



110th & Blondo Street | Omaha, NE 68164

2 minutes to I-680, 3 minutes to Dodge Street

\$9.00-\$11.50 PSF

Property Features

- Commercial flex/retail land for sale
- Potential flex buildings for lease
- Zoned Mixed-Use (MU) with site development regulations of Community Commercial (CC) zoning
- Seller is open to build-to-suits and developing flex buildings for lease on the lots
- HyVee Fast & Fresh is planned on the NEC or 111th & Blondo
- Two minutes to I-680 and three minutes to Dodge Street

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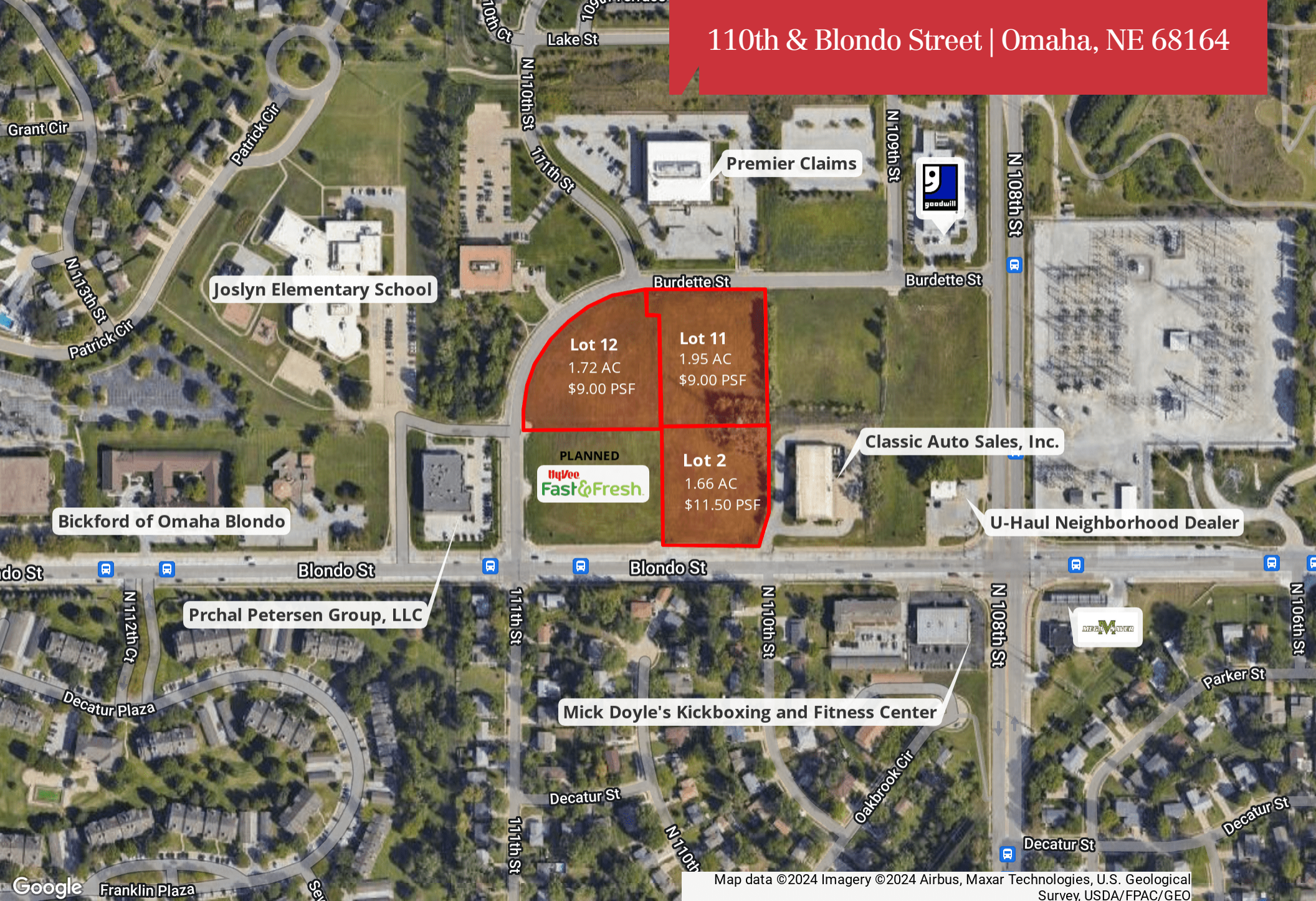
LOT #	SIZE (AC/SF)	ASKING PRICE	DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Lot 2	1.66 AC / 72,575 SF	\$11.50 PSF	Total Households	6,273	41,474	103,096
Lot 11	1.95 AC / 84,942 SF	\$9.00 PSF	Total Population	11,998	94,878	248,562
Lot 12	1.72 AC / 74,923 SF	\$9.00 PSF	Average HH Income	\$74,162	\$103,814	\$108,478

Conceptual Site Plan



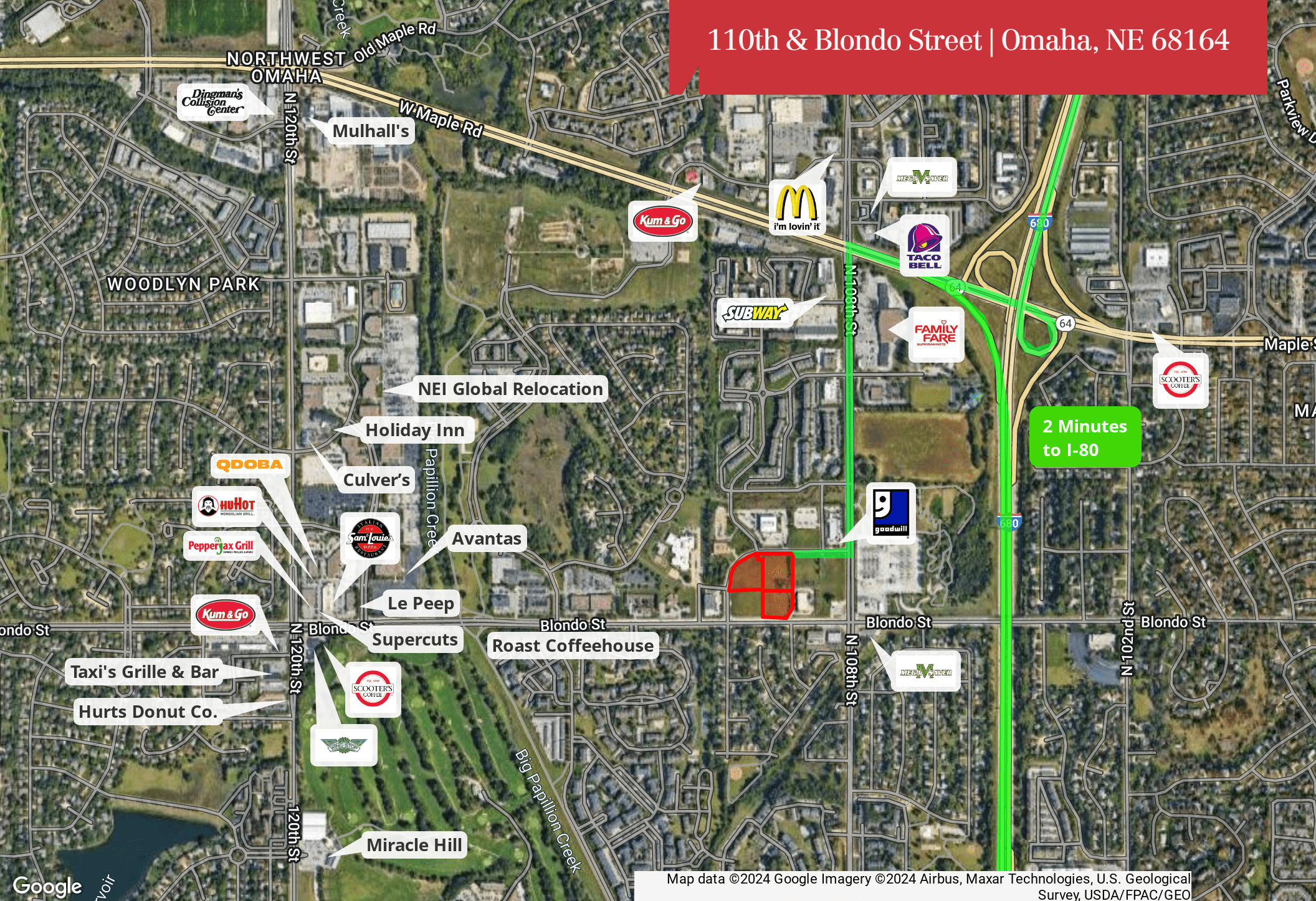
Flex Buildings Concept Site Plan

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