

**For Sale/  
Lease**

# Commercial Lots Available – Elkhorn / 204th St Corridor

SEC 204th & W. Center Road | Omaha, NE 68002



**MITCH HOHLEN**

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**Woodsonia**  
Real Estate Inc

**WOODSONIA REAL ESTATE, INC.**

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## PROPERTY SUMMARY

- > Located on major growth corridor between Elkhorn & Gretna
- > High Income Demographics
- > Full Access off of 204th St.
- > Great visibility to both 204th & W. Center Rd.
- > Prime for mixed-use development
- > Zoned MU
- > Call for pricing

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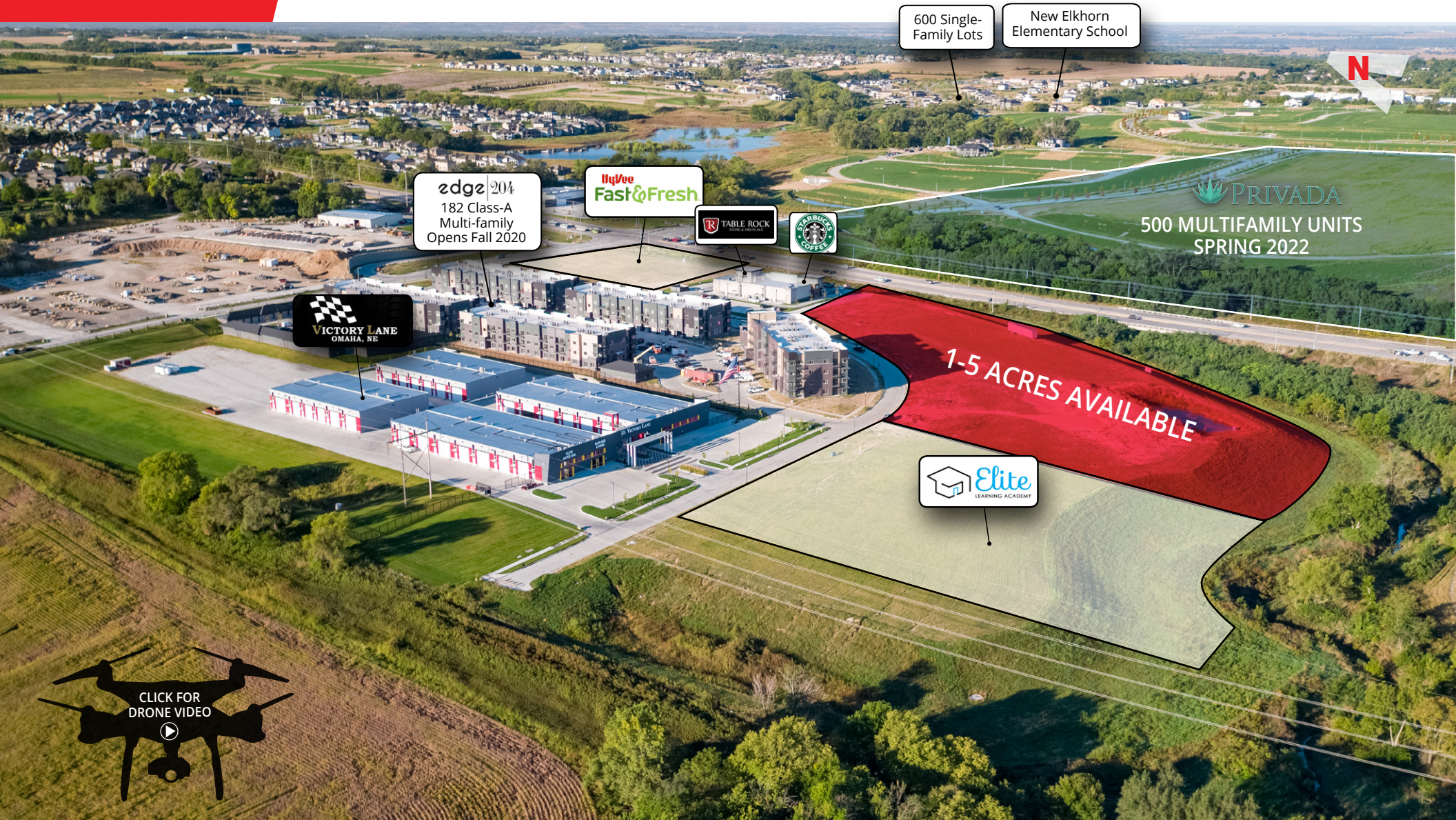
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**PRIVADA**

200 single-family lots,  
500 multifamily units  
Spring 2022

204th St  
31,267 CPD

W Center Rd 25,678 CPD

1-5 ACRES AVAILABLE



**HyVee**  
**Fast & Fresh**  
COMING SOON



**zdgz 204**  
182 Class-A  
Multi-family  
Open Fall 2020

## AREA DEMOGRAPHICS

### POPULATION

### 3 MILES

### 5 MILES

### 10 MILES

Total Population

20,001

68,008

259,744

Median Age (Female)

34.8

35.3

36.4

Total Households

6,836

23,366

95,214

# of Persons Per HH

2.9

2.9

2.7

Average HH Income

\$133,764

\$116,097

\$98,936

Average House Value

\$318,301

\$271,194

\$227,028



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