

FOR SALE - SALVATION ARMY BUILDING

2551 DODGE STREET, OMAHA, NE 68131

OFFICE | 44,119 SF | \$4,019,750



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY DESCRIPTION

40,000+ SF of space that includes floors 2 & 3 (9,686 SF each) and the main & lower floors (12,374 SF each). Four floors total with on-site parking lot.

PROPERTY HIGHLIGHTS

- Great visibility on the corner of 25th & Dodge St
- Both an owner-user or investment opportunity
- 4 floors with over 40,000 SF of space
- Additional 12,000 SF lot may be available to purchase
- Perfect for a non profit organization

LOCATION DESCRIPTION

Located in busy & beautiful downtown Omaha at 25th & Dodge Street. Easy quick highway access and highly visible.

OFFERING SUMMARY

Sale Price:	\$4,019,750
Price PSF:	\$96.55 PSF
Building Size:	44,119 SF

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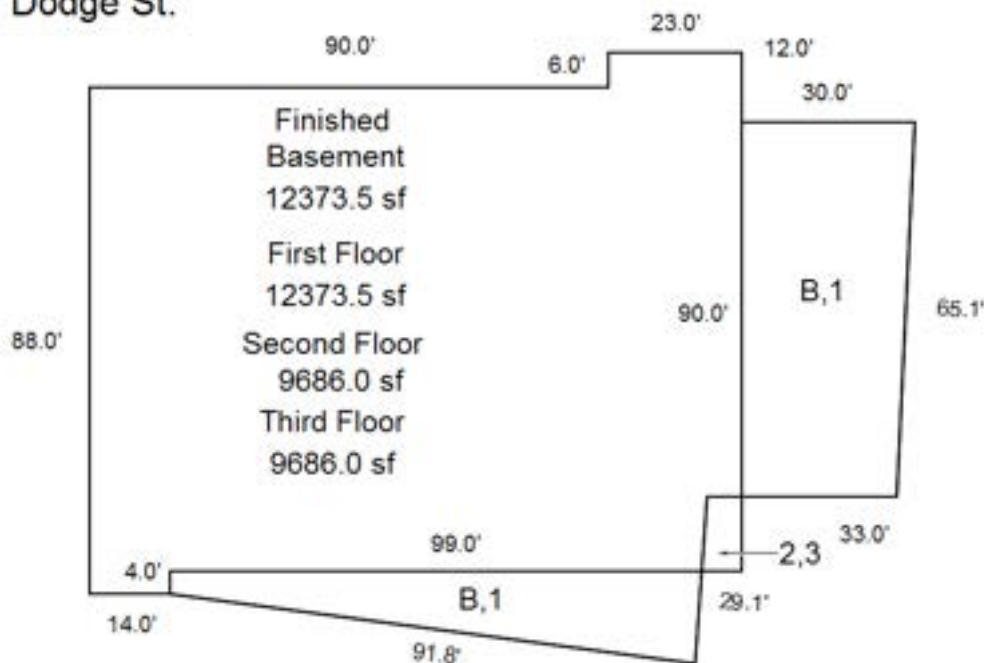
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Office Building
2551 Dodge St.



Sketch by Apex Sketch

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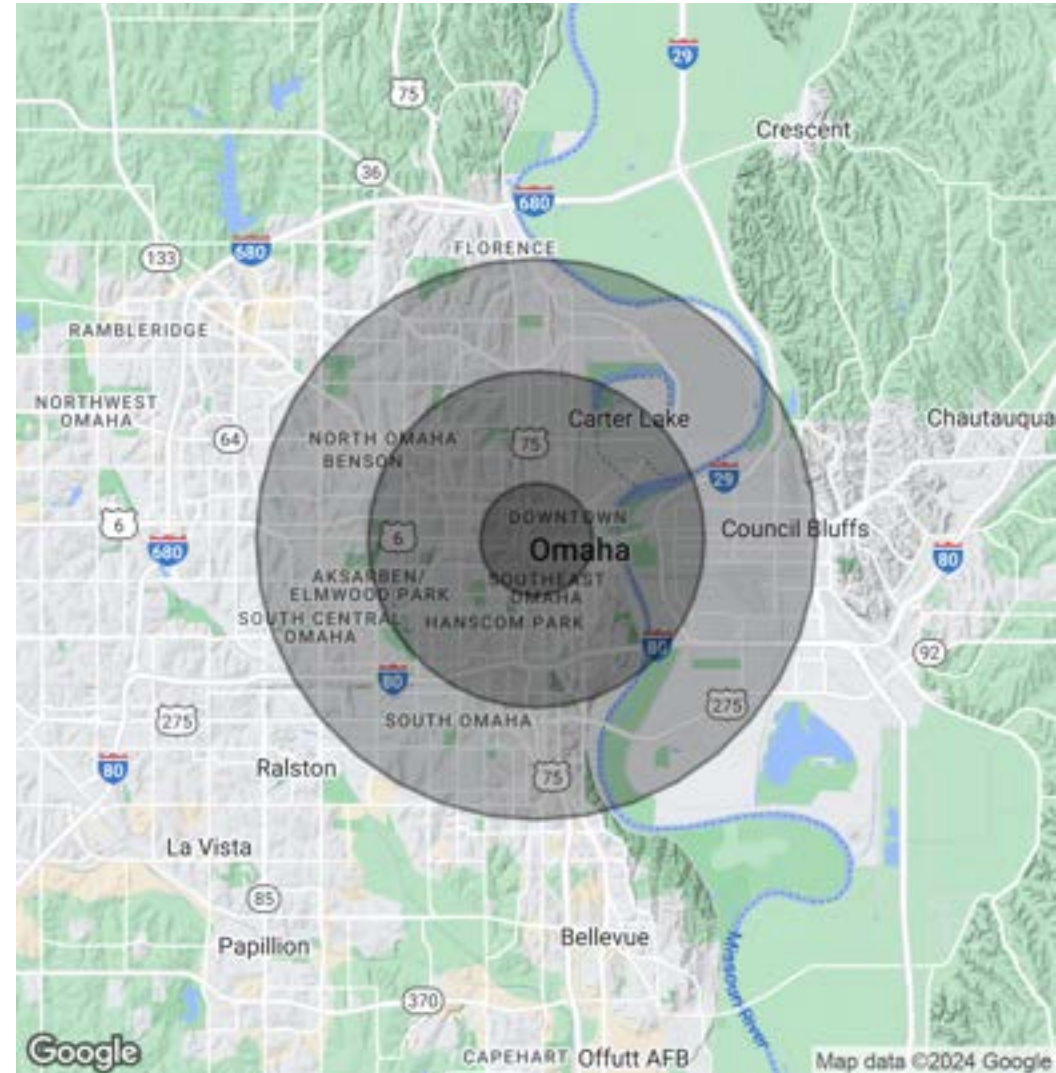


COMMERCIAL REAL ESTATE SERVICES

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	24,670	128,172	268,100
Average Age	33	36	36
Average Age (Male)	33	35	36
Average Age (Female)	32	36	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	11,113	52,857	105,926
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$54,508	\$73,501	\$73,162
Average House Value	\$271,550	\$248,894	\$223,510

Demographics data derived from AlphaMap



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