

25TH & LEAVENWORTH ST

9,750 SF | \$750,000

2502 LEAVENWORTH ST, OMAHA, NE 68105



INVESTORS
REALTY INC.

WWW.INVESTORSOMAHA.COM



JEANETTE WEBER, MPA, SIOR, CPM

402.769.7563

jweber@investorsomaha.com



JACK WARREN, CCIM

402.769.7572

jwarren@investorsomaha.com





2502 LEAVENWORTH ST

EXECUTIVE SUMMARY

OFFERING SUMMARY

SALE PRICE:	\$750,000
Building Size:	9,750 SF
Price / SF:	\$76.92
Lot Size:	17,424 SF
Property Type:	Industrial Flex
Year Built:	1961
Zoning:	DS

PROPERTY OVERVIEW

Hard to find flex building available for sale in Downtown Omaha. Property contains a total of 9,750 SF, with approximately 2,000 SF of office, 7,750 SF of warehouse, and large open space on the lower-level.

PROPERTY HIGHLIGHTS

- Fantastic visibility to Leavenworth Street
- Rare owner-user opportunity
- Warehouse portion has one drive-in door
- Filled in dock door that can be easily reactivated
- Mix of private offices, breakroom, reception area, and open space
- Finished lower level open space ideal for large group meetings or trainings
- Excellent interstate access, building sits within 3 blocks of I-480

JEANETTE WEBER, MPA, SIOR, CPM

402.769.7563 | jweber@investorsomaha.com

JACK WARREN, CCIM

402.769.7572 | jwarren@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.





25TH & LEAVENWORTH ST

2502 LEAVENWORTH ST, OMAHA, NE 68105

BUILDING INFORMATION

Building Size	9,750 SF
Office SF	2,066 SF
Number Of Floors	1
Year Built	1961
Construction Status	Existing

PARKING & TRANSPORTATION

Parking Type	Surface
Traffic Count	13,766 - Leavenworth St & S 25 St (2018)

SITE INFORMATION

Cross-Streets	S 25th St & Leavenworth St
County	Douglas
Zoning	DS
Lot Size	17,424 SF
Location Description	On the northwest corner of S 25th Street & Leavenworth Street.

UTILITIES & AMENITIES

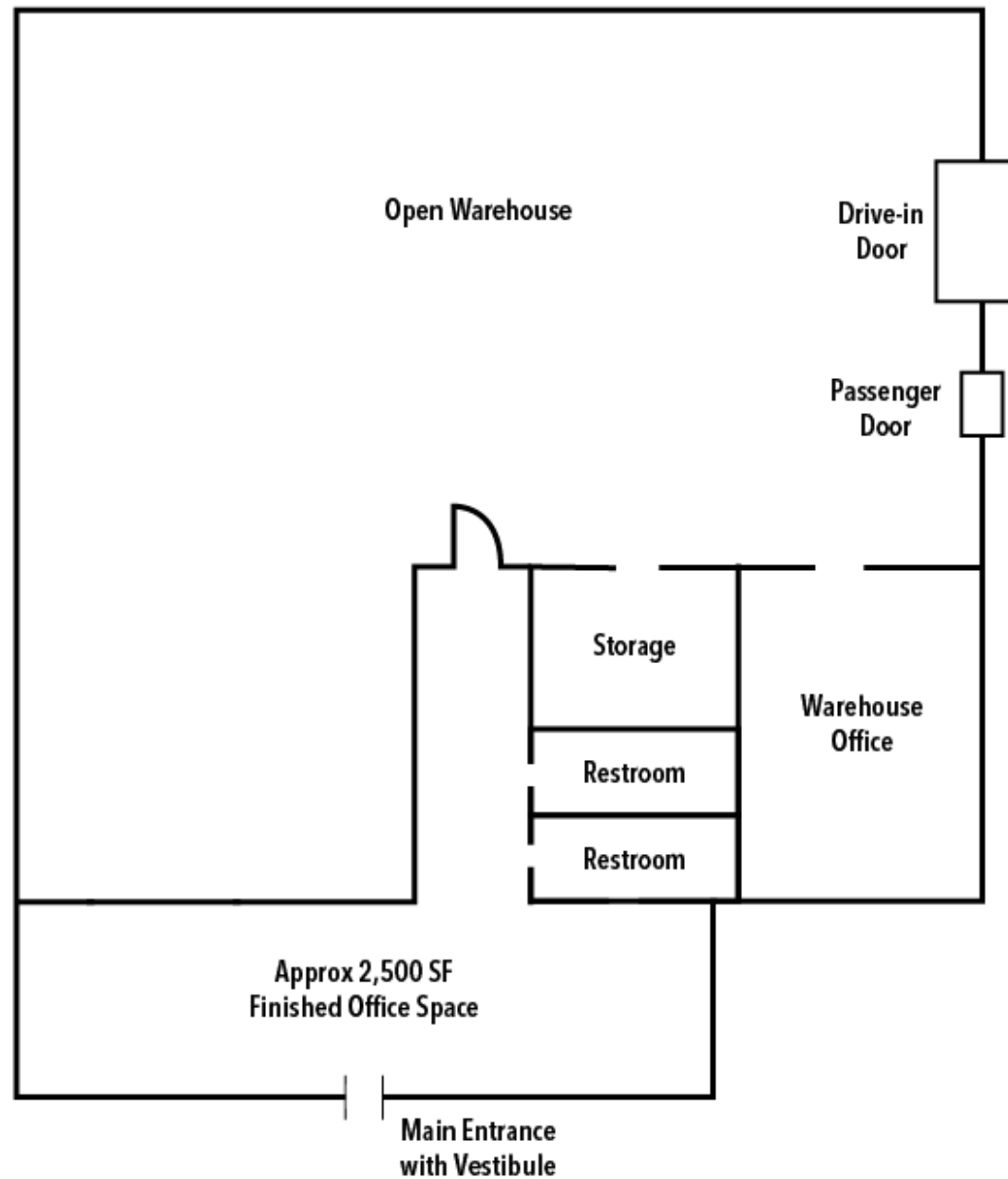
Power	Yes
Power Description	OPPD
Gas / Propane	Yes
Gas Description	MUD
Security Guard	N/A

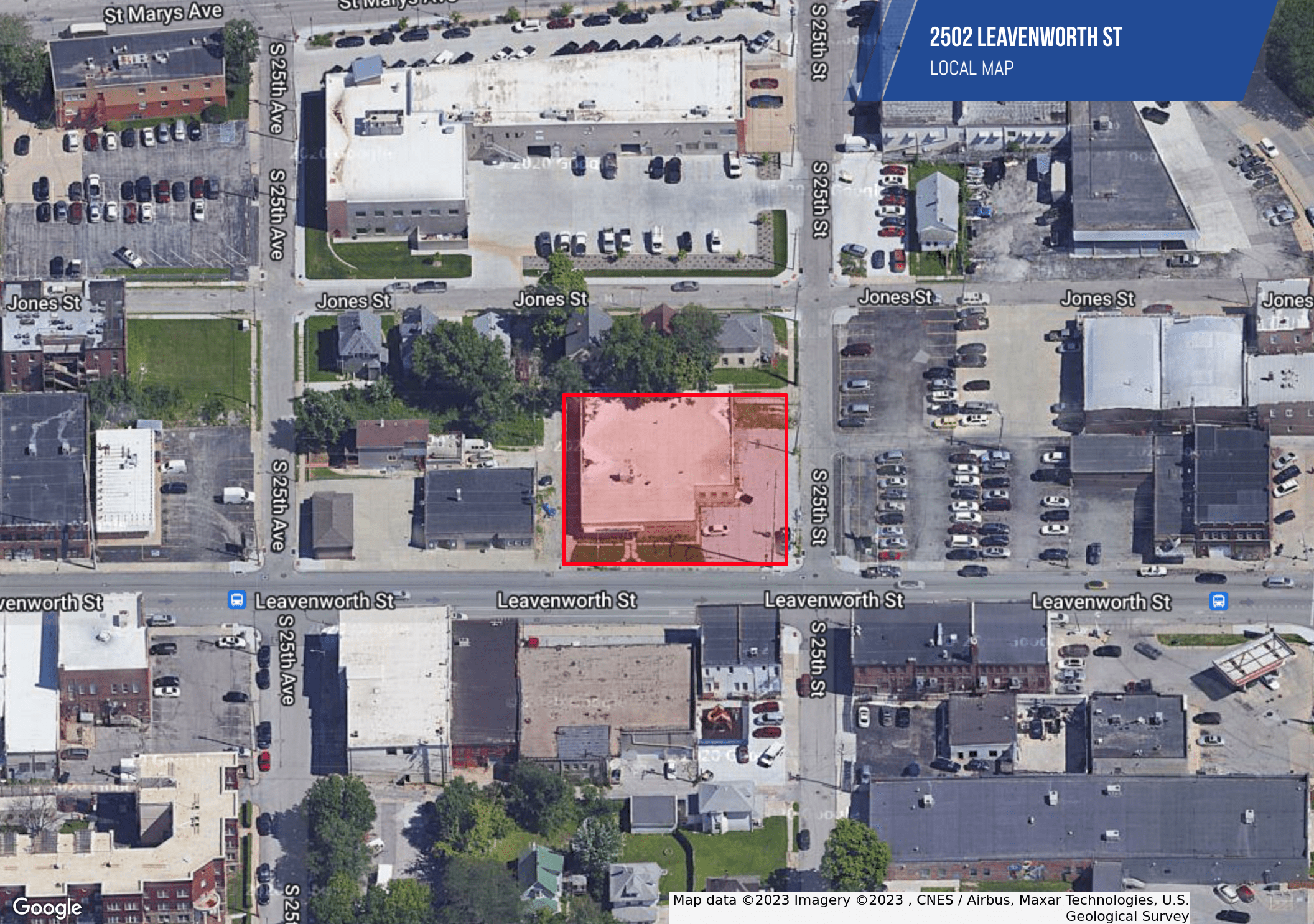
OFFERING SUMMARY

SALE PRICE:	\$750,000
Property Type	Industrial Flex

DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	17,639	65,544	120,378
Average Age	28.9	29.4	30.6
HOUSEHOLDS			
Total Households	6,988	25,820	47,788
People Per HH	2.5	2.5	2.5
Average HH Income	\$34,966	\$39,173	\$42,166
Average HH Value	\$103,039	\$116,902	\$117,424





2502 LEAVENWORTH ST
LOCAL MAP

Google

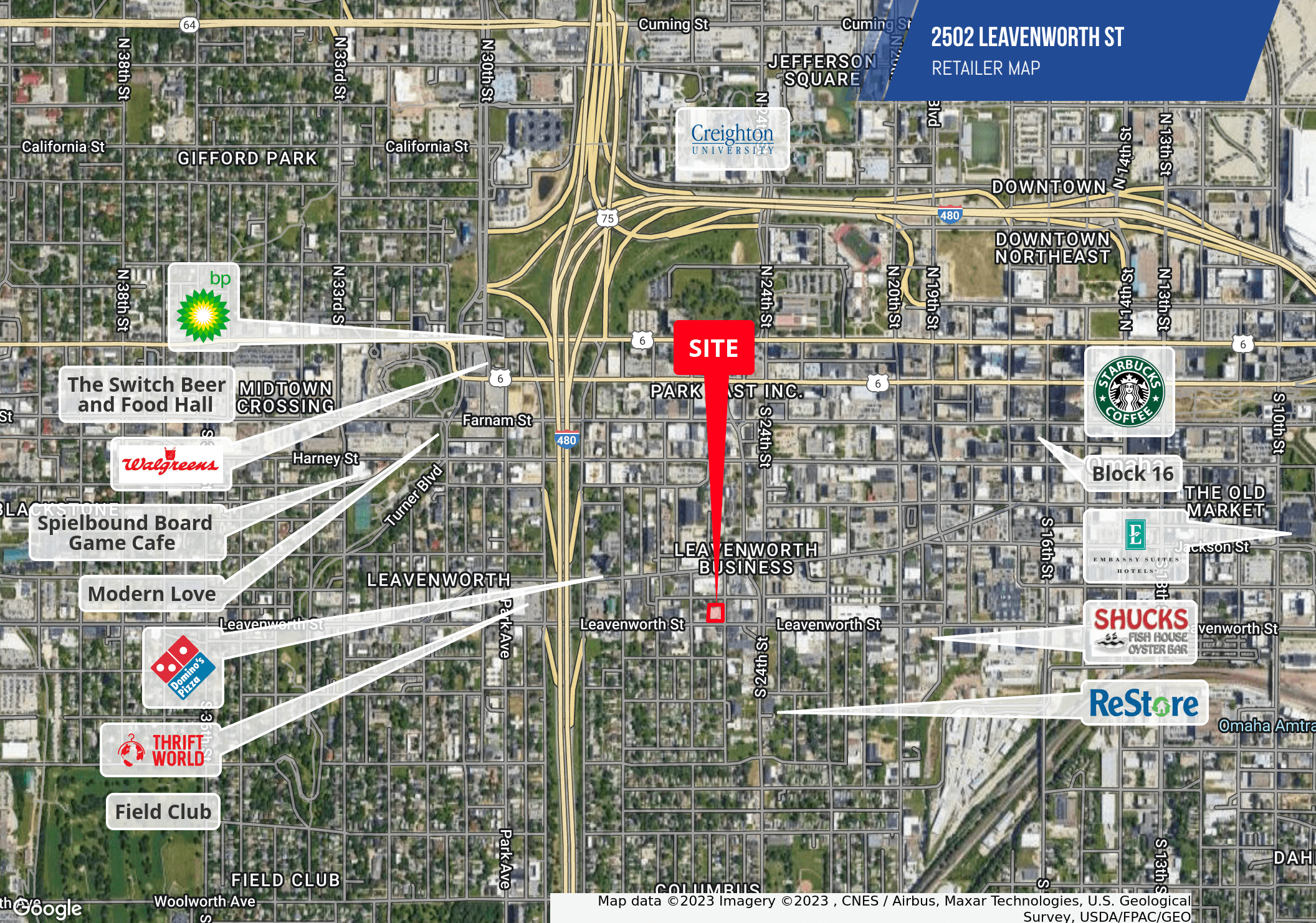
Map data ©2023 Imagery ©2023 , CNES / Airbus, Maxar Technologies, U.S. Geological Survey

JEANETTE WEBER, MPA, SIOR, CPM JACK WARREN, CCIM
402.769.7563 | jweber@investorsomaha.com 402.769.7572 | jwarren@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.



2502 LEAVENWORTH ST
RETAILER MAP



JEANETTE WEBER, MPA, SIOR, CPM

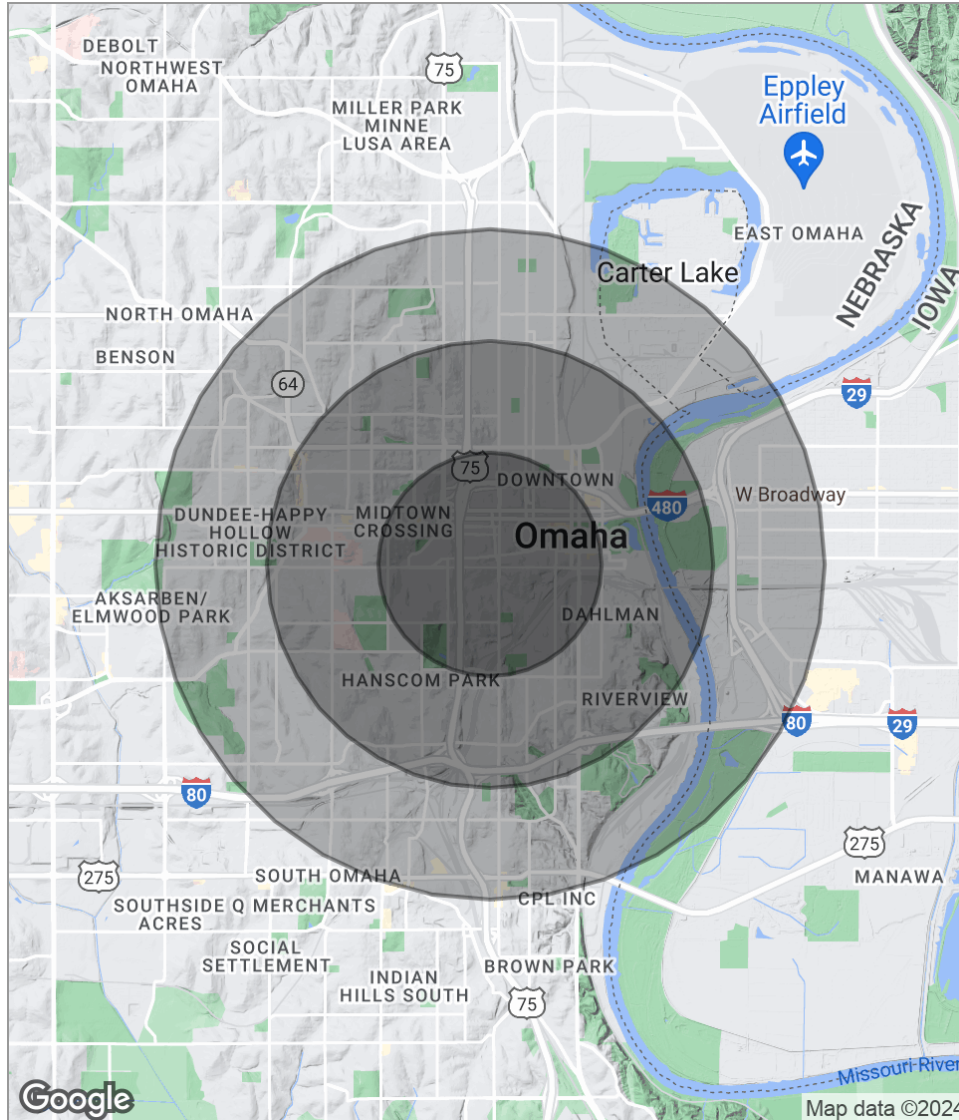
402.769.7563 | jweber@investorsomaha.com

JACK WARREN, CCIM

402.769.7572 | jwarren@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.





POPULATION	1 MILE	2 MILES	3 MILES
Total population	17,639	65,544	120,378
Median age	28.9	29.4	30.6
Median age (Male)	29.5	29.7	30.6
Median age (Female)	28.9	29.2	30.7
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	6,988	25,820	47,788
# of persons per HH	2.5	2.5	2.5
Average HH income	\$34,966	\$39,173	\$42,166
Average house value	\$103,039	\$116,902	\$117,424

* Demographic data derived from 2020 ACS - US Census