

REDEVELOPMENT OPPORTUNITY - FORMER LAUNDROMAT

2552 Leavenworth Street, Omaha, NE 68105

RETAIL PROPERTY FOR SALE



PROPERTY DESCRIPTION

Fantastic redevelopment opportunity with this former 2,400 SF Laundromat site located near downtown Omaha. Sitting on 0.27 Acres with over 13,000 VPD and easy access from Leavenworth St this site also has monument signage and 24 parking stalls.

PROPERTY HIGHLIGHTS

- Opportunity Zone,
- Monument signage
- Easy Access and visibility
- Located near downtown Omaha

OFFERING SUMMARY

Sale Price:	\$800,000
Building Size:	2,400 SF
Lot Size:	0.27 AC



ACCESS Commercial, LLC

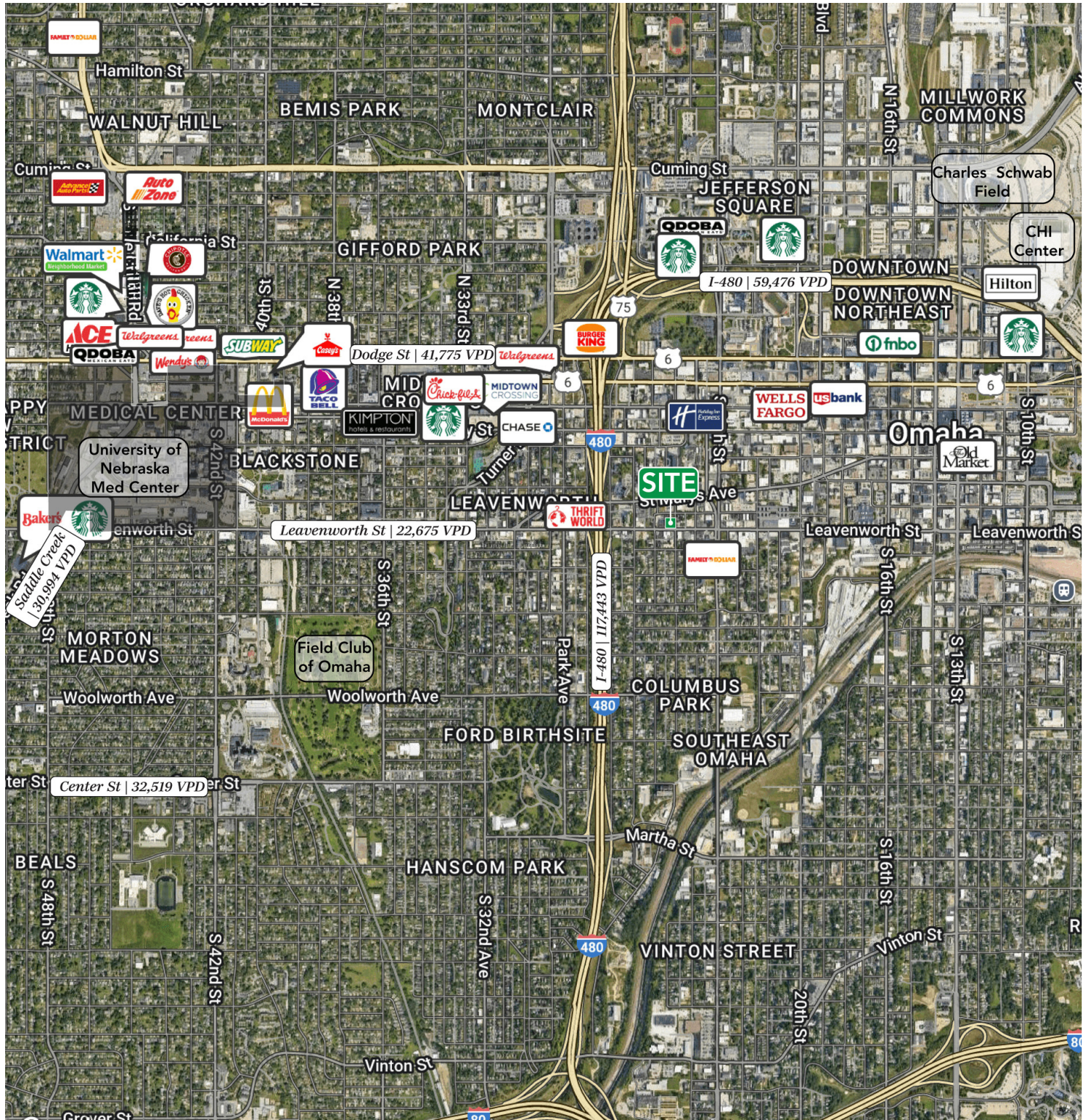
AMBER OLSON

amber@accesscommercial.com
402.618.5523
Senior Broker Associate

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RETAIL MAP



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OVERVIEW



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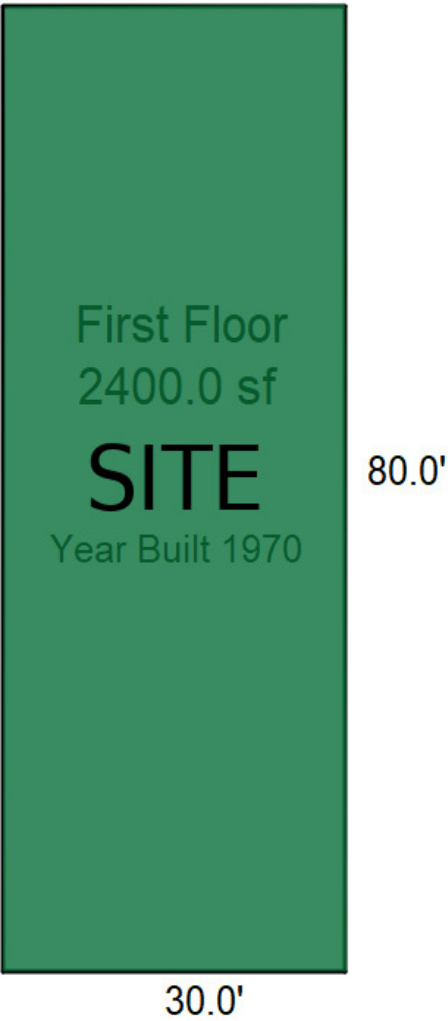
Senior Broker Associate

ACCESS Commercial, LLC | 10730 Pacific St Suite 020, Omaha, NE 68114 | 402.502.1983 | accesscommercial.com

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FLOOR PLAN

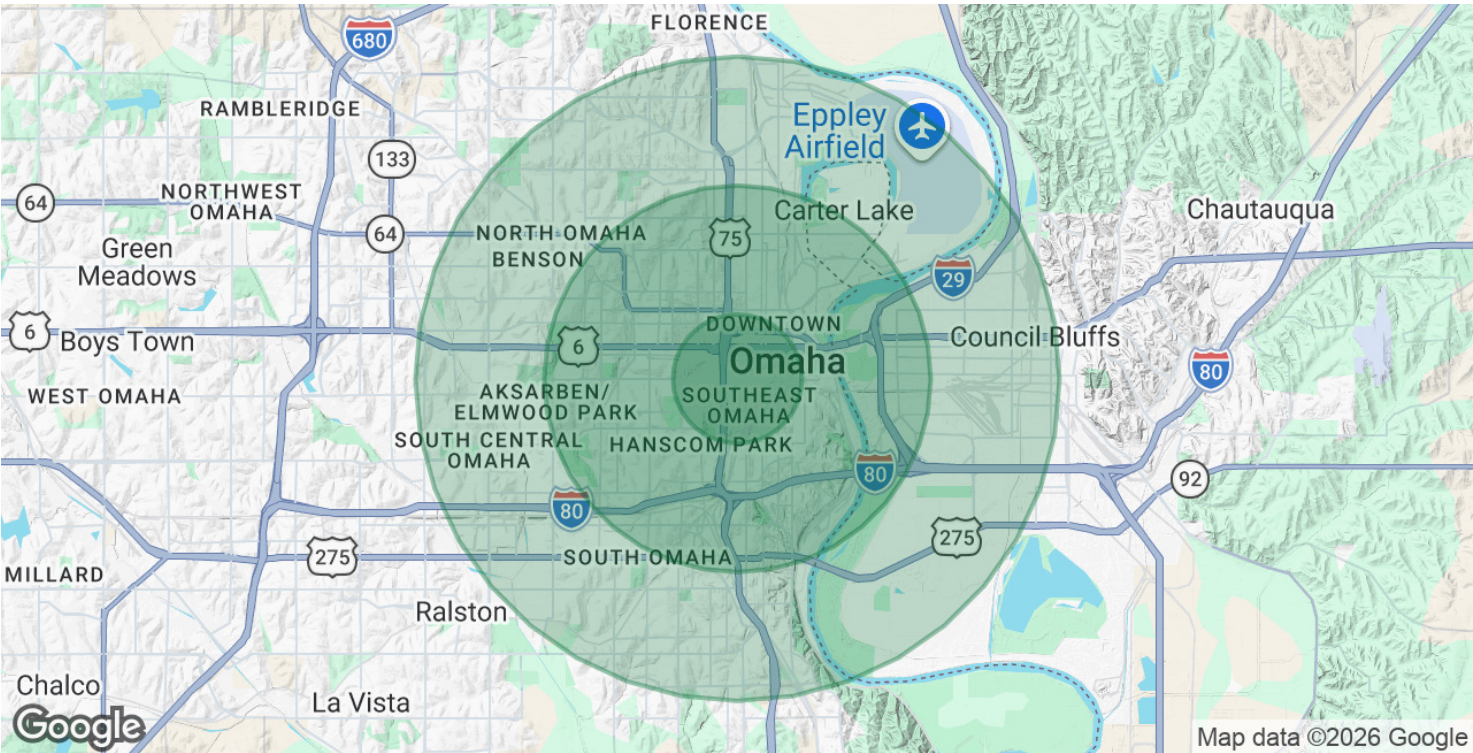


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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	26,017	124,073	260,815
Daytime Population	57,009	157,243	299,636
Employees in Area	14,383	62,420	128,253

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	11,948	51,254	103,237
Average HH Income	\$58,751	\$71,772	\$74,014
Median HH Income	\$43,674	\$54,388	\$57,078

Demographics data derived from AlphaMap



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LISTING TEAM



AMBER OLSON

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Direct: 402.618.5523

PROFESSIONAL BACKGROUND

Amber brings 20 years of commercial real estate experience to our team at ACCESS. Her role as a Senior Brokerage Associate is primarily focused on shopping center leasing at a national and local level, with over three million square feet represented. Her industry expertise enhances our team through her knowledge of sales, landlord and tenant representation, relationship building, property management, and development. Amber majored in Business Administration at the University of Nebraska-Lincoln.

RECENT TRANSACTIONS



The Marketplace,
Council Bluffs, IA

Shadow Lake,
Papillion, NE

Manawa Center,
Council Bluffs, IA

Manawa Center,
Council Bluffs, IA

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