

2509-11 LEAVENWORTH STREET

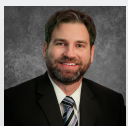
17,258 SF | \$600,000

2509-11 LEAVENWORTH STREET, OMAHA, NE 68105



**INVESTORS
REALTY INC.**

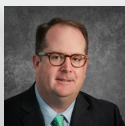
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OFFERING SUMMARY

SALE PRICE:	\$600,000
Building Size:	17,258 SF
Price / SF:	\$34.77
Lot Size:	0.29 Acres
Property Type:	Retail
Year Built:	1957
Zoning:	GC-ACI-1(PL)

PROPERTY OVERVIEW

Free standing building

PROPERTY HIGHLIGHTS

- New roof
- Dock height door
- Inside taken down to stud allowing for multiple finish options
- 8,289 SF on main level and 8,289 SF in basement storage area
- Off street parking
- Alley access with garage parking
- Surrounding neighborhood is undergoing improvements and new development

DEMOGRAPHICS

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	5,579	17,961	39,879
Average Age	30.1	29.1	29
HOUSEHOLDS			
Total Households	2,609	7,133	15,500
People Per HH	2.1	2.5	2.6
Average HH Income	\$30,291	\$35,165	\$37,988
Average HH Value	\$88,290	\$104,384	\$115,167

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SITE MAP

SITE



House of Conundrum
Omaha Escape Room

U-HAUL

Paragon Printing Inc



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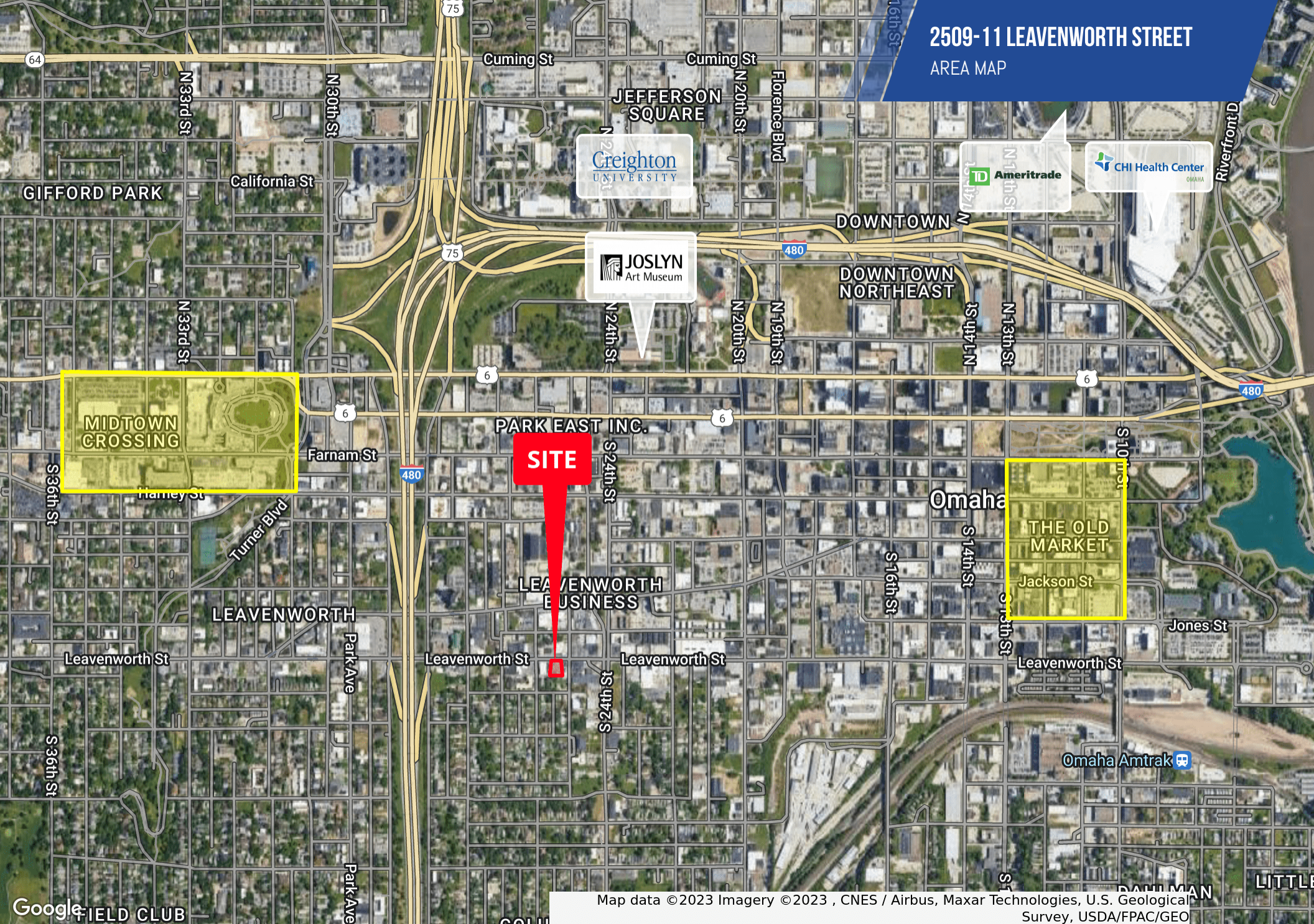
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AREA MAP



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ADDITIONAL PHOTOS



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