



3929 AMES AVENUE | OMAHA, NE

1,125 SF

## RESTAURANT | FOR LEASE



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## PROPERTY DETAILS

SF AVAILABLE	1,125 SF
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## DESCRIPTION

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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.

Information furnished is from sources deemed reliable, but is not guaranteed by PJ Morgan Real Estate, or its agents and is subject to change, corrections, errors, omissions, prior sales or withdrawal, without notice.



## 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

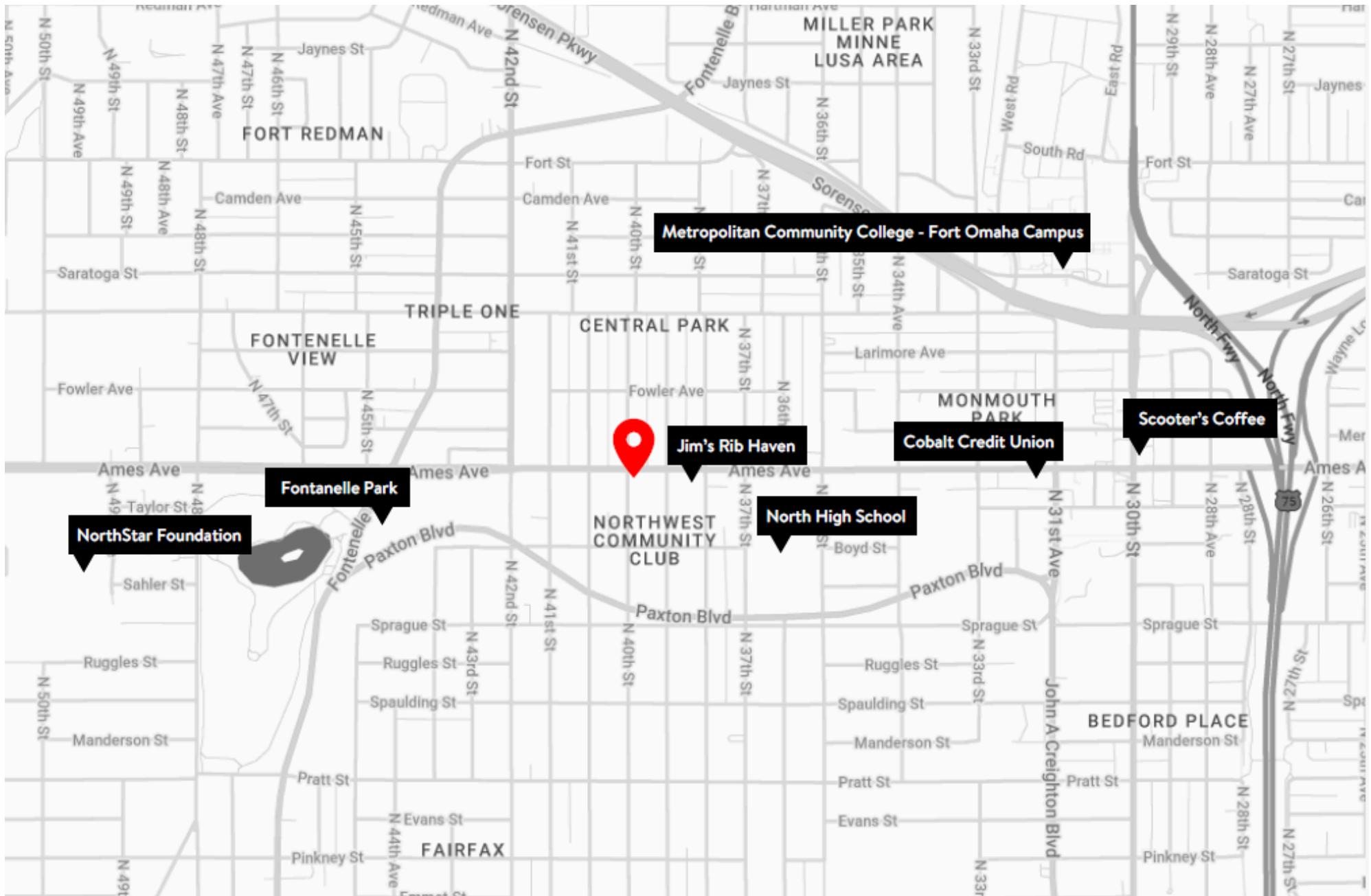
- Fully turnkey restaurant
- Includes everything you need: pots and pans, to silverware
- Fully renovated in last two years

## 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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## AREA BUSINESSES

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