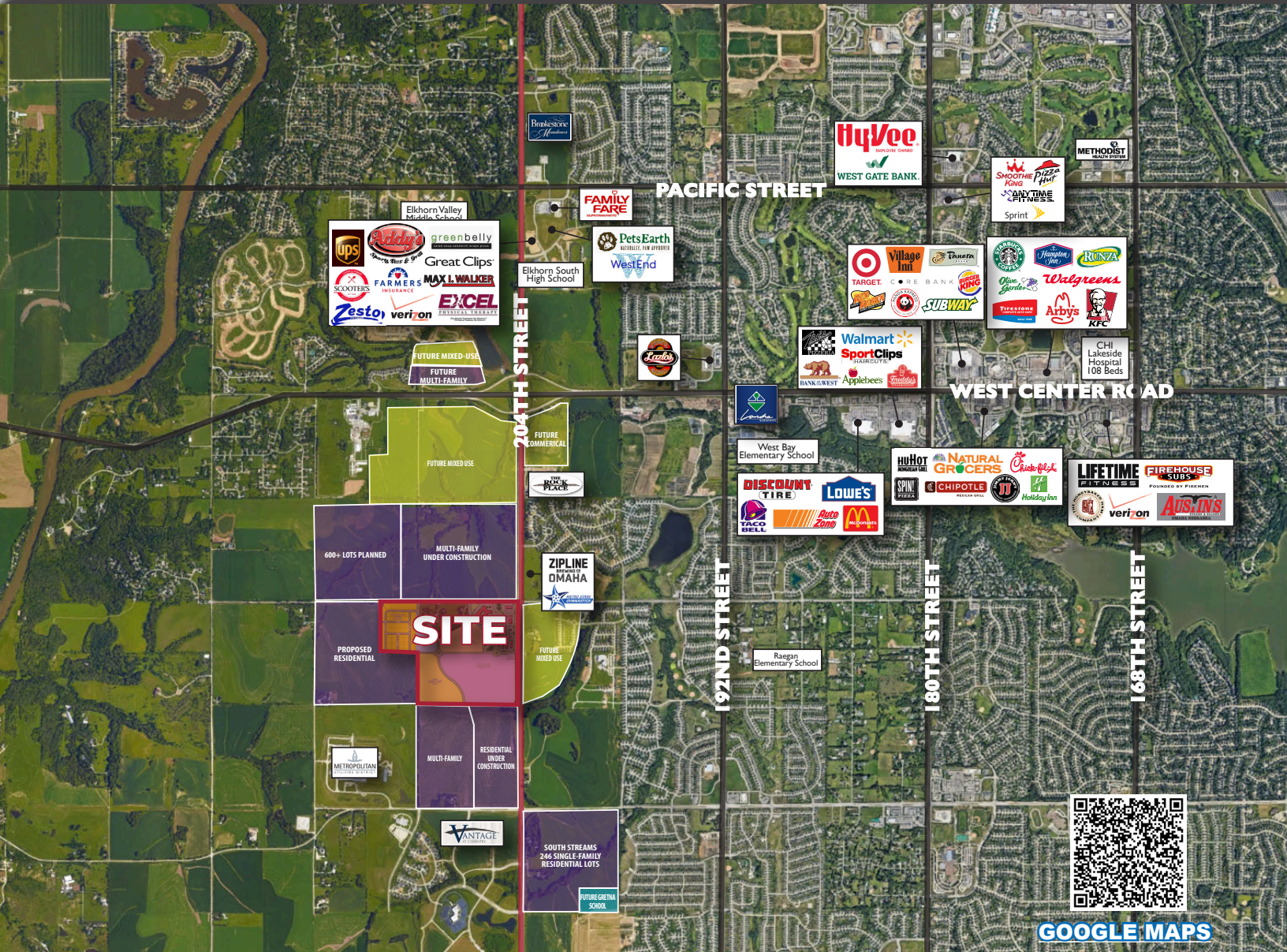


IRON BLUFF

S 204th & F Street
Elkhorn, NE 68130

FOR SALE OR LEASE



GOOGLE MAPS

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TENANT REPRESENTATION • INVESTMENT SALES
A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

Agent: Adam Maurer
Phone: 402-763-2925
Email: amaurer@lernerco.com

Lockwood Development

Agent: Lindsay Banks
Phone: 402-502-4715
Email: lbanks@lockwooddev.com



FEATURES

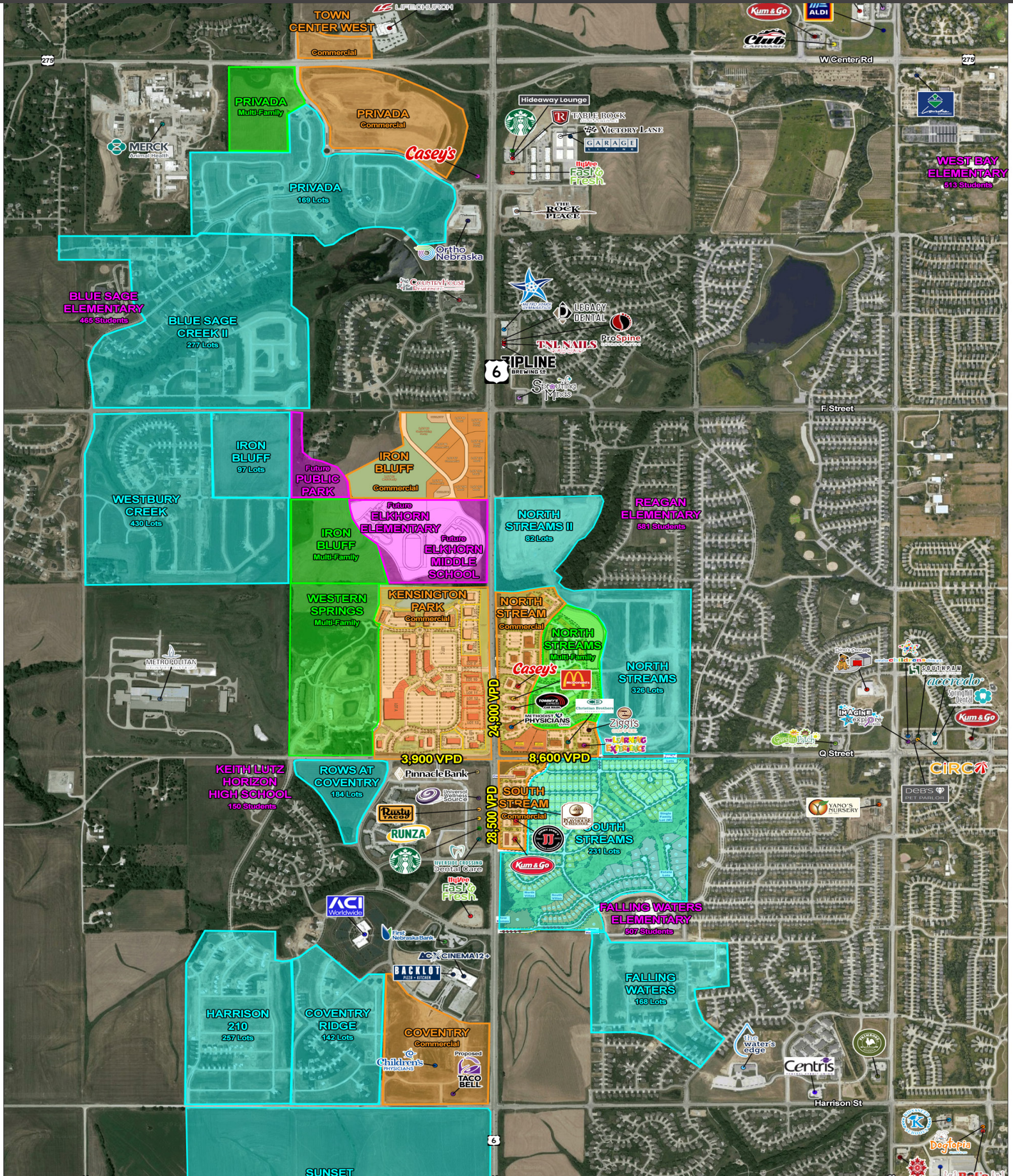
- **Total Development Size: 32.21 Acres**
- **Total Available: 13.17 Acres**
- **Traffic Counts: 43,395 VPD @ S 204th & W Center Rd; 32,950 VPD @ S 204th & Q Street**
- **Prime mixed-use development fronting 204th Street, anchored by Elkhorn Public Schools and future multi-family**
- **Full access and excellent visibility from 204th Street**
- **Lot 96 and Lot 97 can be combined**
- **Prime location for neighborhood retail & office users**
- **High income and home values surround the sites**
- **Site work and infrastructure completed**

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S 204th & F Street, Elkhorn, NE 68130

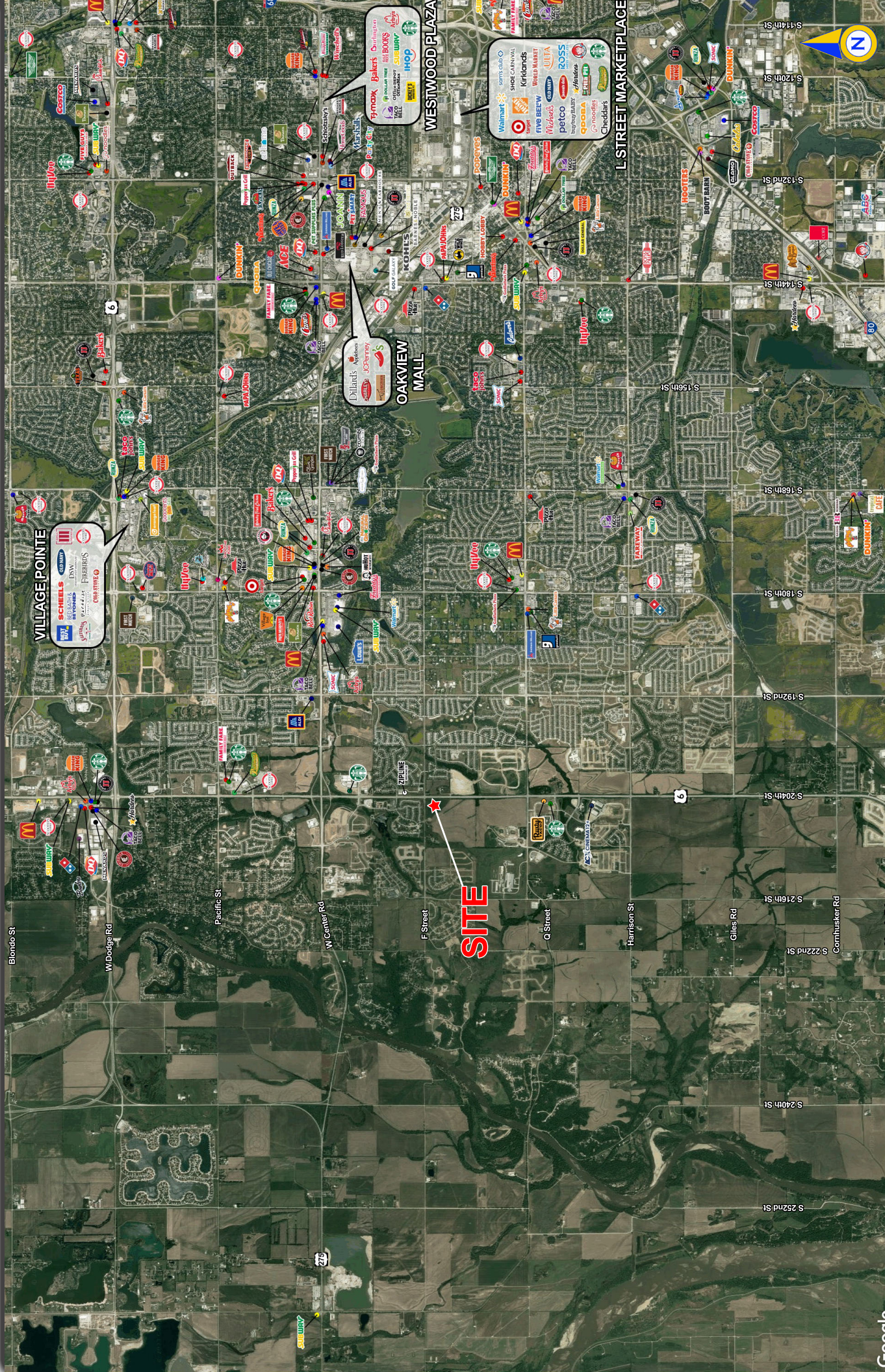
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IRON BLUFF

S 204th & F Street, Elkhorn, NE 68130



IRON BLUFF

S 204th & F Street, Elkhorn, NE 68130

Lat/Lon: 41.2193/-96.2346

S 204th & F Street Omaha, NE 68022	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	4,524	50,876	134,368
2028 Projected Population	4,733	54,108	140,900
2020 Census Population	4,376	49,975	132,148
2010 Census Population	2,072	33,092	98,807
Projected Annual Growth 2023 to 2028	0.9%	1.3%	1.0%
Historical Annual Growth 2010 to 2023	9.1%	4.1%	2.8%
2023 Median Age	33.9	35.6	36.2
Households			
2023 Estimated Households	1,396	16,826	47,459
2028 Projected Households	1,459	17,945	50,011
2020 Census Households	1,333	16,340	46,086
2010 Census Households	640	10,919	34,637
Projected Annual Growth 2023 to 2028	0.9%	1.3%	1.1%
Historical Annual Growth 2010 to 2023	9.1%	4.2%	2.8%
Race and Ethnicity			
2023 Estimated White	88.1%	88.4%	87.2%
2023 Estimated Black or African American	1.4%	1.9%	2.2%
2023 Estimated Asian or Pacific Islander	5.8%	4.5%	4.3%
2023 Estimated American Indian or Native Alaskan	0.2%	0.1%	0.2%
2023 Estimated Other Races	4.5%	5.1%	6.1%
2023 Estimated Hispanic	3.9%	4.4%	5.5%
Income			
2023 Estimated Average Household Income	\$192,570	\$208,242	\$177,869
2023 Estimated Median Household Income	\$152,368	\$163,493	\$136,358
2023 Estimated Per Capita Income	\$59,402	\$68,889	\$62,850
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	0.8%	0.8%	1.0%
2023 Estimated Some High School (Grade Level 9 to 11)	1.3%	1.0%	1.1%
2023 Estimated High School Graduate	9.6%	9.8%	12.9%
2023 Estimated Some College	17.3%	15.9%	19.7%
2023 Estimated Associates Degree Only	5.6%	7.3%	8.6%
2023 Estimated Bachelors Degree Only	36.2%	40.5%	35.7%
2023 Estimated Graduate Degree	29.2%	24.8%	21.0%
Business			
2023 Estimated Total Businesses	40	1,148	3,534
2023 Estimated Total Employees	328	8,853	35,753
2023 Estimated Employee Population per Business	8.2	7.7	10.1
2023 Estimated Residential Population per Business	112.6	44.3	38.0