



3929 AMES AVENUE | OMAHA, NE
1,125 SF

RESTAURANT | FOR LEASE



RYAN ELLIS
rellis@pjmorgan.com
(402) 578-7536



YOSELIN ALVAREZ
yalvarez@pjmorgan.com
(402) 606-9040



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PROPERTY DETAILS

SF AVAILABLE	1,125 SF
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DESCRIPTION

Turnkey restaurant opportunity. Over \$300,000 invested into kitchen and dining room in the last two years. Space includes full basement for storage. Sitting for 30 plus. Includes all furniture, fixtures and equipment, such as: pots, pans, cooking utensils, etc. Everything you need to run a kitchen is included! Approximately 20 parking spots available in neighboring lots.



BUILDING INFORMATION

MIN DIVISIBLE	1,125 SF
MAX CONTIGUOUS	1,125 SF
NUMBER OF FLOORS	2
YEAR BUILT	1905

ADDITIONAL INFORMATION

ZONING	GC
NUMBER OF ACRES	.07

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PARKING & TRANSPORTATION

TRAFFIC COUNT	18,026
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PROPERTY & LOCATION HIGHLIGHTS

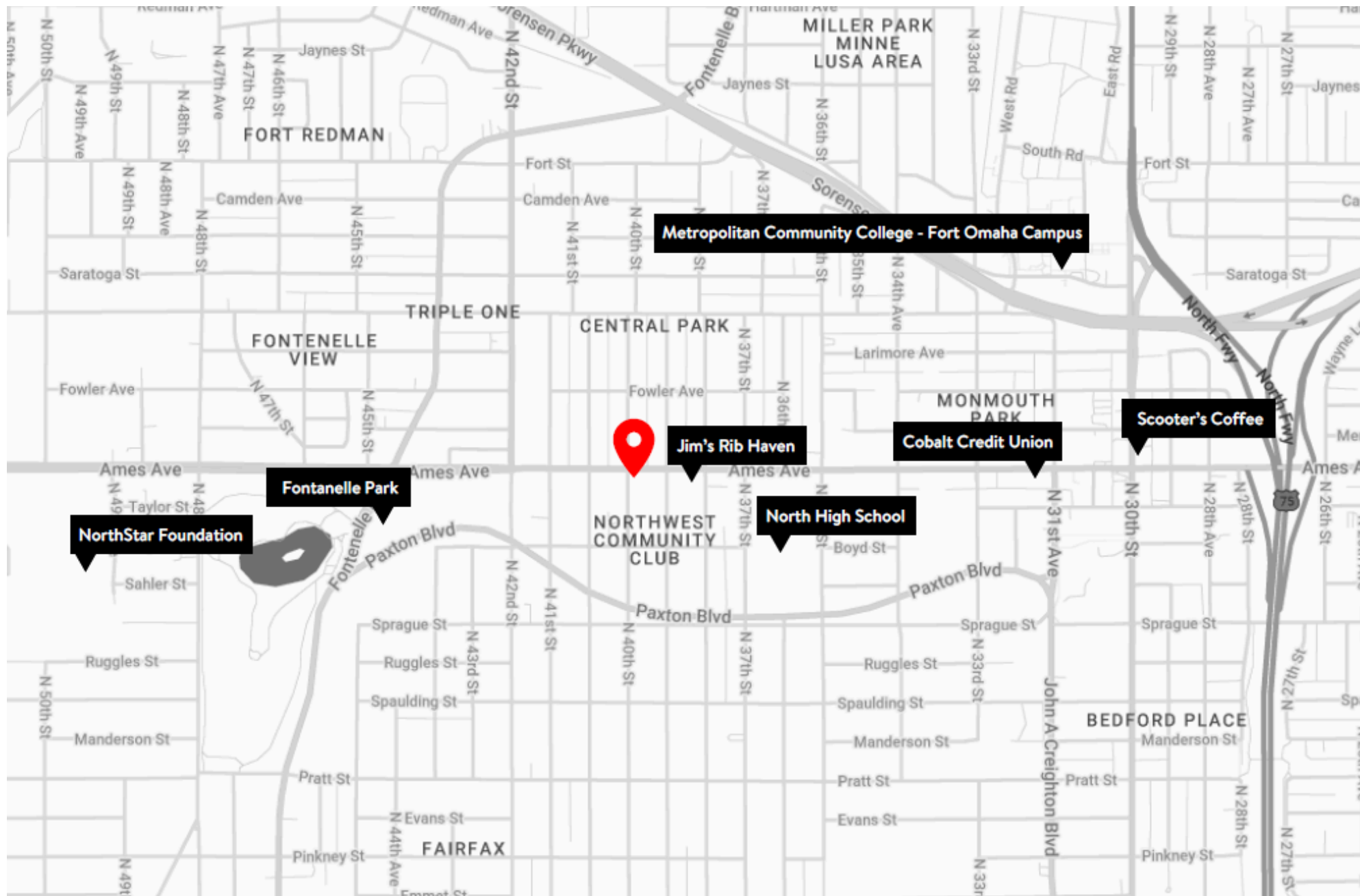
- Fully turnkey restaurant
- Includes everything you need: pots and pans, to silverware
- Fully renovated in last two years

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	16,550	118,048	240,809
AVERAGE AGE	32.6	34	34.7

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,870	45,783	98,194
PEOPLE PER HH	2.7	2.4	2.3
AVERAGE HH INCOME	\$41,397	\$64,109	\$71,048
AVERAGE HH VALUE	\$78,682	\$149,442	\$167,774

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