



20124 Pierce Street | Omaha, NE 68022

\$3,345,000 | \$27.50 PSF NNN

Property Features

- Investment property for sale & lease with long-term lease in place (Galliant Autism Care - ABA Center)
- Strong fit for retail, office, medical and wellness uses
- Excellent visibility near Pacific Street and 204th Street
- High daily traffic supported by nearby grocery anchor and surrounding retail activity
- Compelling opportunity for investors seeking stable income in a high-demand West Omaha location

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The door shown in this image has been digitally generated using AI for illustrative purposes only. It does not represent an existing feature of the building but is intended to demonstrate a potential tenant entrance that could be added.

ADDRESS	SIZE (SF)	LEASE RATE	LEASE TYPE	ASKING PRICE
20124 Pierce Street	10,177 SF 3,144 SF	\$27.50 SF/yr NNN	NNN, \$6.73 PSF	\$3,345,000

BUILDING DETAILS

Tenancy	Multiple
Total Building Size	10,177 SF
Year Built	2018
Gross Leasable Area	3,144 SF
Lot Size	1.16 AC
Zoning	MU
Traffic Count	17,420 VPD along 204th St
Parking Spaces	42 Surface

LOCATION DETAILS

Market	Omaha / Council Bluffs
Submarket	Southwest Omaha
Cross Streets	202nd & Pierce Streets
County	Douglas

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	2,857	19,433	53,525
Total Population	9,229	53,350	148,851
Average HH Income	\$266,813	\$213,502	\$189,916



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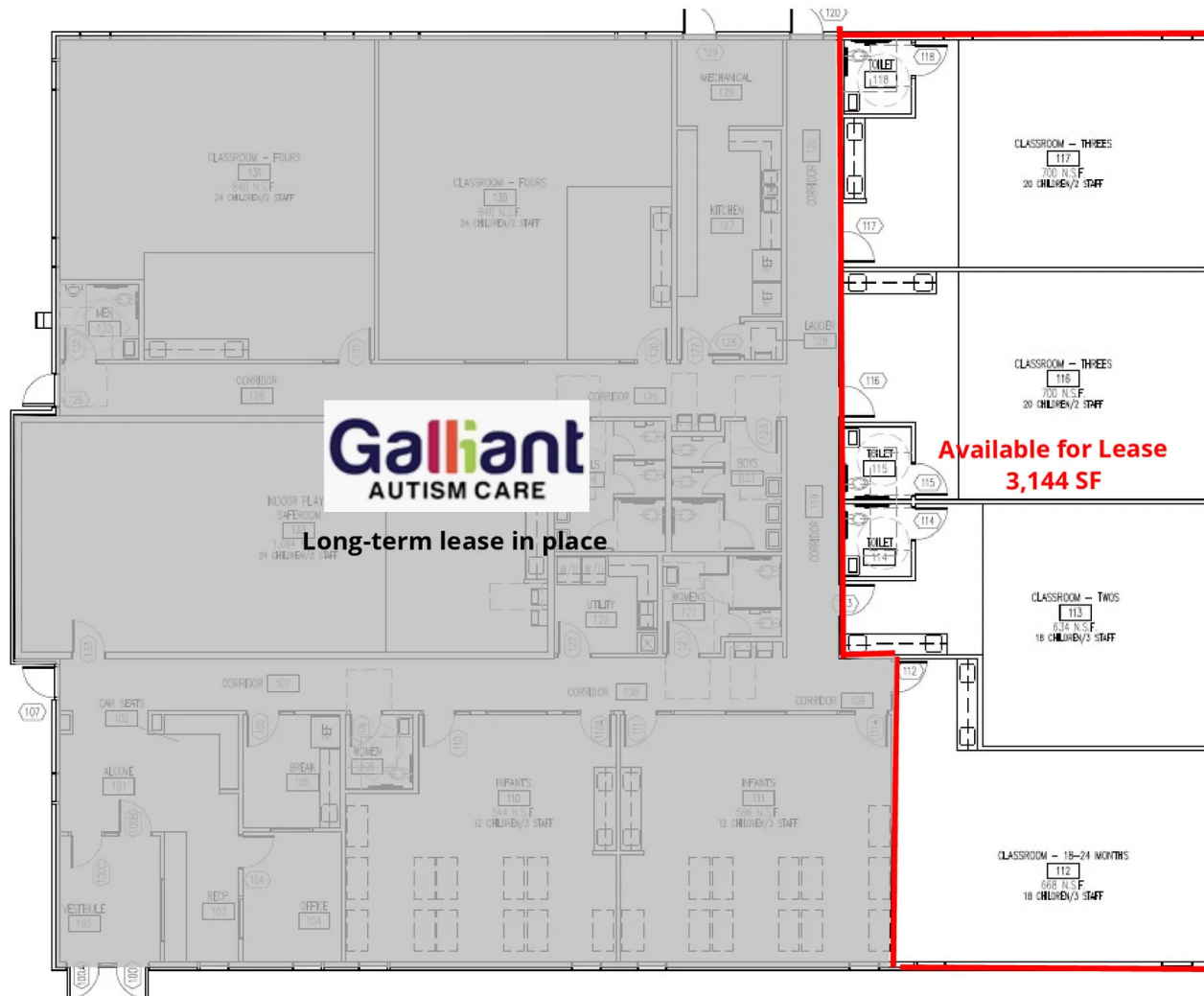


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