

FOR SALE/LEASE - 158TH & FORT ST DAYCARE

5225 NORTH 158TH AVENUE, OMAHA, NE 68116

CHILD CARE FACILITY | 9,622 SF | SALE PRICE - \$2,750,000; LEASE RATE - \$21.00 PSF (NNN)



PRESENTED BY:

Grace Newton

402.980.0111

gnewton@lee-associates.com

Benjamin Pearson

402.740.6791

bpearson@lee-associates.com

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360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Opportunity for owner-user to purchase turn-key child care facility in the growing Bennington area! Property was occupied by owner who completed modifications to meet childcare facility building code when they purchased. Facility includes outdoor playground, indoor gym, storm shelter, full kitchen with hood, built-in appliances, FF&E and sprinkler system.

Property is also for lease - \$21.00 PSF, NNN.

PROPERTY HIGHLIGHTS

- Licensed for 166 children
- Fire sprinkler system & storm shelter
- Outdoor playground

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LOCATION DESCRIPTION

Located at 158th & Fort Street, just north of Maple St and in the fast growing Bennington area. This submarket of Omaha is experiencing significant residential growth and multiple schools that have been constructed within the past five years.

OFFERING SUMMARY

Building & Lot Size:

9,622 SF Building (Built in 2006)
1.31 Acres of Land

Sale Price:

\$2,750,000

Zoning:

MU

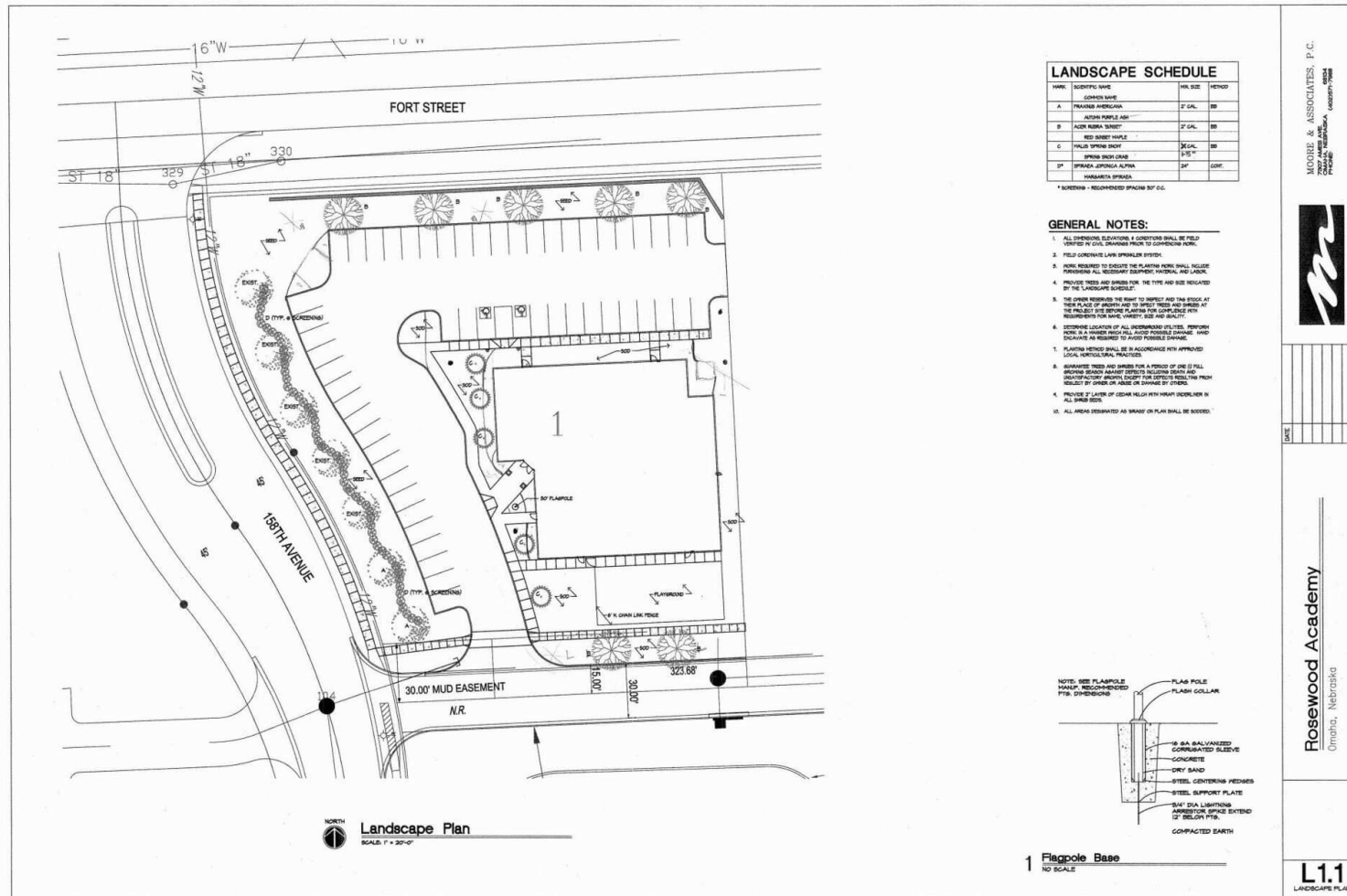
Lease Rate:

\$21.00 PSF/yr (NNN)
NNN = \$6.00 PSF

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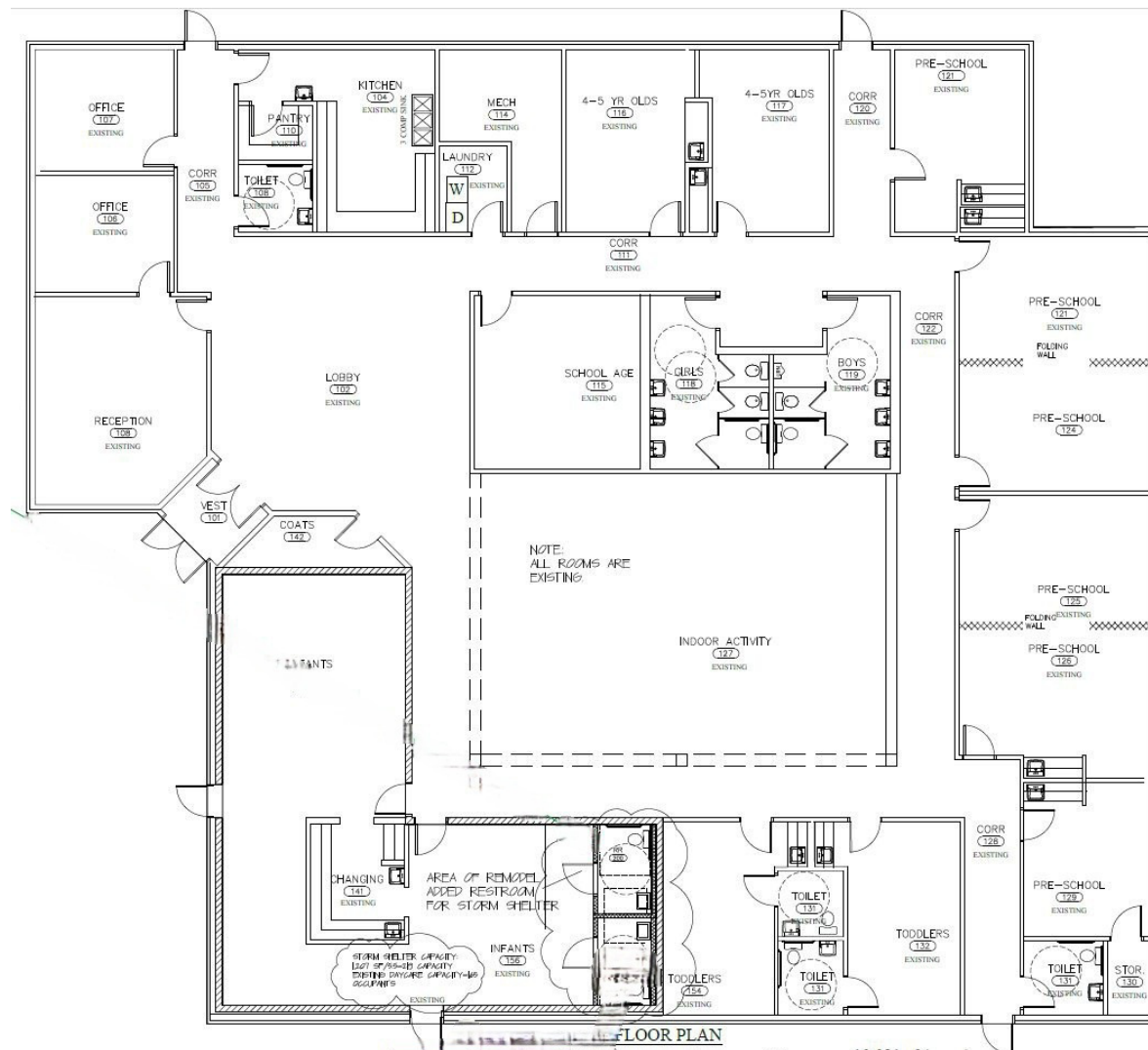
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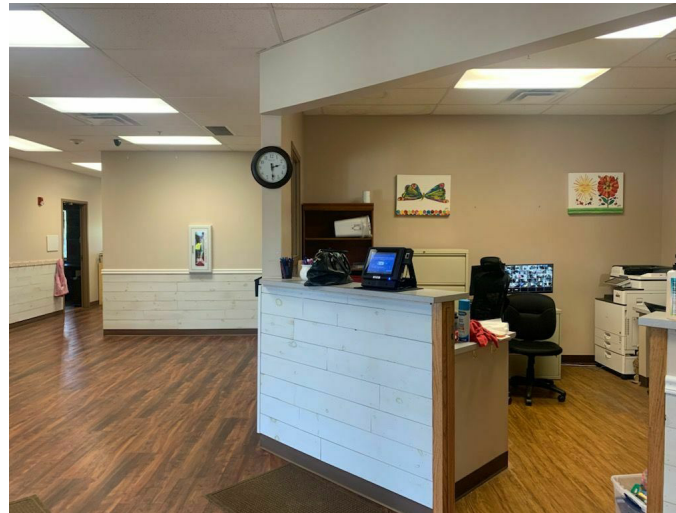
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Omaha: 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

Lincoln: 200 South 21st Street, Suite A113 | Lincoln, NE 68510 | 531.721.2888



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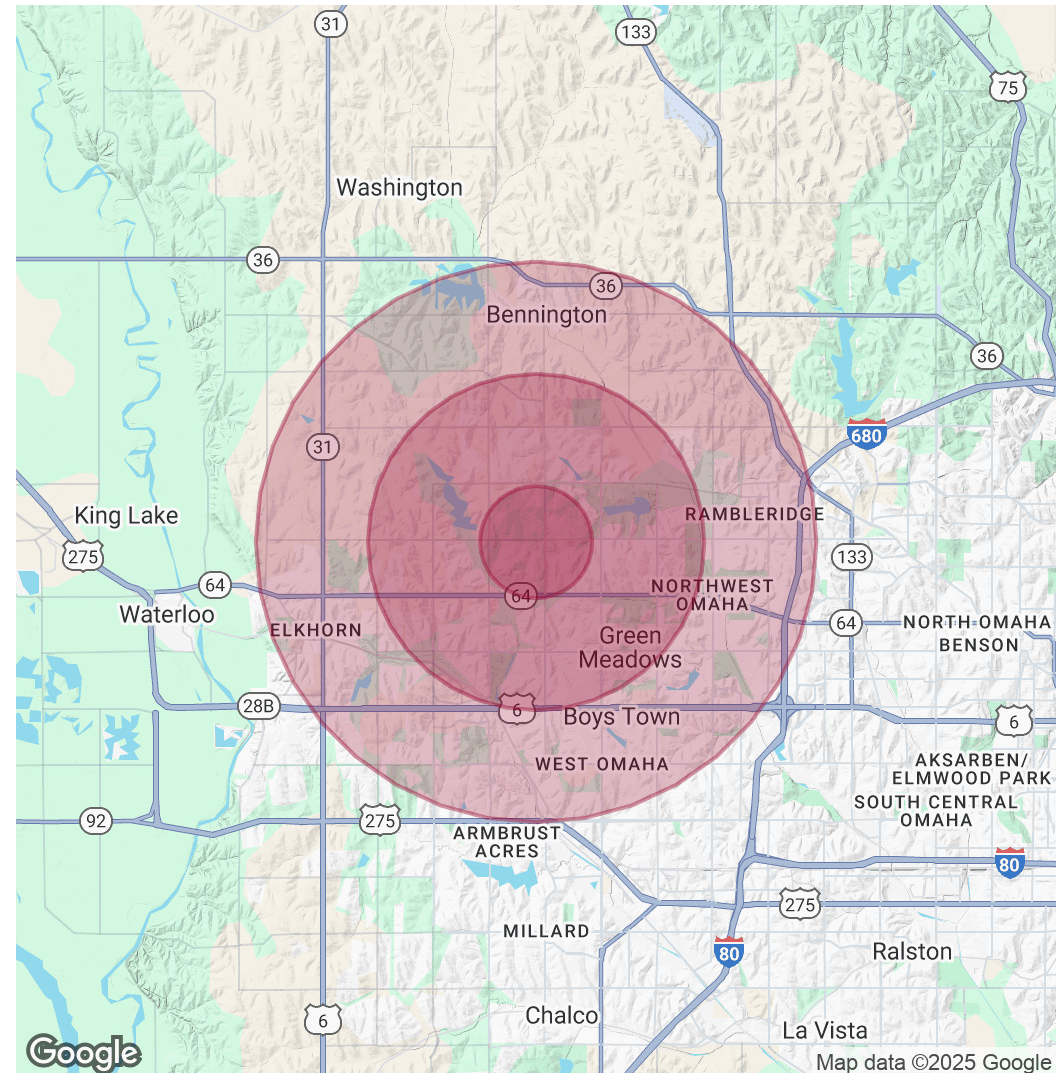
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,149	79,714	174,636
Average Age	39	37	38
Average Age (Male)	38	37	37
Average Age (Female)	40	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,057	29,195	68,442
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$133,576	\$143,442	\$130,680
Average House Value	\$346,327	\$382,859	\$365,706

Demographics data derived from AlphaMap



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