



**2020 N 72ND STREET | OMAHA, NE**

10,818 TOTAL SF

6,702 SF MAIN FLOOR || 4,116 SF LOWER FLOOR

## DAYCARE/RETAIL | FOR SALE



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**PJ MORGAN**  
REAL ESTATE





## PROPERTY DETAILS

PRICE	\$1,650,000
SF AVAILABLE	10,818
PROPERTY TYPE	Investment or Owner User
BUILDING CLASS	C

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## DESCRIPTION

Well established Day Care Business and Real Estate for sale in prime central location! Fully licensed facility servicing infants to school age children. Turnkey with equipment, outdoor play area, and running programs with trained staff.



## PARKING & TRANSPORTATION

PARKING RATIO	5.45/1,000
PARKING TYPE	Lot
TRAFFIC COUNT	29,557

## PROPERTY & LOCATION HIGHLIGHTS

- Turnkey licensed daycare opportunity.
- Sale includes real estate.
- Excellent visibility with convenient drop off access for parents.

## BUILDING INFORMATION

BUILDING SIZE	10,818 SF
VACANT SF	10,818 SF
YEAR BUILT	1973
ZONING	CC-PK
LOT SIZE (ACRES)	0.87

## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,542	118,324	285,438
AVERAGE AGE	37	36.1	35.3

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,263	49,669	120,146
PEOPLE PER HH	2.2	2.3	2.3
AVERAGE HH INCOME	\$73,594	\$80,561	\$77,363
AVERAGE HH VALUE	\$158,906	\$184,603	\$184,951

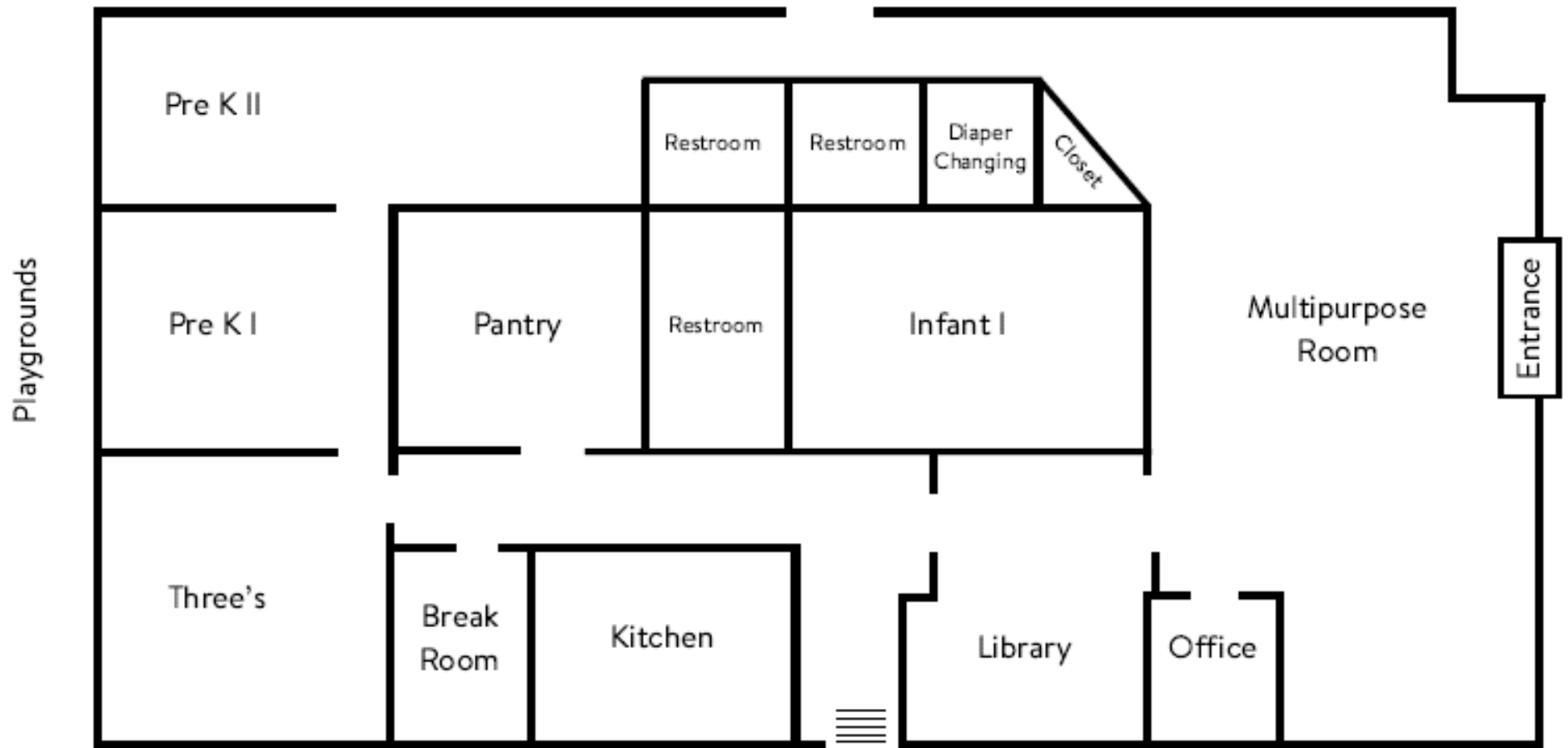
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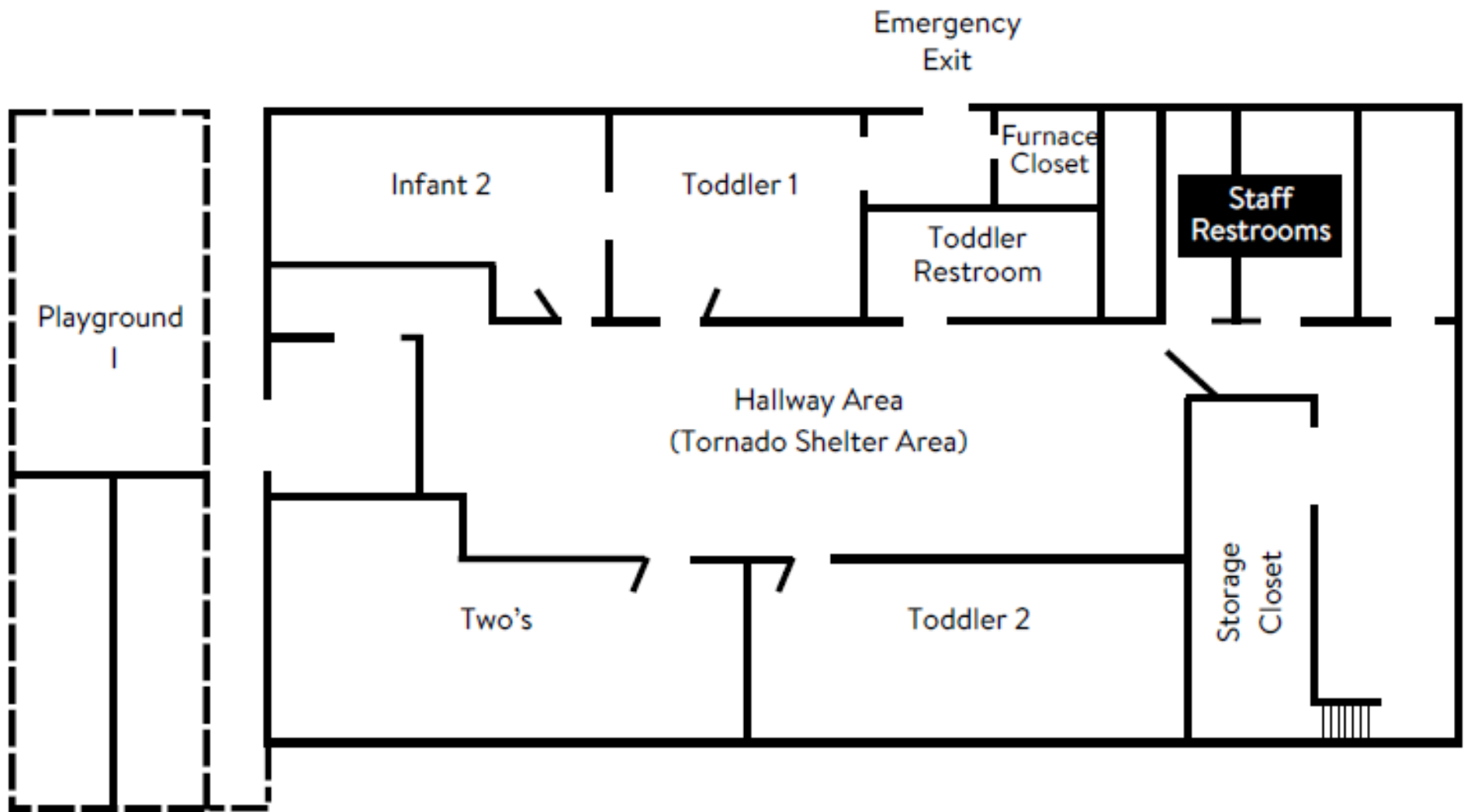
PHOTOS

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## FIRST FLOOR LAYOUT

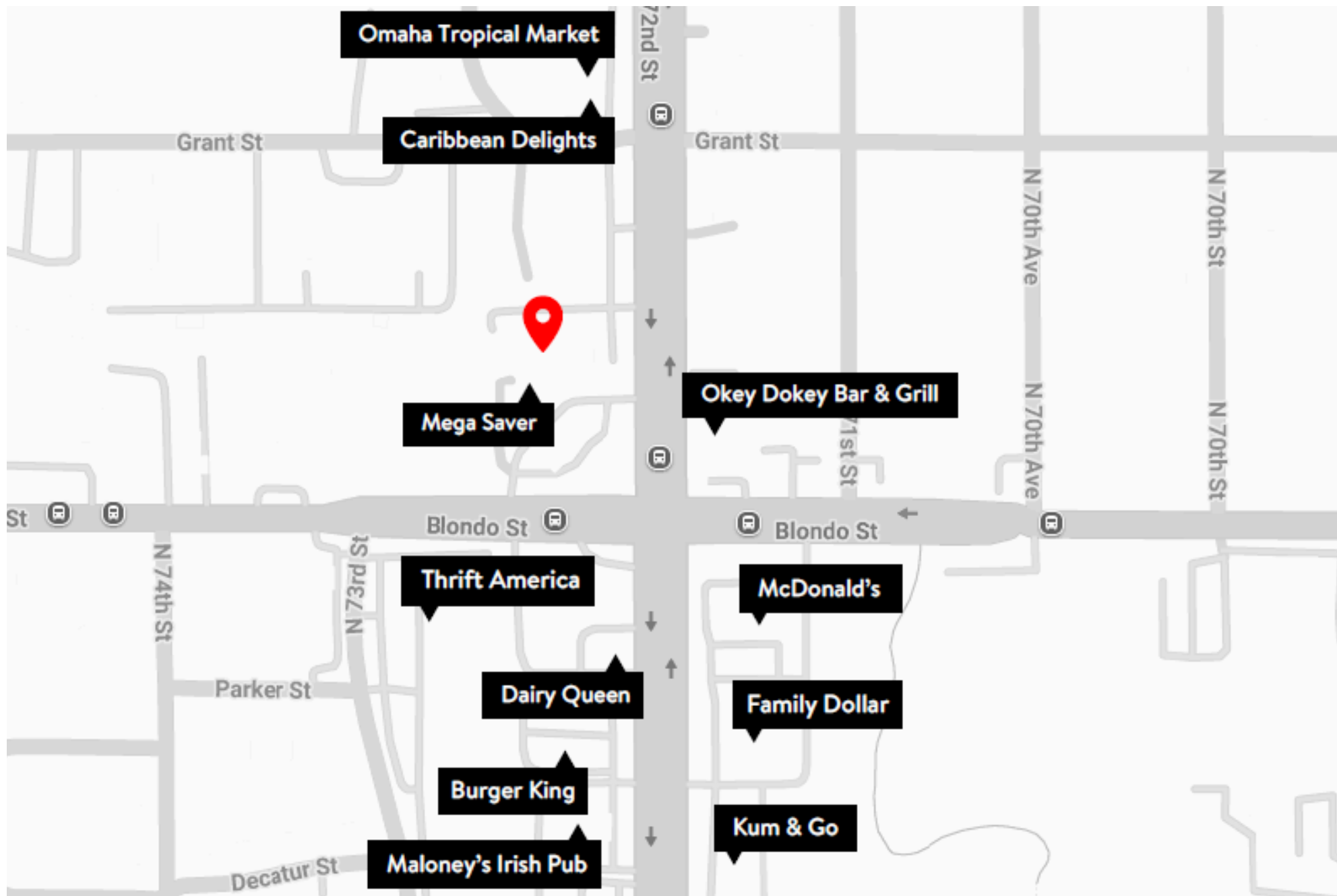
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## LOWER LEVEL LAYOUT

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## AREA BUSINESSES

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