

FREE STANDING RETAIL BUILDING

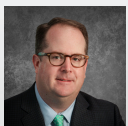
18,370 SF | \$2,700,000

1804 N 168TH STREET, OMAHA, NE 68116



**INVESTORS
REALTY INC.**

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OFFERING SUMMARY

SALE PRICE:	\$2,700,000
Building Size:	18,370 SF
Price / SF:	\$146.98
Lot Size:	1.426 Acres
Property Type:	Retail
Year Built:	2016
Zoning:	MU
Min. Ceiling Height:	14'
Max Ceiling Height:	16"
Column Spacing:	24' lengthwise
Column Spacing:	20' depth-wise
Parking:	62 stalls - surface

PROPERTY OVERVIEW

Free standing retail building

PROPERTY HIGHLIGHTS

- Well-situated in a strong demographic area
- Good presence to high traffic corridor along 168th Street
- Building is well suited for a variety of uses
- Newer construction

DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,038	145,295	385,159
Average Age	33.7	36.1	35.6
HOUSEHOLDS			
Total Households	2,017	52,801	149,939
People Per HH	3.0	2.8	2.6
Average HH Income	\$128,507	\$108,477	\$88,895
Average HH Value	\$286,004	\$244,853	\$214,412

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SITE PLAN



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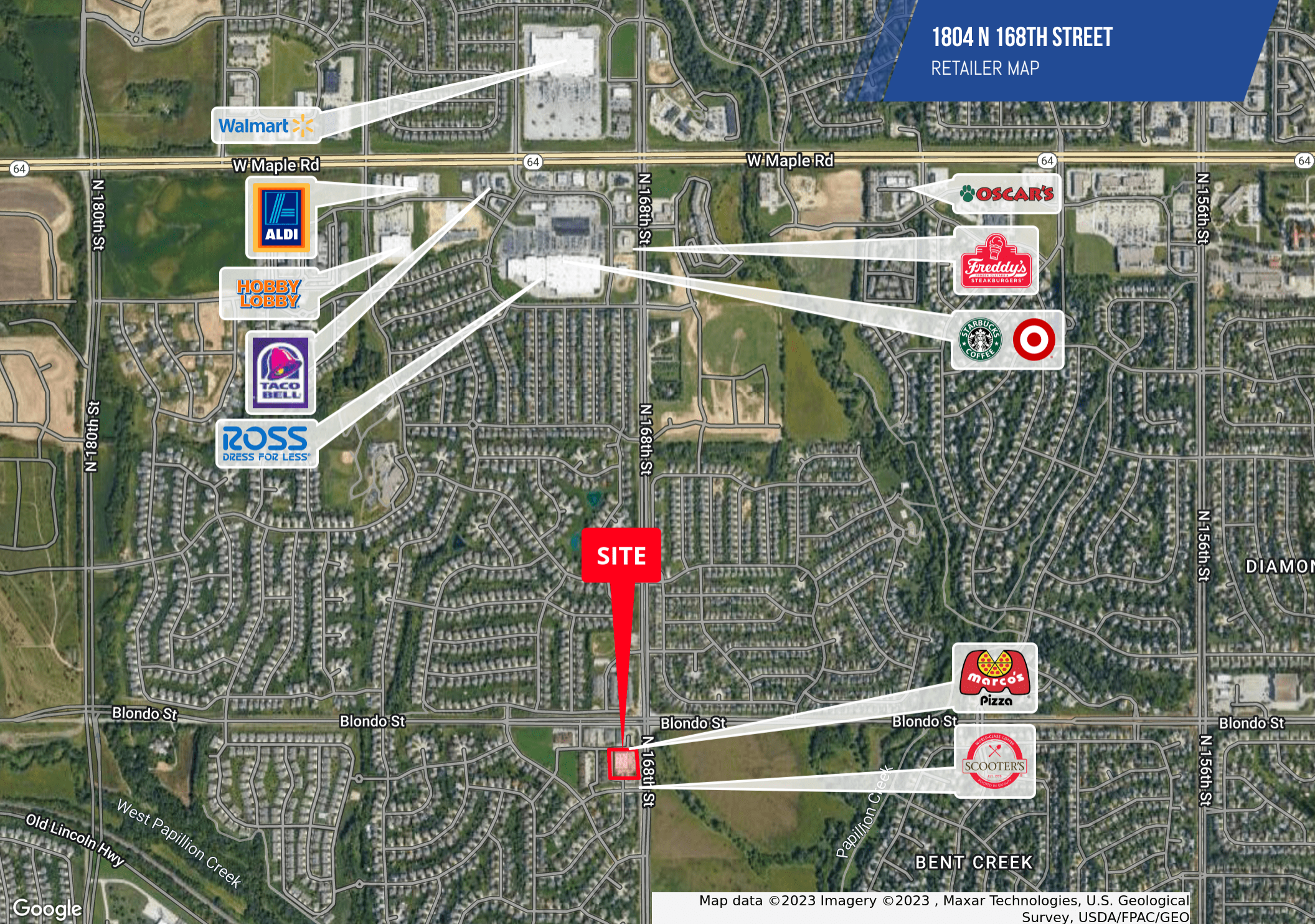
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RETAILER MAP



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ADDITIONAL PHOTOS



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