

Marcus & Millichap

±8,418 SQUARE FEET
FORMER
FAMILY DOLLAR
FREE-STANDING RETAIL
REPOSITIONING OPPORTUNITY

2601 N. 16TH STREET
OMAHA, NE 68110

ABSOLUTE
\$1 AUCTION

FIRST BID MEETS RESERVE

R MARKETPLACE
ONLINE AUCTION
NOVEMBER 3-5, 2025

VIEW ONLINE AUCTION
NOVEMBER 3-5, 2025

FORMER FAMILY DOLLAR

OMAHA, NE

±8,418 SF,
FREESTANDING,
VALUE ADD RETAIL
(FORMER FAMILY DOLLAR)
ON A ±0.75- AC PARCEL
OFFERED AT A SUBSTANTIAL
DISCOUNT BELOW
REPLACEMENT
COST

SIGNIFICANT
VALUE ADD
OPPORTUNITY VIA
STRATEGIC LONG TERM
LEASE-UP AT MARKET
RATES, REPOSITIONING
OR ADAPTIVE REUSE; NEW
CONSTRUCTION WITH
FLEXIBLE
ZONING

LOCATED
IN OMAHA'S URBAN
CORE, FEATURING PRIME
FRONTAGE ALONG N 16TH ST
(±5,095 VPD) AND PROXIMITY
TO THE NORTH FREEWAY
(±59,011 VPD), PROVIDING
STRONG VISIBILITY AND
CONVENIENT REGIONAL
ACCESS

NORTH
FREEWAY



EPPLEY
AIRPORT

±59,011
VPD (2024)

±5,095
VPD (2025)

CHUBB
FOODS

TREADQUARTERS
(AFFORDABLE TIRE)

LOCUST STREET

±4,868
VPD (2025)

AKSARBEN
ROOFING

\$1
ABSOLUTE
AUCTION

2601 N. 16TH STREET, OMAHA, NE 68110

ONLINE AUCTION: NOVEMBER 3-5, 2025 | ABSOLUTE \$1 AUCTION



BUILDING: ±8,418 SF
PARCEL NUMBER(S):
1745260141 & 1745260142
LOT SIZE: ±0.75 AC
(±32,691 TOTAL SF)
PARKING: 29 SPACES



PROPERTY TYPE:
FREESTANDING RETAIL
STORIES: ONE
TENANCY: SINGLE
OCCUPANCY: VACANT



HARD CORNER
YEAR BUILT: 2014
PYLON SIGN
ZONING: CC/ACI-
2(PL) COMMUNITY
COMMERCIAL DISTRICT/
AREA



**±1-MI TO INTERSTATE 75 /
NORTH FREEWAY**
**±2.5-MI TO DOWNTOWN
OMAHA**
**±5-MI TO EPPLEY AIRFIELD
(OMA)**
±55-MI TO LINCOLN, NE
OVER 111K PEOPLE (3-MI)

Marcus & Millichap and RI Marketplace are pleased to present the opportunity to acquire a vacant, free-standing retail building located at 2601 N. 16th Street in Omaha, Nebraska 68110 (the "Property"). Formerly occupied by Family Dollar, the Property is being offered significantly below replacement cost, creating a compelling opportunity for owner-users or investors to secure a highly visible retail asset with prime frontage at an attractive basis. **FIRST BID MEETS RESERVE!**

Built in 2014, the Property consists of a ±8,418-SF single-story building situated on a ±0.75-acre parcel (±32,691 SF) with a concrete surface parking lot providing 29 spaces. Constructed to modern design standards, the building features an open retail floor plan with a flexible footprint adaptable to a wide range of commercial uses. The site benefits from hard corner visibility across three road frontages, with two points of ingress/egress, ±159 feet of frontage along Ohio Street, ±205 feet along N 15th Street, and ±205 feet along N 16th Street, which sees approximately ±5,095 vehicles per day (VPD). This positioning ensures strong visibility and accessibility within Omaha's urban core. Previously leased to Family Dollar on a triple-net (NNN) basis, the Property presents a value-add opportunity through lease-up at long-term market rents, with CoStar estimating retail rental rates in the range of \$17-\$20/SF NNN. Zoned CC/ACI-2(PL) Community Commercial District/Area, the Property can accommodate a wide variety of retail, service, and community-oriented uses, further enhancing its flexibility and long-term investment appeal.

The Property is located in Omaha, Nebraska, the county seat of Douglas County and the state's largest city, positioned within the NE Omaha submarket along N. 16th Street with direct frontage in the city's urban core. Omaha's central position in the Midwest provides convenient connectivity to Lincoln (±55-mi southwest), Des Moines (±135-mi east), Kansas City (±185-mi southeast), and Minneapolis (±375-mi north), reinforcing the city's role as a logistics and commercial hub. The nearby Eppley Airfield (OMA) offers nonstop service to more than 30 U.S. cities, supporting both regional commerce and national reach. Douglas County anchors Nebraska's economy with a diverse base that spans finance, logistics, healthcare, and advanced manufacturing, complemented by strong retail and education sectors. Anchors across Omaha include Union Pacific Railroad headquarters, Mutual of Omaha, Berkshire Hathaway, and the University of Nebraska Medical Center, which collectively provide long-term employment and steady consumer traffic. The surrounding corridor of the Property features a mix of national retailers, restaurants, and local service providers, including Walgreens, Dollar General, and Pritchard Auto Company, all of which generate consistent daily activity. With a metropolitan population exceeding 1 million residents, over 111k residents in a 3-mi area, and over 236k in an expanded 5-mi area with an average household income (AHHI) above \$80k, the Greater Omaha trade area is supported by a growing, youthful population and nationally competitive cost of living. This combination of economic strength, connectivity, and cultural vitality reinforces Omaha's position as a premier Midwest hub for commerce, education, and long-term investment.

Disclaimer & Source(s): Estimated rents are not a formal appraised rental estimate and are only intended to provide a submarket or market rent estimate, according to CoStar. Parcel outline is used for illustrative purposes; please refer to survey for precise parcel boundaries. Survey used as source for zoning, lot size/land area, building size, and number of parking spaces. Demographics provided by CoStar and/or ESRI. Bidders need to confirm and perform their own due diligence prior to bidding.

PROPERTY PHOTOS
EXTERIOR

VIEW ONLINE AUCTION
NOVEMBER 3-5, 2025

FORMER FAMILY DOLLAR



\$1
ABSOLUTE
AUCTION



OMAHA, NE

 **MT MORIAH MISSIONARY BAPTIST CHURCH**

 **B & T CONVENIENT & LIQUOR STORE**

NORTH FREEWAY

 **±59,011**
VPD (2024)

 **AKSARBEN ROOFING**

 **±5,095**
VPD (2025)

 **THE SALVATION ARMY**

 **TEMPLO DEL DIOS VIVIENTE**

N 16 STREET

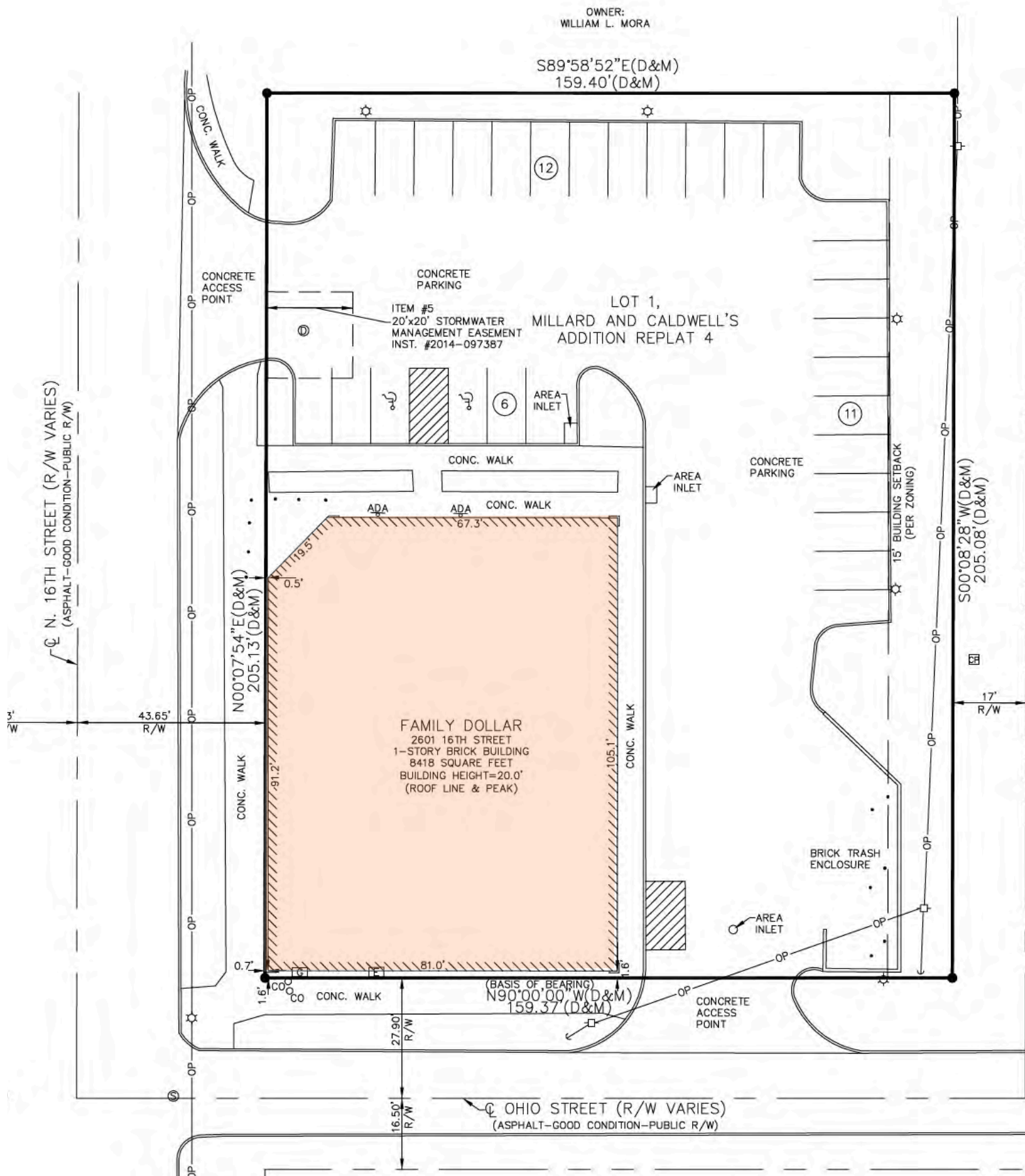
\$1
ABSOLUTE AUCTION



VIEW ONLINE AUCTION
NOVEMBER 3-5, 2025

FREE-STANDING BUILDING
FLEXIBLE ZONING

VIEW ONLINE AUCTION
NOVEMBER 3-5, 2025



Disclaimer: The information and images contained herein are from sources deemed reliable. However, images are for illustrative purposes only and may be out-of-date and not current. Bidders will need to confirm the building's condition, interior condition/layout, etc prior to bidding.



FORMER FAMILY DOLLAR

OMAHA, NE



BUSINESS CLIMATE + ECONOMIC STRENGTHS

VIEW ONLINE AUCTION
NOVEMBER 3-5, 2025

FORMER FAMILY DOLLAR



STRATEGIC LOCATION: Connectivity at the Crossroads

Strategically located along the Missouri River in eastern Nebraska, Omaha anchors a region at the crossroads of major U.S. trade and transportation networks. The city benefits from direct access to Interstates 80 and 29, placing it within a one-day drive of most major Midwestern markets and just ±3-hr from Kansas City and ±5-hr from Minneapolis. Omaha is also home to Eppley Airfield (OMA), the largest airport in Nebraska, offering nonstop flights to more than 30 U.S. destinations and convenient connections to international gateways. Rail service through Union Pacific, headquartered in Omaha, reinforces the city’s role as a national logistics hub, while proximity to I-80 ensures efficient east-west distribution. The metro’s location supports seamless connectivity for both people and commerce. Omaha sits within a 60-min drive of more than 1.4 million people and is part of a broader Central U.S. region known for its balance of affordability, accessibility, and economic resilience. With access to key supply chains, intermodal freight, and a diverse labor pool, Omaha’s position strengthens its appeal for corporations, residents, and investors seeking long-term opportunity in the heart of the Midwest.



TOP OMAHA EMPLOYERS: Fortune 500 and Beyond

Omaha is home to a powerful mix of Fortune 500 headquarters, established corporate anchors, and fast-growing startups. Global leaders such as Berkshire Hathaway, Union Pacific Railroad, Mutual of Omaha, Kiewit Corporation, and Peter Kiewit Sons’ fuel the region’s reputation for stability and innovation. The city’s suburbs support expanding corporate campuses and family-oriented communities, while surrounding Nebraska markets provide the space and infrastructure to scale operations. With a metro population of more than 1 million, Greater Omaha combines talent, affordability, and connectivity—making it one of the Midwest’s strongest environments for business growth and long-term success.

Fortune 500

- #6 – Berkshire Hathaway
- #177 – Union Pacific
- #247 – Kiewit

Fortune 1000

- #768 – Valmont Industries
- #879 – First National of Nebraska
- #906 – Werner Enterprises



DRIVEN TO SUCCEED: New Job Growth and a Workforce That Exceeds Expectations

Greater Omaha has created nearly 26,000 new jobs since 2020, underscoring its resilience and economic momentum. With a population of more than 1 million residents—and 1.4 million within a 60-minute drive—the region combines scale with accessibility. Omaha’s workforce is distinguished not only by educational attainment but also by a strong Midwest work ethic that continues to exceed employer expectations.

The area’s affordability translates into greater spending power: Omaha’s average purchasing power of \$75,033 is 7.5% above the national average. The city is also marked by diversity, with 26.5% of residents identifying as part of a racial or ethnic minority group, including 12.1% Hispanic or Latino. A youthful demographic further enhances Omaha’s labor pipeline, as 34.1% of the population is under 24 years old, and the median age is just 36.6. Together, these factors highlight a workforce that is young, dynamic, and well-positioned to drive continued growth across key industries.



DOUGLAS COUNT OMAHA, NE

Omaha, the county seat of Douglas County and Nebraska’s largest city, anchors the state’s economy with its diverse industries, cultural vitality, and strong regional connectivity. Positioned along the Missouri River and intersected by Interstate 80, the city provides direct access to Lincoln (±55-mi southwest), Des Moines (±135-mi east), Kansas City (±185-mi southeast), and Minneapolis (±375-mi north). Omaha’s central location within the U.S. places it within a day’s drive of most major Midwest markets, reinforcing its role as a logistics and commercial hub. Eppley Airfield, the region’s primary airport, adds to accessibility with nonstop connections to 30+ U.S. cities.

Douglas County was established in 1854 and today encompasses Omaha and its surrounding communities. The county’s economy has expanded beyond its agricultural roots to become one of the Midwest’s most dynamic and resilient markets. Anchors such as Union Pacific Railroad, Berkshire Hathaway, Mutual of Omaha, and First National Bank of Omaha highlight the city’s long-standing position as a financial and corporate headquarters hub. The healthcare and education sectors are equally important, with large-scale employers including CHI Health, Nebraska Medicine, Creighton University, and the University of Nebraska Omaha providing stability and growth. Omaha functions as the cultural and service hub of Nebraska, offering a mix of retail, dining, and entertainment venues that draw residents from across the state and beyond. Community anchors such as Omaha’s Henry Doorly Zoo & Aquarium, the Old Market District, and Charles Schwab Field (home of the NCAA Men’s College World Series) generate steady tourism and year-round economic activity. Civic institutions, including libraries, museums, and performing arts centers, further strengthen Omaha’s role as the state’s cultural core. Tourism and recreation also enhance Omaha’s appeal. The Missouri Riverfront development, Lauritzen Gardens, and nearby destinations such as Mahoney State Park provide abundant outdoor recreation, while cultural events and festivals highlight the city’s diverse identity. With a cost of living approximately 8% below the U.S. average, safe neighborhoods, and access to world-class healthcare, Omaha consistently ranks among the most livable mid-sized metros in the nation.

With its corporate base, skilled workforce, and strategic location in the center of the country, Omaha offers a balanced and resilient environment for long-term growth. The city’s connectivity, affordability, and economic diversity reinforce its role as Nebraska’s primary commercial, cultural, and civic hub, ensuring continued demand from residents, businesses, and investors alike.

LOCATED
ALONG I- 80 AND THE
MISSOURI RIVER, OMAHA
PROVIDES DIRECT ACCESS
TO REGIONAL HUBS
INCLUDING LINCOLN, DES
MOINES, KANSAS CITY,
AND MINNEAPOLIS,
REINFORCING IT AS A
MIDWEST HUB

OMAHA IS
HOME TO FORTUNE
500 LEADERS SUCH AS
BERKSHIRE HATHAWAY,
UNION PACIFIC RAILROAD &
MUTUAL OF OMAHA, ALONG
WITH FORTUNE 1000
ANCHORS AND STARTUPS
THAT POWERS
ECONOMIC
EXPANSION

GREATER
OMAHA'S POPULATION
EXCEEDS 1 MILLION AND
THE REGION COMBINES
AFFORDABILITY,
WORKFORCE STRENGTH,
AND CULTURAL VITALITY,
SUPPORTING SUSTAINED
GROWTH ACROSS
INDUSTRIES



Source: <https://www.omahachamber.org/economic-development/>

OMAHA, NE



WHY NEBRASKA

VIEW ONLINE AUCTION
NOVEMBER 3-5, 2025

Strategically positioned in the heart of the United States, Nebraska offers unmatched connectivity, a pro-business climate, and one of the most affordable costs of living in the nation. The state's economy is anchored by agriculture, advanced manufacturing, logistics, financial services, and technology, with billions of dollars in recent capital investment continuing to drive growth. Nebraska's central location along Interstate 80 places it within a one-day truck drive of nearly 90% of the U.S. population, reinforcing its role as a national logistics hub. With a skilled workforce pipeline supported by the University of Nebraska system, Creighton University, and other higher-education institutions, Nebraska consistently attracts corporations, developers, and investors seeking long-term stability, accessibility, and value.

INFRASTRUCTURE & CONNECTIVITY | Central Location Advantage

- Nebraska is truly "in the middle of everything," located at the crossroads of I-80, the nation's busiest east-west corridor, linking both coasts.
- More than 300 million tons of goods move through Nebraska annually via highway, rail, and waterways.
- Home to Union Pacific Railroad headquarters in Omaha, as well as key trucking carriers like Werner Enterprises and Crete Carrier.
- Within one day's truck drive of nearly 90% of the U.S. population, making Nebraska a strategic hub for logistics and distribution.

DIVERSE & RESILIENT ECONOMY | Growth Sectors

- Nebraska's GDP exceeds \$150 billion, with key industries including agriculture, advanced manufacturing, transportation, biosciences, financial services, and insurance.
- Agriculture remains a cornerstone, with the state ranking #1 in U.S. beef production, #3 in corn, and #4 in ethanol production.
- Omaha and Lincoln are home to Fortune 500 firms such as Berkshire Hathaway, Union Pacific, Mutual of Omaha, and Kiewit Corporation.

WORKFORCE STRENGTH | Higher Education Pipeline

- Nebraska consistently ranks among the nation's top states for workforce quality and labor force participation.
- More than 30 colleges and universities, including the University of Nebraska system, Creighton University, and Nebraska Wesleyan University, supply a skilled labor pipeline.
- Nebraska boasts a 97% high school graduation rate, one of the highest in the country (U.S. News, 2024).

QUALITY OF LIFE + COST OF LIVING | Affordability & Stability

- Nebraska's cost of living is 12% below the U.S. average, with housing costs nearly 25% lower.
- Median home price: ±\$250,000 vs. U.S. average of \$402,000 (Zillow, 2024).
- Residents enjoy affordable healthcare, safe communities, and short commute times.
- Quality-of-life assets include state parks, the Platte River, College World Series in Omaha, Big Ten sports at UNL, and vibrant arts and cultural scenes in Omaha and Lincoln.

RECENT INVESTMENT | Growth Momentum

- Nebraska has attracted billions in capital investment, including expansions by Costco (poultry complex), Kawasaki (manufacturing), and Facebook/Meta (data centers in Sarpy County).
- Major infrastructure investments include airport modernizations and rail upgrades that strengthen the state's logistics dominance.
- Omaha and Lincoln metros are consistently ranked among the best places in the U.S. to live and do business, reinforcing Nebraska's long-term growth trajectory.

Source: <https://thegoodlifeiscalling.com> AND <https://opportunity.nebraska.gov/business/>

A CENTRAL U.S. GROWTH MARKET | INVEST IN NEBRASKA

TAX COMPETITIVENESS | Long Term Investment

Nebraska offers one of the most competitive business climates in the nation, maintaining affordable taxes and a pro-growth environment. The state's corporate income tax rate was reduced to 5.58% in 2024 and will decline to 3.99% by 2027, making it one of the lowest in the Midwest. Nebraska employs a single-factor, sales-based apportionment model, ensuring businesses are taxed only on income earned within the state. Property taxes are stable, and the state maintains a right-to-work framework that benefits both employers and employees.

Cost Of Doing Business:

- Nebraska's cost of doing business is 8% below the U.S. average (CNBC, 2024).
- Ranked among America's Top 15 States for Business year-in and year-out.
- Affordable utilities, real estate, and operating costs strengthen profitability for both new and existing employers.

National Rankings (Tax Foundation, 2025):

- #14 Corporate Income Tax Index
- #11 Unemployment Insurance Tax Index
- #18 Overall State Business Tax Climate

#3
Best State
U.S. News & World Report, 2024

#2
Best State To
Find A Job
WalletHub, 2021

#1
Lowest
Unemployment
U.S. Bureau of Labor Statistics, 2021

#7
Best Economy
in America
CNBC, 2021

#3
Hardest Working
State
WalletHub, 2024

#4
New Economic
Development
Projects Per Capita
Site Selection, 2020

#5
Most Diverse
Economy
Bloomberg, 2019

#7
Best Work
Environment
WalletHub, 2024

EXPANDED AERIAL

FORMER FAMILY DOLLAR

OMAHA, NE

EPPLEY AIRPORT

±4,868
VPD (2025)



±5,095
VPD (2025)

N 16 STREET

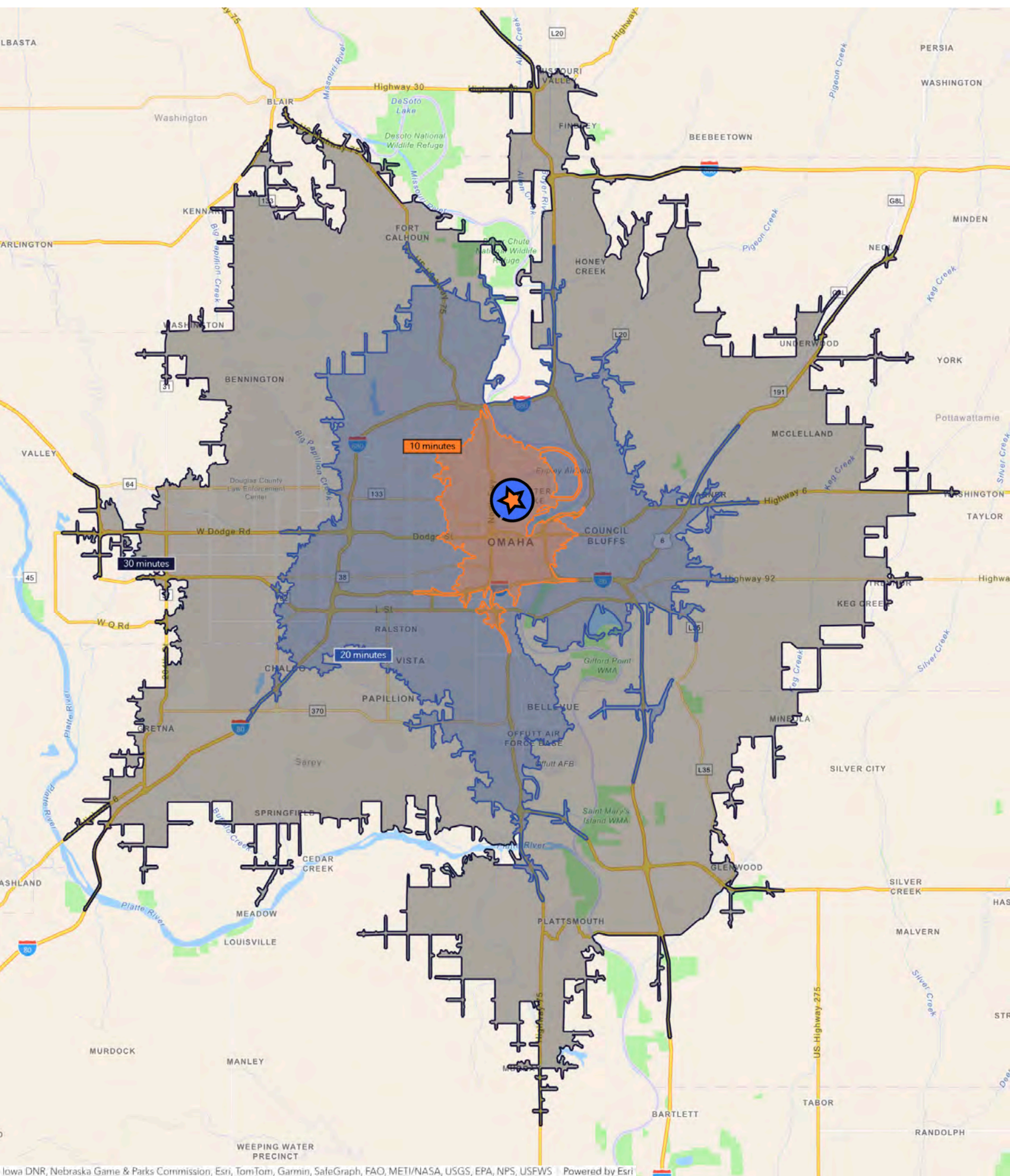
\$1

ABSOLUTE
AUCTION

VIEW ONLINE AUCTION
NOVEMBER 3-5, 2025

DENSE INFILL LOCATION IN OMAHA'S URBAN CORE

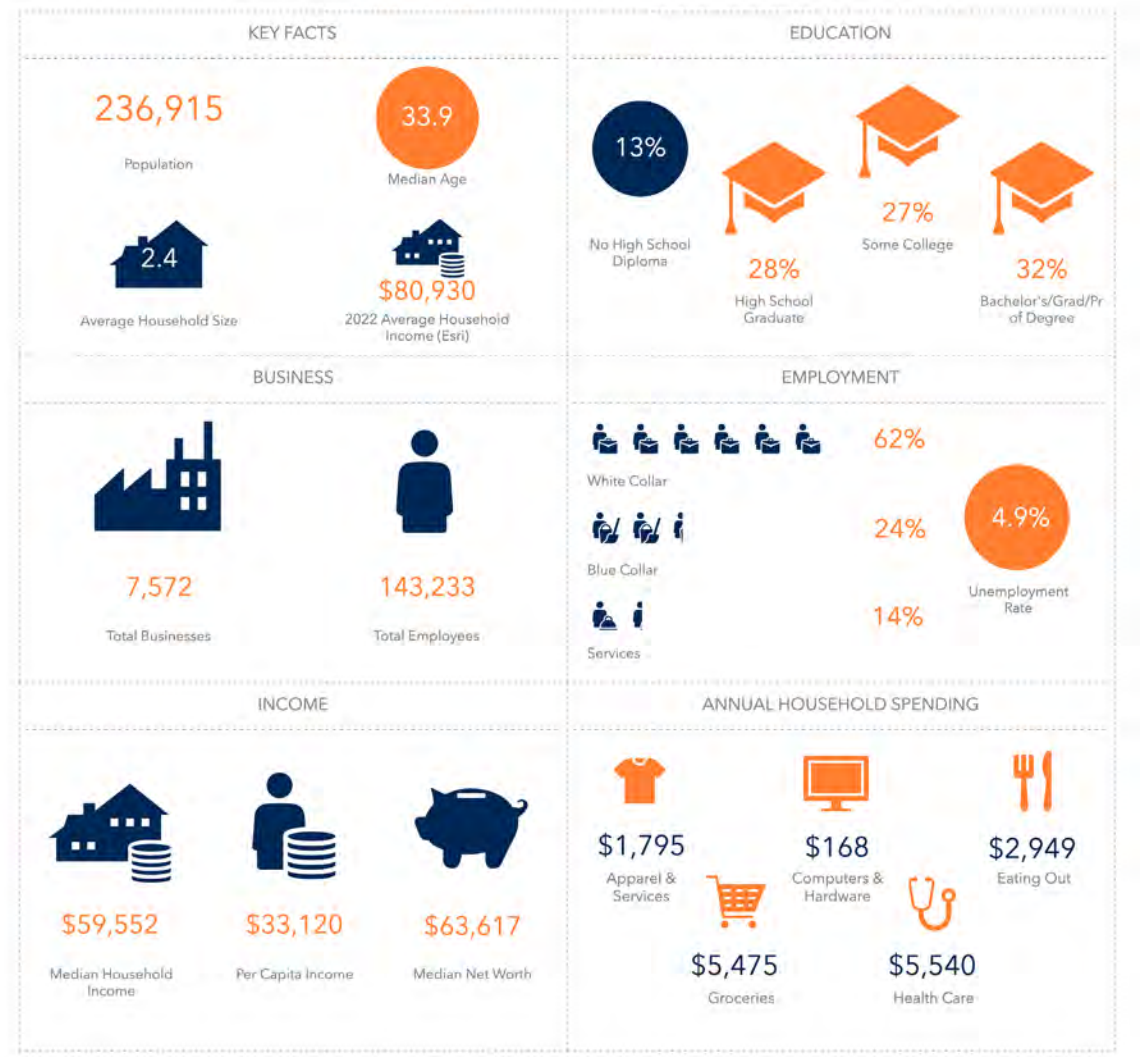
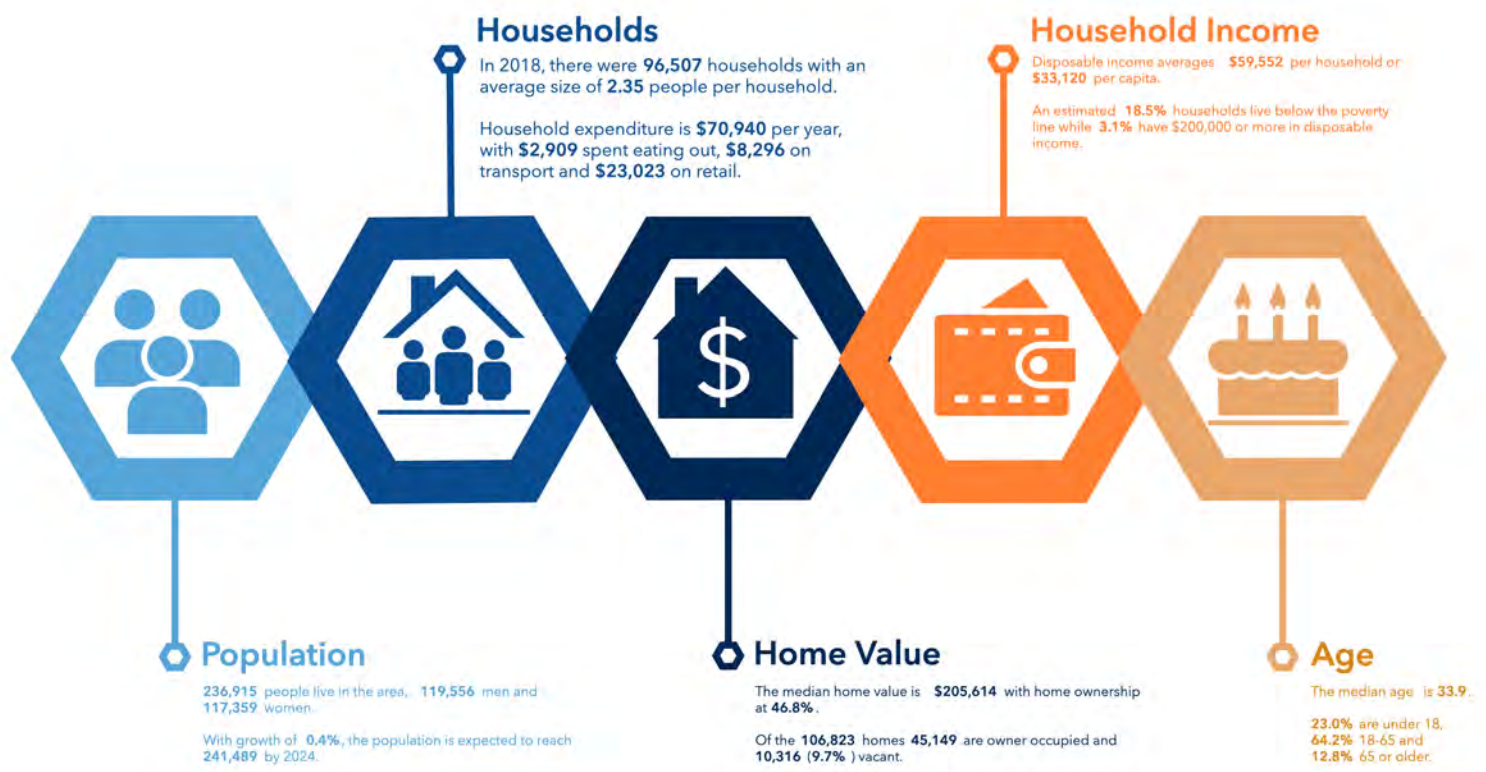
DRIVE TIME MAP (10, 20, 30-MINUTES)



5-MILE

DEMOGRAPHICS

VIEW ONLINE AUCTION
NOVEMBER 3-5, 2025





ONLINE AUCTION

STARTING BID \$1
FIRST BID MEETS RESERVE
AUCTION DATES: NOVEMBER 3-5, 2025
CLICK TO VIEW AUCTION WEBSITE

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://marketplace.realinsight.com/legal-sale-terms>). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://marketplace.realinsight.com/faq-bid-registration>).

AUCTION DATE

The Auction end date is set for NOVEMBER 3-5, 2025.

ABSOLUTE AUCTION

This will be an absolute auction and the Property will have a \$1 reserve price ("Reserve Price"). The starting bid is the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the Bidding page (<https://marketplace.realinsight.com/faq-bidding>).

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

NON-ENDORSEMENT & DISCLAIMER NOTICES CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

Activity ID # ZAG1240241

FOR AUCTION RELATED QUESTIONS

Marcus & Millichap

ADAM LEWIS, BROKER OF RECORD

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