



FOR SALE

RETAIL BUILDING - SELLER FINANCING AVAILABLE

205 Main St, Louisville, NE 68037 | \$349,000

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PROPERTY SUMMARY

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205 Main Street is a cornerstone of the local community.

The property offers approximately 3,000 square feet of retail space, including a main storefront area, storage rooms, and a receiving area at the rear for deliveries. Ample street parking is available for customers along Main Street, and the building is fully accessible, featuring wide aisles and step-free entrances. Large front windows allow natural light to fill the interior, while a classic awning provides shade for visitors entering or exiting the store.

The wide-open layout is a blank slate perfect for any operator or service provider. Modern updates to HVAC and electrical systems ensure comfort and reliability for both staff and customers, making the building a practical and inviting space for retail operations.

* FF&E to be sold separately.

OFFERING SUMMARY

Sale Price	\$349,000.00
Building lot size	5,640 SF
Building Size	3,980 SF
Parking	On street/front door

PROPERTY DETAILS

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Sale Price	\$349,000
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LOCATION INFORMATION

Building Name	Retail Building - Seller financing available
Street Address	205 Main St
City, State, Zip	Louisville, NE 68037
County	Cass
Side of the Street	West
Nearest Highway	Hwy 50

BUILDING INFORMATION

Building Size	3,980 SF
Building Class	B
Occupancy %	100.0%
Tenancy	Single
Number of Floors	1
Year Built	1910
Year Last Renovated	2020
Construction Status	Existing
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Zoning	03
Lot Size	5,640 SF
APN# - 205 Main St	130040134

PARKING & TRANSPORTATION

Street Parking	Yes
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UTILITIES & AMENITIES

Central HVAC	Yes
Restrooms	1.0

INTERIOR PHOTOS

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STORAGE PHOTOS

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EXTERIOR PHOTOS

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SITE PHOTOS

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ABOUT LOUISVILLE, NE

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Louisville, Nebraska is a welcoming and steadily evolving small town located in northern Cass County, ideally positioned between Omaha and Lincoln. With a population of approximately 1,300–1,400 residents, Louisville offers the close-knit character of a rural community while remaining within convenient driving distance of Nebraska's two largest metropolitan areas. This balance of small-town identity and regional access creates a dependable environment for locally owned businesses.

The town is situated near the Platte River and benefits from its proximity to outdoor amenities including Platte River State Park and the Louisville State Recreation Area, both of which draw visitors from surrounding communities for camping, fishing, hiking, and seasonal recreation. These attractions contribute to steady local and regional traffic, supporting retail businesses that serve both residents and visitors.

Louisville has a long history dating back to the mid-1800s and retains a strong sense of civic pride and continuity. Over time, it has grown into a family-oriented community with a stable residential base and high rates of homeownership. Many residents commute to nearby employment centers in the Omaha-Council Bluffs metro area while choosing to live and shop in Louisville for its affordability, safety, and quality of life.

From an economic perspective, Louisville benefits from solid household incomes and low poverty rates compared to regional and national averages. The town supports a mix of local businesses, professional services, manufacturing, and retail, anchored by long-standing employers and service providers. Community-driven economic development efforts and active local committees reflect an ongoing commitment to maintaining a vibrant Main Street and supporting local commerce. Louisville is a destination shopping location for rural areas such as Murdock, Weeping and Elmwood.

Louisville's schools, parks, community events, and volunteer organizations further reinforce the town's stability and sense of connection. Seasonal events, youth sports, and civic gatherings help keep commerce local and foster repeat foot traffic through downtown businesses. This environment supports consistent, year-round demand for retail and service oriented business.

In summary, Louisville, Nebraska offers an attractive combination of stable population, regional accessibility, community loyalty, and economic reliability. For a prospective buyer, this building in Louisville represents more than a retail opportunity. Louisville truly lives up to its slogan: "We're closer than you think."



LOCAL PARKS AND RECREATION AREAS

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Louisville State Recreation Area is a major regional draw and is explicitly described by Nebraska Game & Parks as a major eastern Nebraska destination, located within a 50-mile radius of over half of Nebraska's population and positioned between Omaha and Lincoln. This establishes: high accessibility, consistent regional visitation, use by both day-trippers and overnight guests.

Encompassing 192 acres, Louisville State Recreation Area boasts five sandpit lakes with approximately 50 surface acres of water. Surrounded by towering cottonwood trees, this inviting area offers picnicking, swimming, fishing, non-power boating, canoe access to the Platte River and a brand new floating playground. Paddle board, water bike and kayak rentals are also available. The park offers modern cabins, camper cabins, teepees and glamping units. It also offers 223 full hook-up pad sites, groups lodges and year round reservations and operations. These amenities, along with the area's close proximity to Platte River, Mahoney state parks and Schramm Park State Recreation Area and Education Center, have made Louisville SRA a favorite spot among outdoor enthusiasts in the eastern part of the state.

Platte River State Park is nestled halfway between Nebraska's two largest cities — Lincoln and Omaha. Before it was a state park it was two separate camps — Harriet Harding Campfire Girls Camp and Camp Esther K. Newman — and a tract of woodlands. The charming, vintage cabins that once housed campers today provide cozy accommodations, while the gorgeous new glamping cabins offer a luxurious, yet nature-immersive, experience. Campers may also enjoy a state-of-the-art campground with 48 full-hookup campsites. Other popular draws are the park's picturesque waterfall, spray park, scenic hiking and biking trails and two observation towers that allow those who climb to the top a spectacular view of the Platte River Basin. The State of Nebraska announced and funded tens of millions of dollars in upgrades to Platte River Valley parks, including Platte River State Park, to enhance visitor experiences, trails, and access. Platte River State Park is repeatedly featured as a key attraction in Cass County tourism promotion materials, indicating it is considered an anchor asset within the county's visitor economy.



DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,581	2,552	4,319
Average Age	40	41	43
Average Age (Male)	40	41	42
Average Age (Female)	41	42	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	589	950	1,628
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$130,764	\$138,240	\$147,572
Average House Value	\$338,698	\$400,583	\$461,426

2020 American Community Survey (ACS)

