

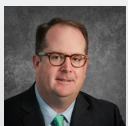
# 10TH & PACIFIC

1018-24 S. 10TH STREET, OMAHA, NE 68108



**INVESTORS  
REALTY INC.**

[WWW.INVESTORSOMAHA.COM](http://WWW.INVESTORSOMAHA.COM)



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## OFFERING SUMMARY

SALE PRICE:	NORTH LOT - \$475,000
	SOUTH LOT - \$289,000
Building Size:	2,901 SF
Price / SF:	\$263.53
Lot Size:	8,082 SF
Property Type:	Retail
Year Built:	1890
Renovated	2020
Zoning:	CBD-ACI-1(PL)

## PROPERTY OVERVIEW

Property can be purchased as a whole or split in two

### PROPERTY HIGHLIGHTS

- Freestanding retail building renovated in 2020
- Retail/office storefront with exposed brick walls
- Traditional tongue and groove ceilings
- Located at 10th & Pacific just a block away from the Durham Museum and The Old Market District
- Side fenced patio area
- Small off street parking area
- Across from the Blue Barn Theater

## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,825	95,076	234,510
Average Age	30	30.5	31.6
HOUSEHOLDS			
Total Households	5,097	36,025	91,551
People Per HH	2.5	2.6	2.6
Average HH Income	\$46,764	\$40,948	\$45,208
Average HH Value	\$91,836	\$111,900	\$108,854

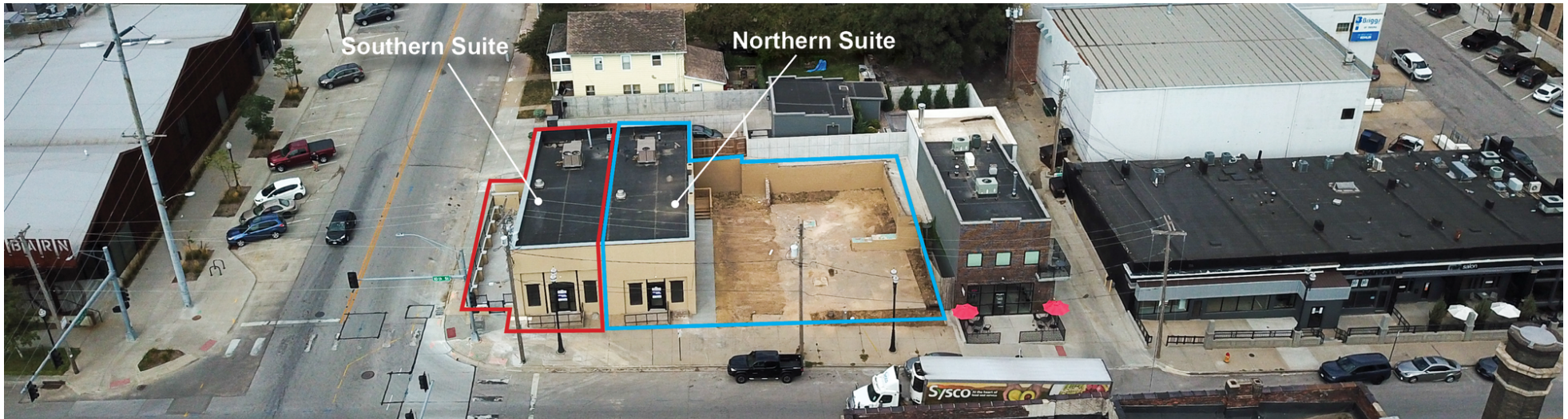
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Lot #	Size	Sale Price	Status	Description
North Building	6,082 SF	\$475,000	Available	North portion of the building and the vacant lot - size of lot is estimated
South Building	2,000 SF	\$289,500	Available	Southern portion of the building - size of lot is estimated



1018-24 S. 10TH STREET  
SITE PLAN



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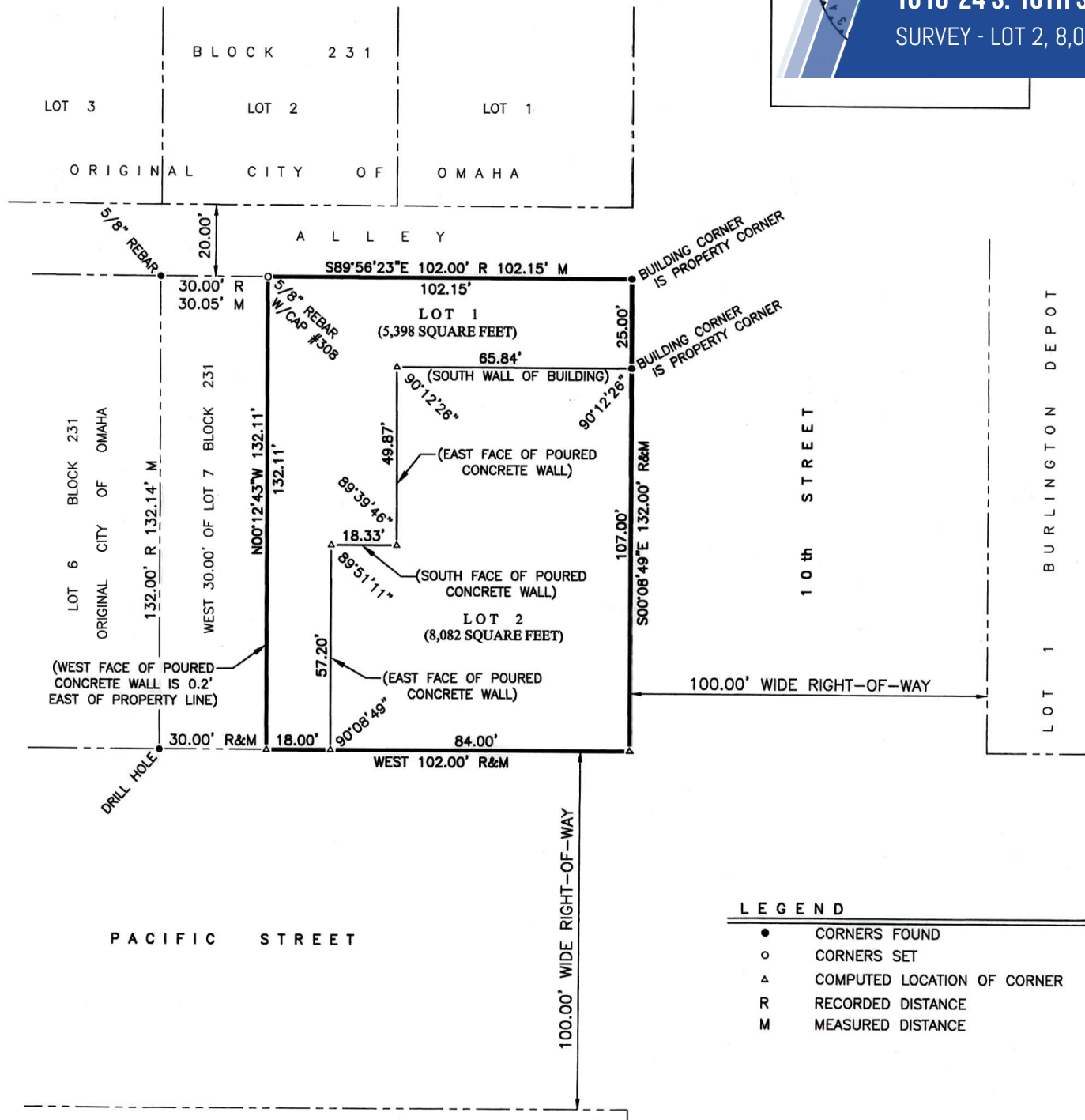
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# 1018-24 S. 10TH STREET

## SURVEY - LOT 2, 8,082 SF





1018-24 S. 10TH STREET

RETAILER MAP

RIVERFRONT REDEVELOPMENT PROJECT

OLD MARKET SHOPPING & ENTERTAINMENT DISTRICT

SITE



The Durham Museum



Omaha Amtrak



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

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AREA PHOTO

OLD MARKET

TD AMERITRADE  
BALL PARK

CHI EVENT  
CENTER

DURHAM  
MUSEUM

RIVERFRONT  
DEVELOPMENT  
PROJECT

KETV

SITE

BLUE BARN  
THEATER

S. 10TH St.

Pacific St.



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ADDITIONAL PHOTOS



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