



**17670 Welch Plaza
Omaha, NE 68135**

Property Highlights

- \$1,330,000
- 4,906 SF
- Free Standing Building
- Ample Parking
- Also For Lease \$20/SF/YR NNN



Property Description

Freestanding office building for sale or lease in Hawthorne Court shopping center at 180th and Q Street in southwest Omaha. Hawthorne Court is a thriving mixed-use development anchored by Hy-Vee grocery with lots of services within walking distance. Owner is relocating and will vacate upon sale or lease.

Perfect for professional services, medical office and retail uses.



Offering Summary

| | |
|----------------|-------------|
| Available SF: | 4,906 SF |
| Sale Price: | \$1,330,000 |
| Year Built: | 2007 |
| Lot Size: | 0.46 AC |
| Zoning: | MU |
| Traffic Count: | 22,119 |

Listed By:

Jeff Johnson

(402) 917-3035

Jeff.Johnson@bhhsambcommercial.com

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PROPERTY DETAILS

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Property Details

| | |
|----------------|---------------------------|
| Property Type | Office |
| Zoning | MU |
| Lot Size | 0.46 AC |
| Traffic Count | 22,119 |
| Cross Streets | S 176th Ave & Welch Plaza |
| Property Taxes | \$8,515.26 (2025) |

Location Information

| | |
|------------------|---|
| Building Name | Vision2Vioce Building - Hawthorne Court |
| Street Address | 17670 Welch Plaza |
| City, State, Zip | Omaha, NE 68135 |
| County/Township | Douglas |

Parking & Transportation

| | |
|----------------|---------|
| Parking Type | Surface |
| Parking Spaces | 19 |

Building Information

| | |
|------------------|----------|
| Building Size | 4,096 SF |
| Building Class | B |
| Number of Floors | 1 |
| Year Built | 2007 |

Utilities

| | |
|--------------|------------------------------|
| Central HVAC | Packaged rooftop unit (RTU) |
| Restroom | 5 - two sets M/W; one unisex |

Demographics

| Proximity: | 1 Mile | 3 Miles | 5 Miles |
|-------------------|-----------|-----------|-----------|
| Total Population: | 11,008 | 91,852 | 173,492 |
| Households | 3,601 | 32,310 | 62,899 |
| HH Income | \$179,280 | \$150,552 | \$144,956 |

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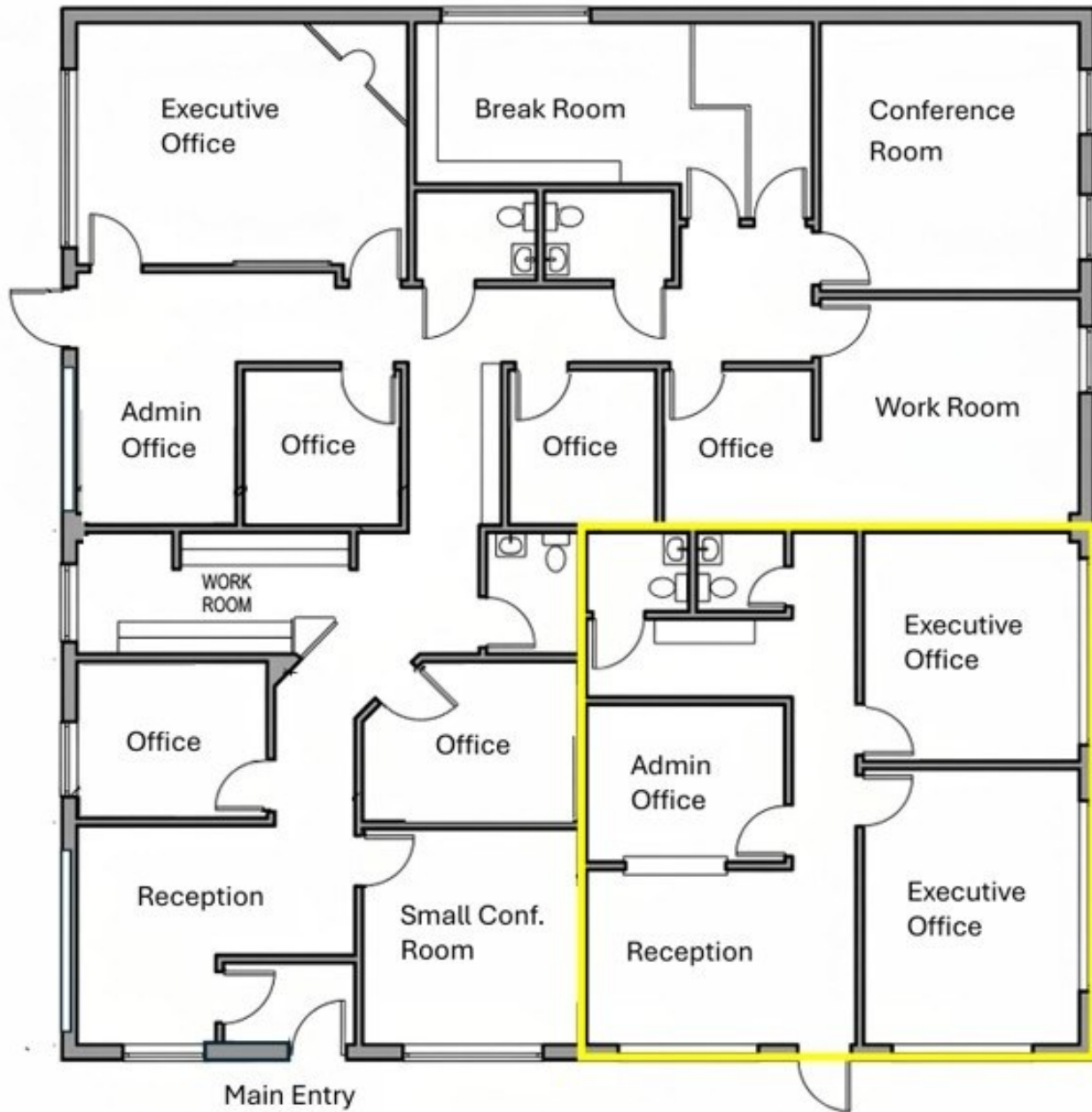
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BUILDING LAYOUT

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*Leased premises highlighted- Suite 103

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PLOT AERIAL

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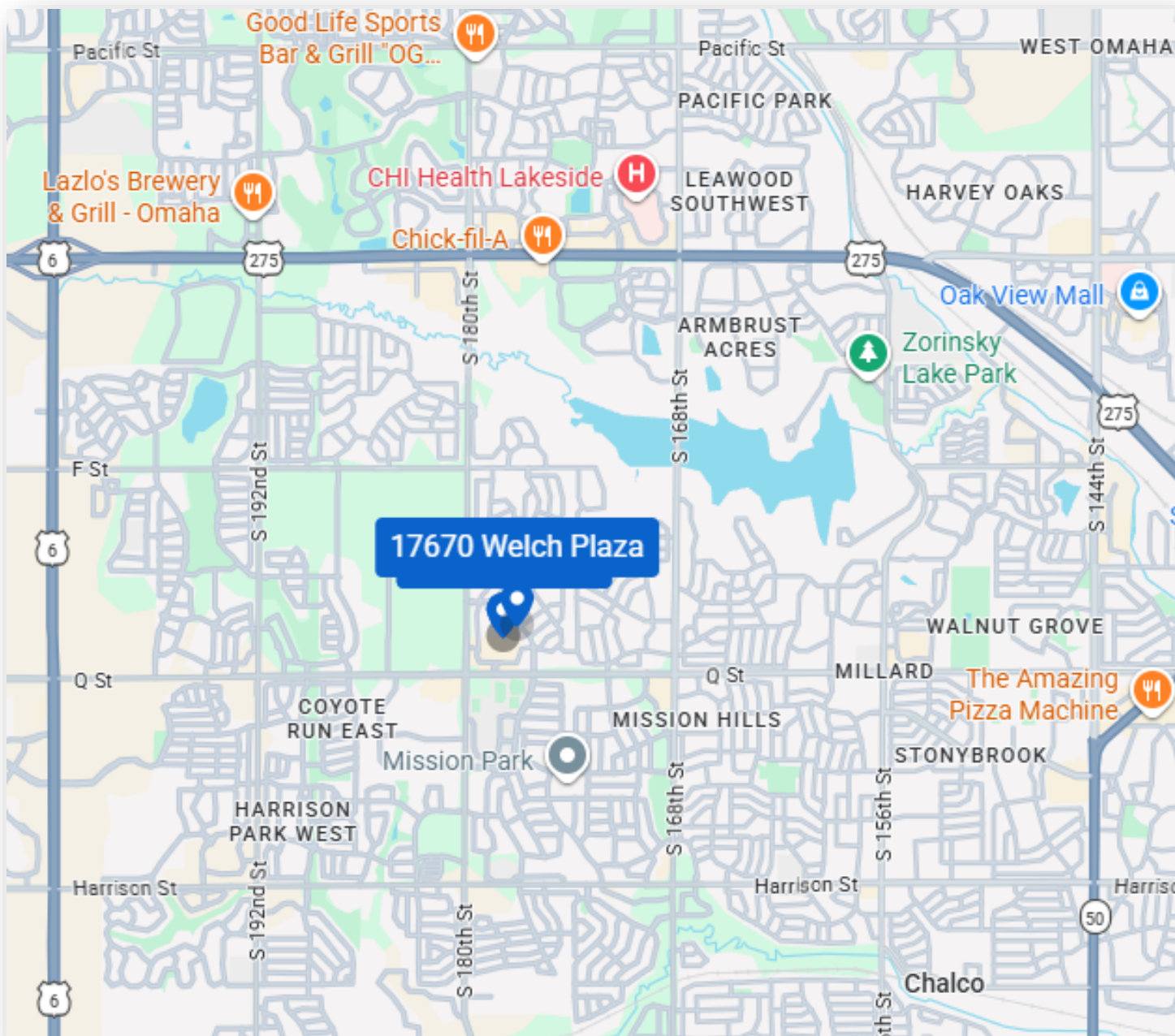
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MAP AERIAL

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PHOTOS

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