

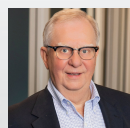
9570 IDA STREET

10,052 SF | \$1,150,000

9570 IDA STREET, OMAHA, NE 68122



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BUILDING INFORMATION

Main Building	10,040 SF (40x251)
Exterior Description	Block and Metal
Ceiling Height	19'
Restrooms	Yes
HVAC	No

PARKING & TRANSPORTATION

Parking Description	6' Chainlink Fenced Outdoor Storage
Parking Type	Surface
Rail	No

REAL ESTATE TAXES

9570 Ida: \$4,784
 6920 S 94th Plaza: \$2,918
 6930 N 94th Plaza: \$2,585

SITE INFORMATION

Cross-Streets	94th & Ida
County	Douglas
Zoning	Ind
Lot Size 9570	36,329 SF
Lot Size 6920	45,302 SF
Lot Size 6930	44,605 SF
Flood Plain	E 1/2 of 6930 N 94 Plaza is F.F.

UTILITIES & AMENITIES

Power Description	Electric: 400 Amps
Gas Description	Gas

PROPERTY HIGHLIGHTS

ADDITIONAL STRUCTURES

One shed
 Four lean-to's

OFFERING SUMMARY

SALE PRICE:	\$1,150,000
Property Type	Industrial

DEMOGRAPHICS

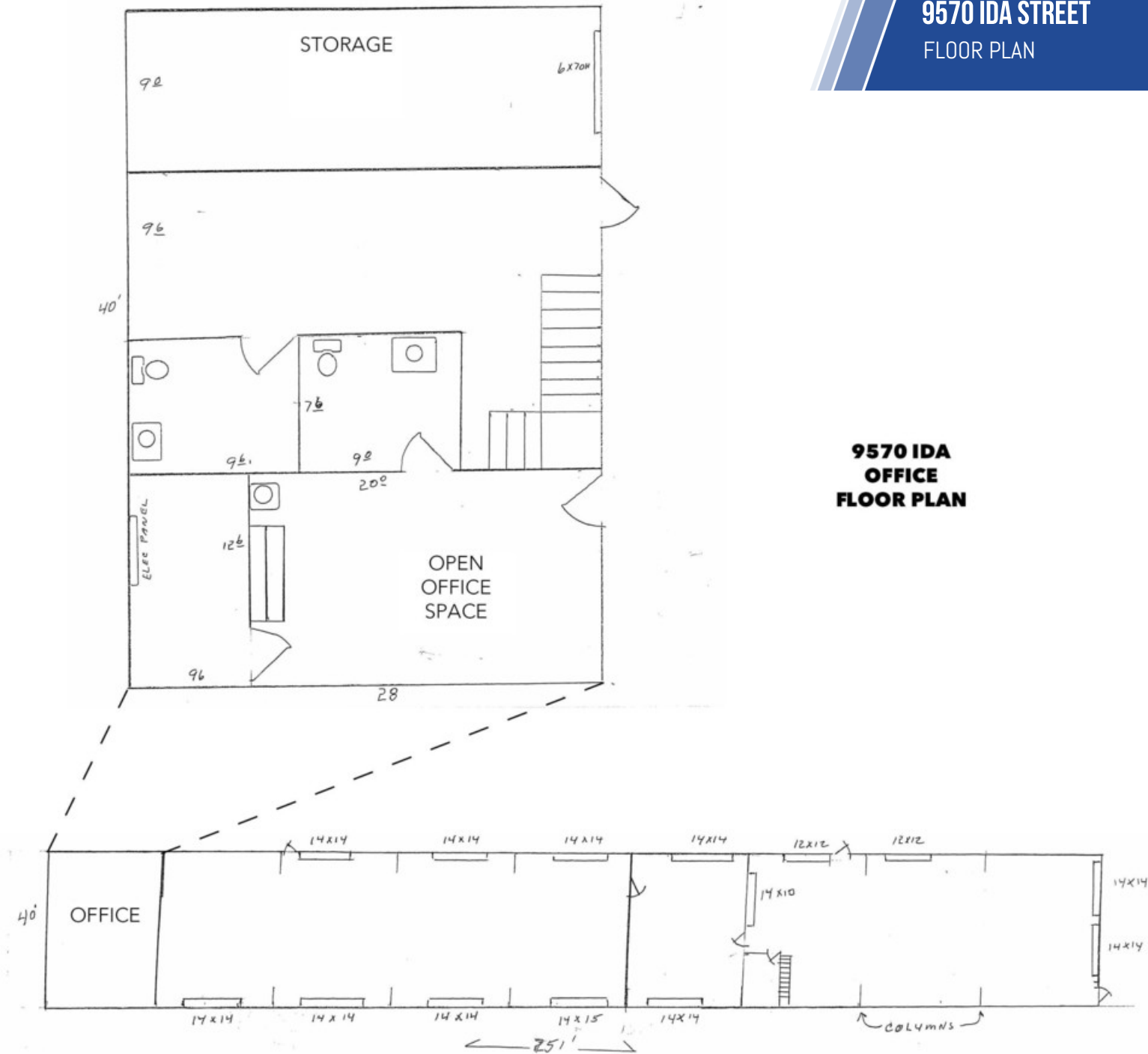
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,979	59,123	153,587
Average Age	33.9	34.2	34.9
HOUSEHOLDS			
Total Households	2,228	24,107	64,924
People Per HH	2.2	2.5	2.4
Average HH Income	\$57,176	\$61,389	\$63,812
Average HH Value	\$140,434	\$136,951	\$140,655

9570 IDA STREET

SITE PLAN



9570 IDA STREET
FLOOR PLAN



9570 IDA
OFFICE
FLOOR PLAN

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AERIAL PHOTO



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AERIAL PHOTOS



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9570 IDA STREET

RETAILER MAP



Ida St

Ida St

Ida St

Ida St

Google

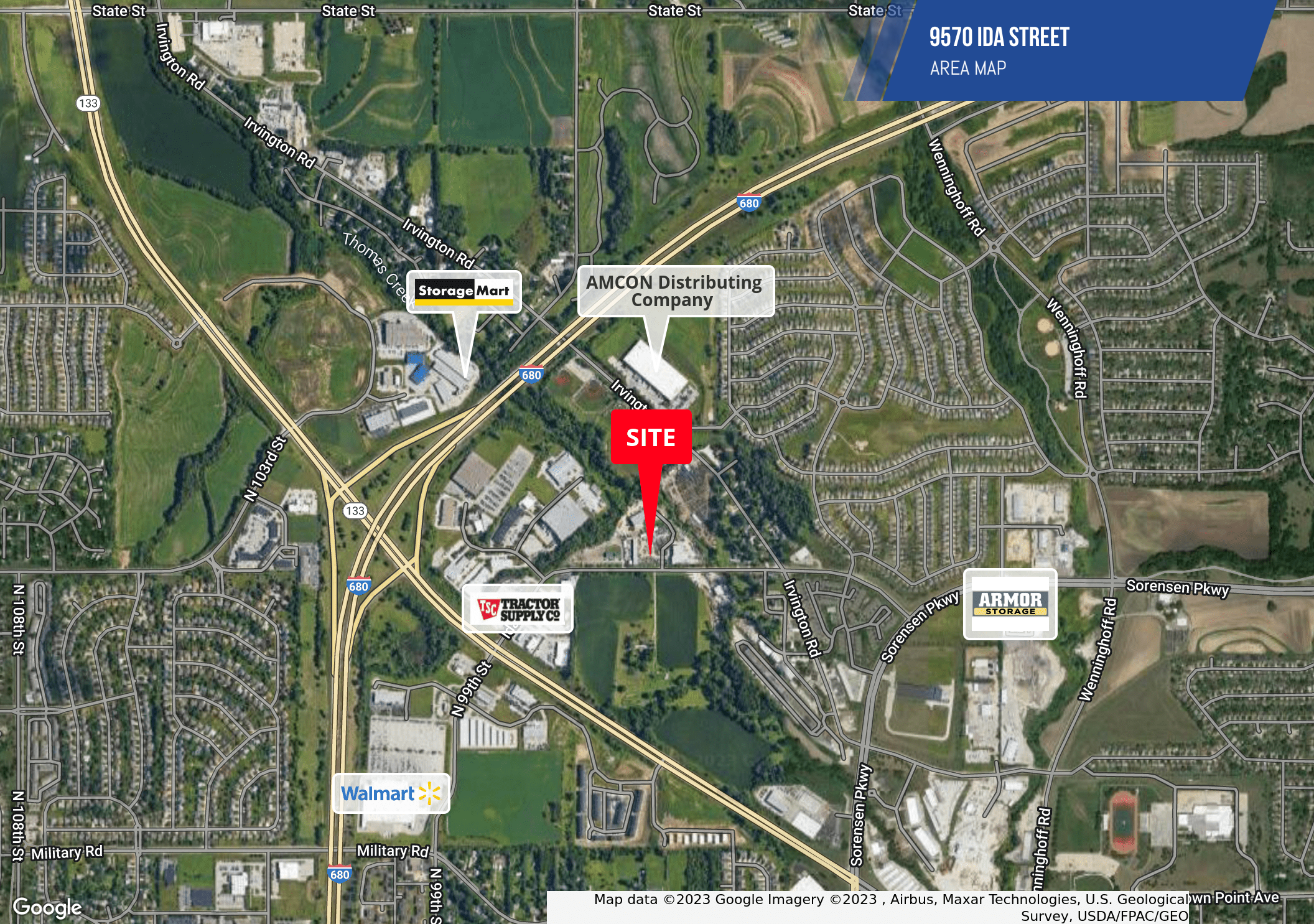
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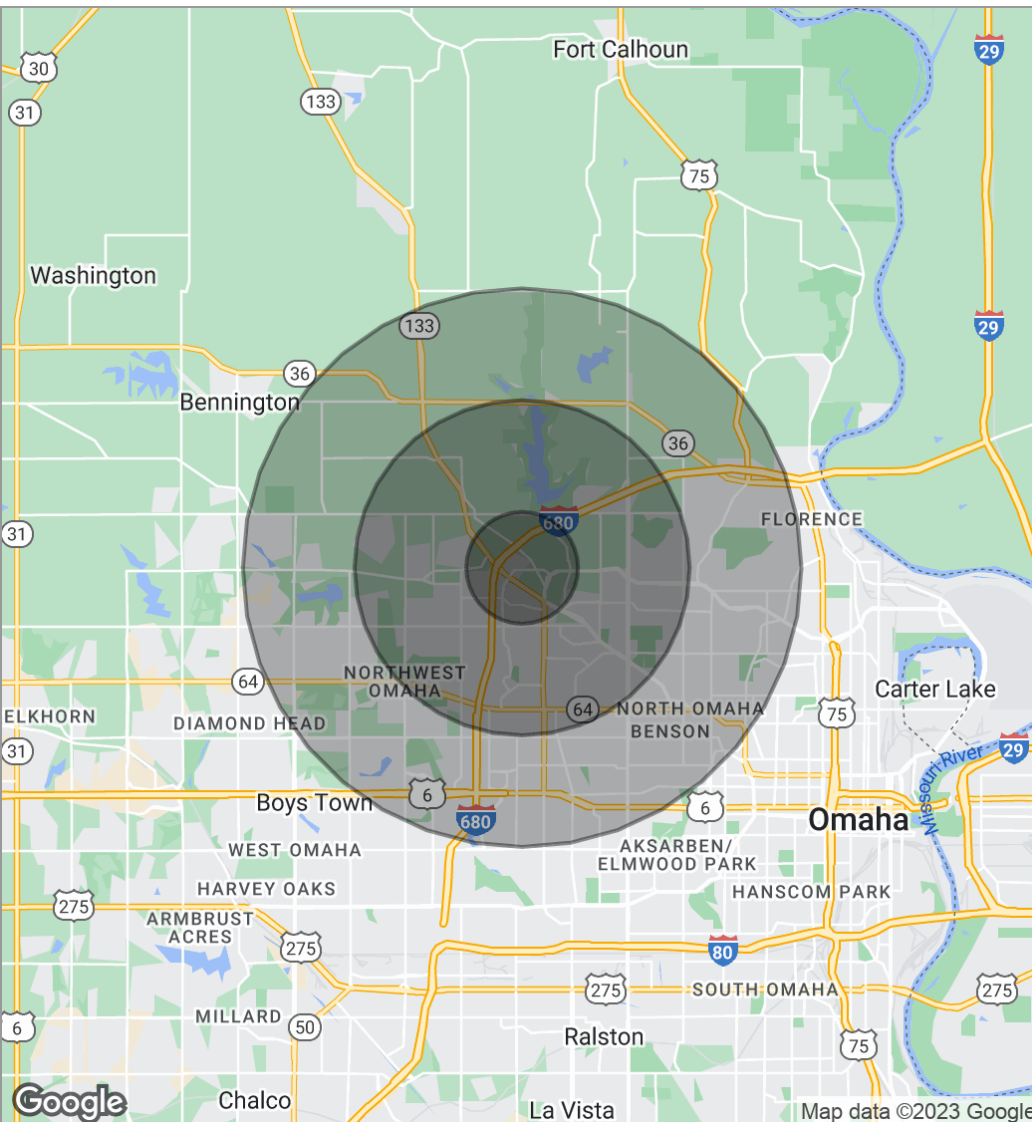




9570 IDA STREET
AREA MAP

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,979	59,123	153,587
Median age	33.9	34.2	34.9
Median age (Male)	30.2	33.8	33.6
Median age (Female)	37.4	34.5	35.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,228	24,107	64,924
# of persons per HH	2.2	2.5	2.4
Average HH income	\$57,176	\$61,389	\$63,812
Average house value	\$140,434	\$136,951	\$140,655

* Demographic data derived from 2020 ACS - US Census