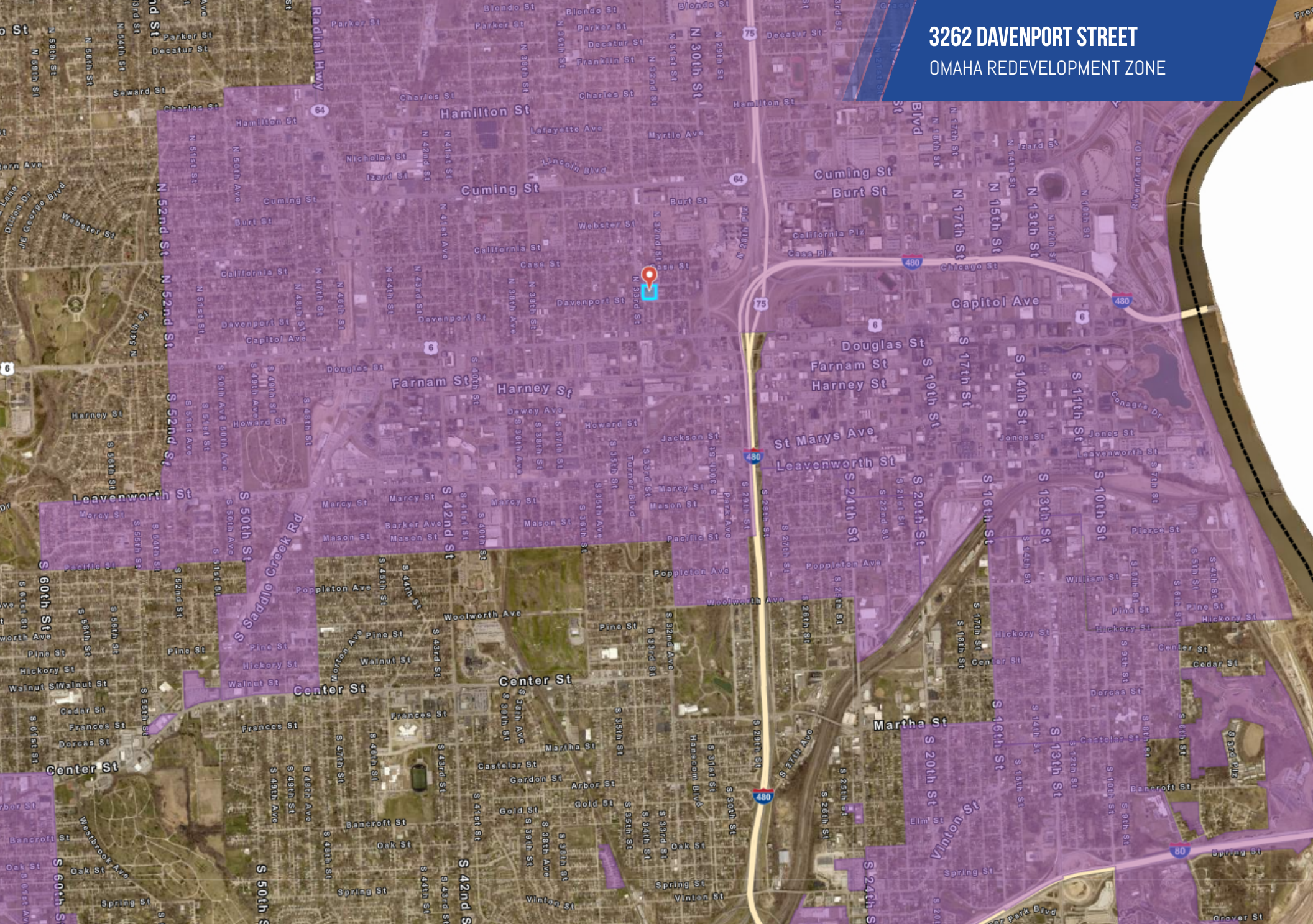
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3262 DAVENPORT STREET

OMAHA REDEVELOPMENT ZONE



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