

# Prime Corner Location FOR SALE

## 2005 N 72nd St Omaha, NE 68134

### Property Highlights

- 3,584 SQ FT Building
- 8,276 SQ FT Lot
- Lighted intersection
- Corner lot—NE Corner 72nd & Blondo

### Property Description

Discover an exceptional opportunity with this prime corner lot commercial building located in the heart of Omaha, Nebraska. This versatile property boasts high visibility, making it ideal for a variety of businesses. The building features a spacious interior and many windows that allow for abundant natural light, creating an inviting atmosphere for customers. With ample parking space, this location offers convenience and accessibility. Whether you're looking to expand your existing business or start a new redevelopment, this corner commercial lot provides the perfect setting for success. Don't miss out on this rare chance to own a premium piece of real estate in a thriving community.



### Offering Summary

Available SF:	3,584 SF
Year Built	1962
Lot Size	0.19 AC / 8,276 SQ FT
Zoning	General Commercial
Traffic Count	42,712

Listed By:

**Mike Blackmon**

Cell: (402) 981-7337

Mike.Blackmon@bhhsambcommercial.com

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# PROPERTY DETAILS

2005 N 72nd St

Omaha, NE 68134

## Property Details

Property Type	Retail
Zoning	General Commercial
Lot Size	0.19
Traffic Count	42,712
Cross Streets	Blondo & 72nd St

## Location Information

Building Name	Koko's Neighborhood Center
Street Address	2005 N 72nd St
City, State, Zip	Omaha, NE 68134
County/Township	Douglas

## Parking & Transportation

Parking Type	Spaces
Parking Spaces	10

## Building Information

Building Size	3,584 SF
Building Class	C
Number of Floors	1
Year Built	1962

## Utilities

Central HVAC	Package Unit
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## Demographics

Proximity:	1 Mile	3 Miles	5 Miles
Total Population:	16,971	134,576	319,357
Households	7,266	57,356	133,354
HH Income	\$78,169	\$81,841	\$77,710

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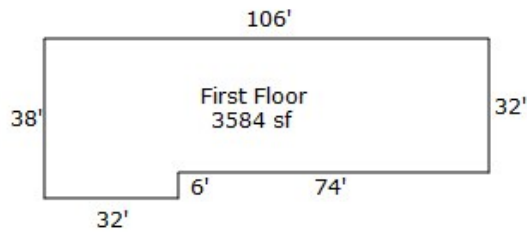
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### Neighborhood Shopping Center

2001 N 72nd St



Sketch by Apex Medina™

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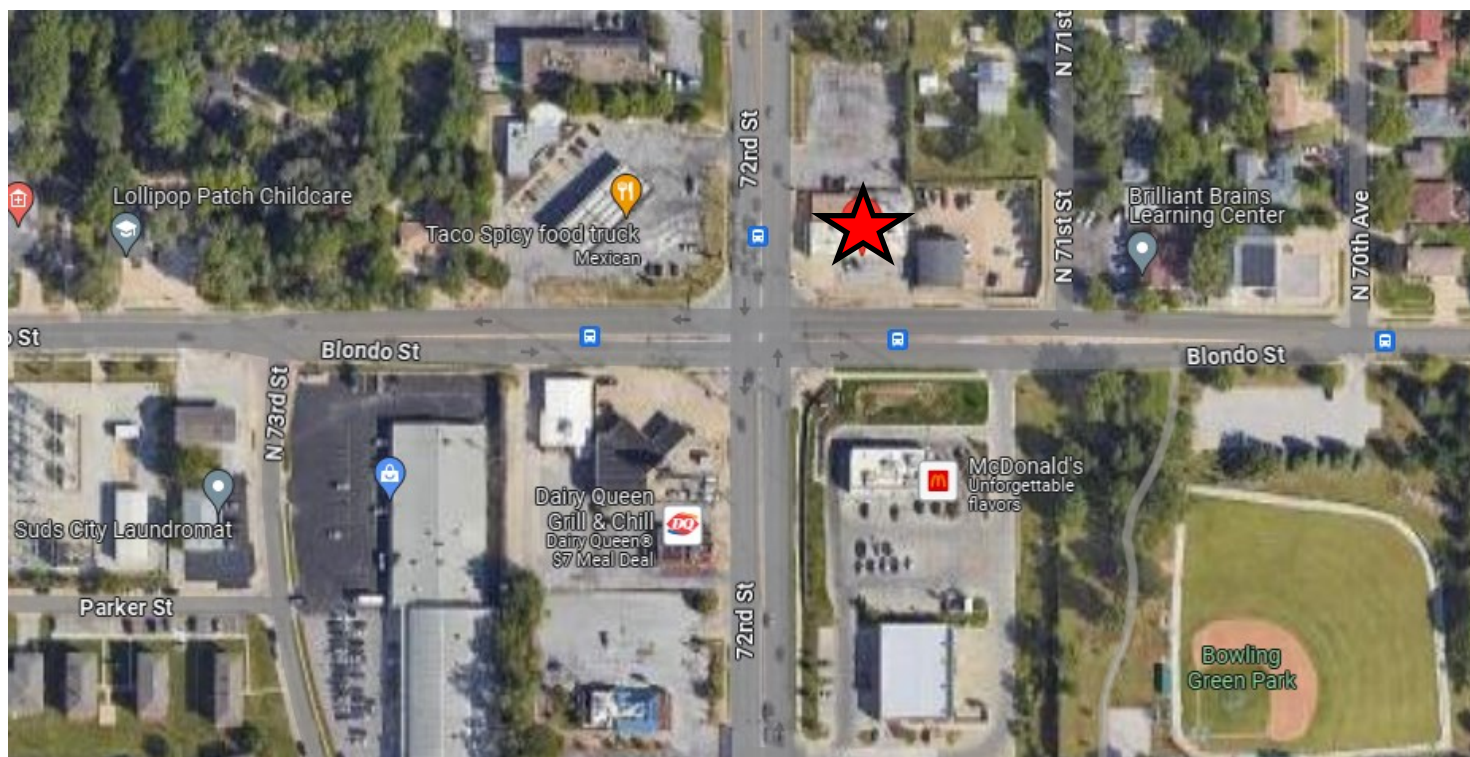
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# PLOT AERIAL

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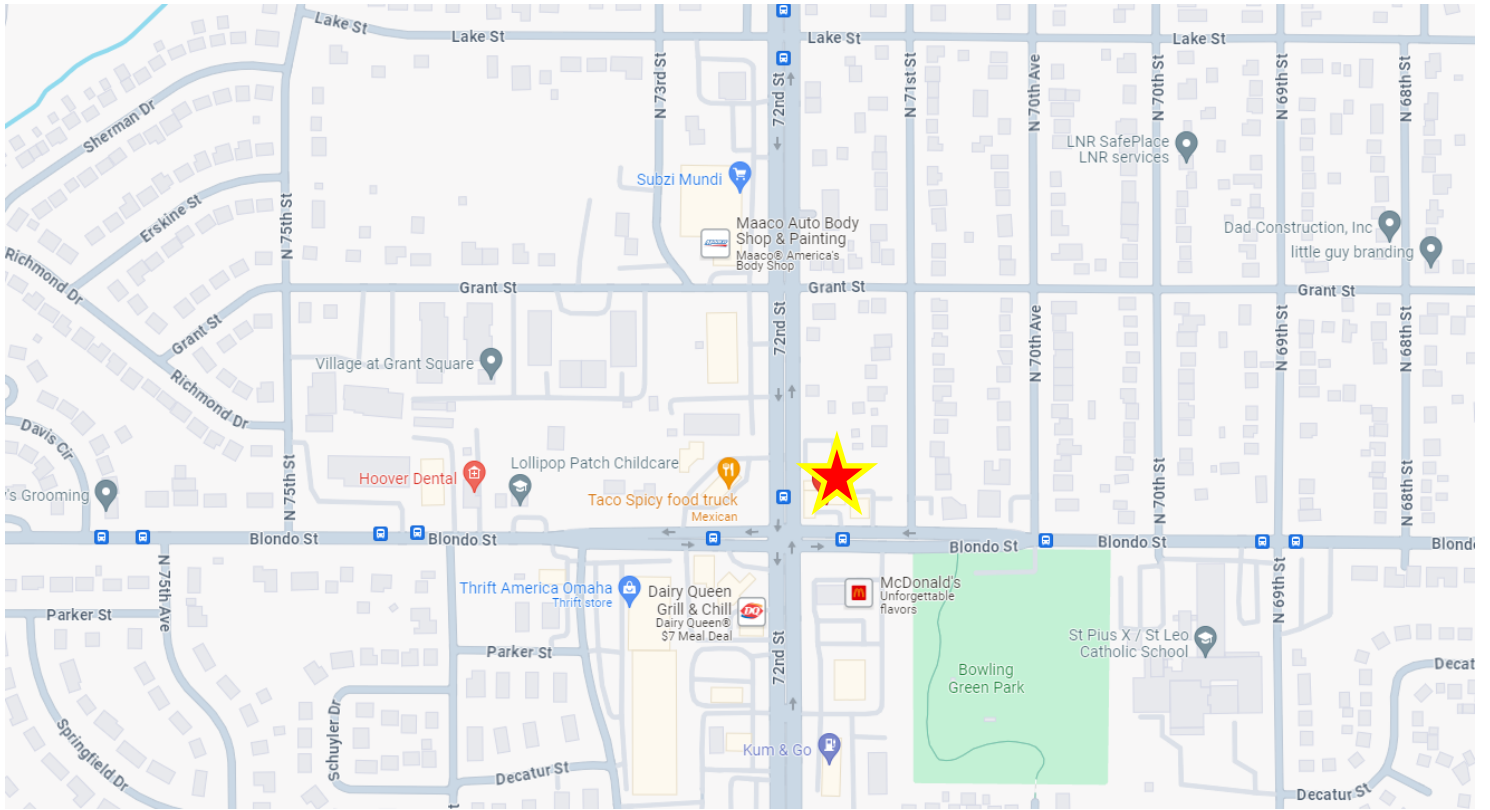
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# PHOTOS

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