



CITY OF GRETNA

# Historic Downtown Portfolio

— FOR SALE —

**CBRE**

**As the City of Gretna prepares for a new chapter with its relocation of city offices,** an unparalleled opportunity arises to capture the momentum and build the heart of the City's historic downtown.

**This strategic move paves the way for the sale of three significant municipal properties:**

- City Hall & Old Fire Hall
- Children's Library
- Main Library

With the disposition of these sites, it will empower the City to guide exciting new uses and developments, ensuring the vibrant transformation of downtown Gretna, once a small town, into a dynamic and thriving hub for generations to come.



1



## City Hall & Old Fire Hall

204 N McKenna Avenue

±7,100 SF

City Hall

Building Sizes

±4,340

Old Fire Hall

0.6433 AC / 28,000 SF

Lot Size

Before 1955

Office

Year Built

1955 / 1976

Warehouse

DC – Downtown Commercial District

Zoning

Yes

TIF Eligible

2



## Children's Library

123 N McKenna Avenue

1,740 SF

Building Size

0.2458 AC / 10,710 SF

Lot Size

1961 / 2012

Year Built

DC – Downtown Commercial District

Zoning

Yes

TIF Eligible

3



## Main Library

736 South Street

3,964 SF

Building Size

0.2502 AC / 10,890 SF

Lot Size

1994

Year Built

R-3 – High Density Residential

Zoning

No

TIF Eligible



**204 N McKenna Avenue | Gretna, Nebraska**

**The City of Gretna is offering a unique opportunity to acquire its City Hall building and Old Fire Hall** – a portfolio brimming with potential. Consider this an invitation to shape the future of this prominent Gretna location with a rich history.

The properties vast range of possibilities presents creative potential. Imagine transforming this historic site into a vibrant commercial hub, a unique residential development or a dynamic mixed-use space. The site's versatile nature presents it as an ideal canvas for innovation.

#### CITY HALL

Once the “Blue Goose Motel,” this building currently offers general office space. Its distinctive heritage provides a charming foundation, ready for reimagination.

#### OLD FIRE HALL

Formerly the city’s fire station, this structure proudly displays its past with four distinct garage doors, hinting at its adaptability.

#### BUILDING SPECS

**±7,100 SF**

**City Hall**

Building Sizes

**±4,340**

**Old Fire Hall**

**0.6433 AC / 28,000 SF**

Lot Size

**Before 1955**

**Office**

Year Built

**1955 / 1976**

**Warehouse**

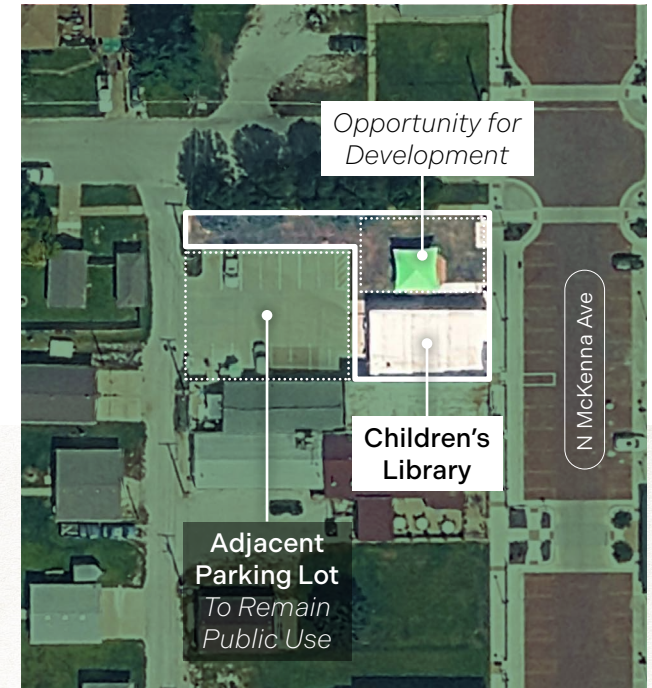
**DC – Downtown Commercial District**

Zoning

**Yes**

TIF Eligible

# GRETTNA CITY HALL



**123 N McKenna Avenue | Gretna, Nebraska**

**Currently the Children's Library, this charming property is perfectly positioned for entrepreneurs seeking a prominent location and the distinct advantage of ownership in the heart of downtown Gretna.**

Step into a space that's ready for business with minimal fuss. This *plug-and-play* building is ideal for a local business looking for immediate operational readiness along with an established infrastructure, welcoming atmosphere and ease of entry.

A key advantage for both your business and clientele is the readily available, adjacent public parking lot and parking stalls found along N McKenna Avenue.

*Please note that while the building is available for private ownership, the adjacent parking lot will remain public, ensuring convenient and accessible parking for your customers and visitors immediately adjacent to your new establishment.*

#### BUILDING SPECS

**1,740 SF**  
Building Size

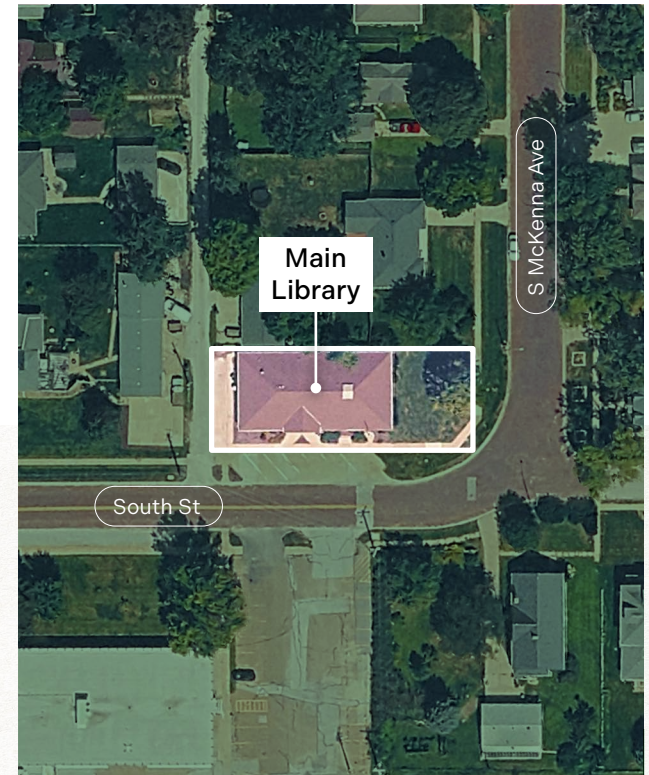
**0.2458 AC / 10,710 SF**  
Lot Size

**1961 / 2012**  
Year Built

**DC – Downtown Commercial District**  
Zoning

**Yes**  
TIF Eligible

# CHILDREN'S LIBRARY



**736 South Street | Gretna, Nebraska**

**The Main Library offers an expansive footprint**, providing ample room to bring ambitious projects to life. Its current design allows for incredible flexibility in interior reconfiguration — an ideal environment for innovative office layouts requiring focused workspaces or controlled environments, or for creative multifamily conversions where thoughtful design can maximize both privacy and living space.

While current on-site parking is cozy, this property boasts a highly desirable location directly across the street from Gretna Elementary. This prime positioning offers excellent visibility and strong community ties. The proximity to the elementary school can be a significant advantage for multifamily developments, appealing to families, or for businesses looking to integrate deeply within the community fabric.

#### BUILDING SPECS

**3,964 SF**

Building Size

**0.2502 AC / 10,890 SF**

Lot Size

**1994**

Year Built

**R-3 – High Density Residential**

Zoning

**No**

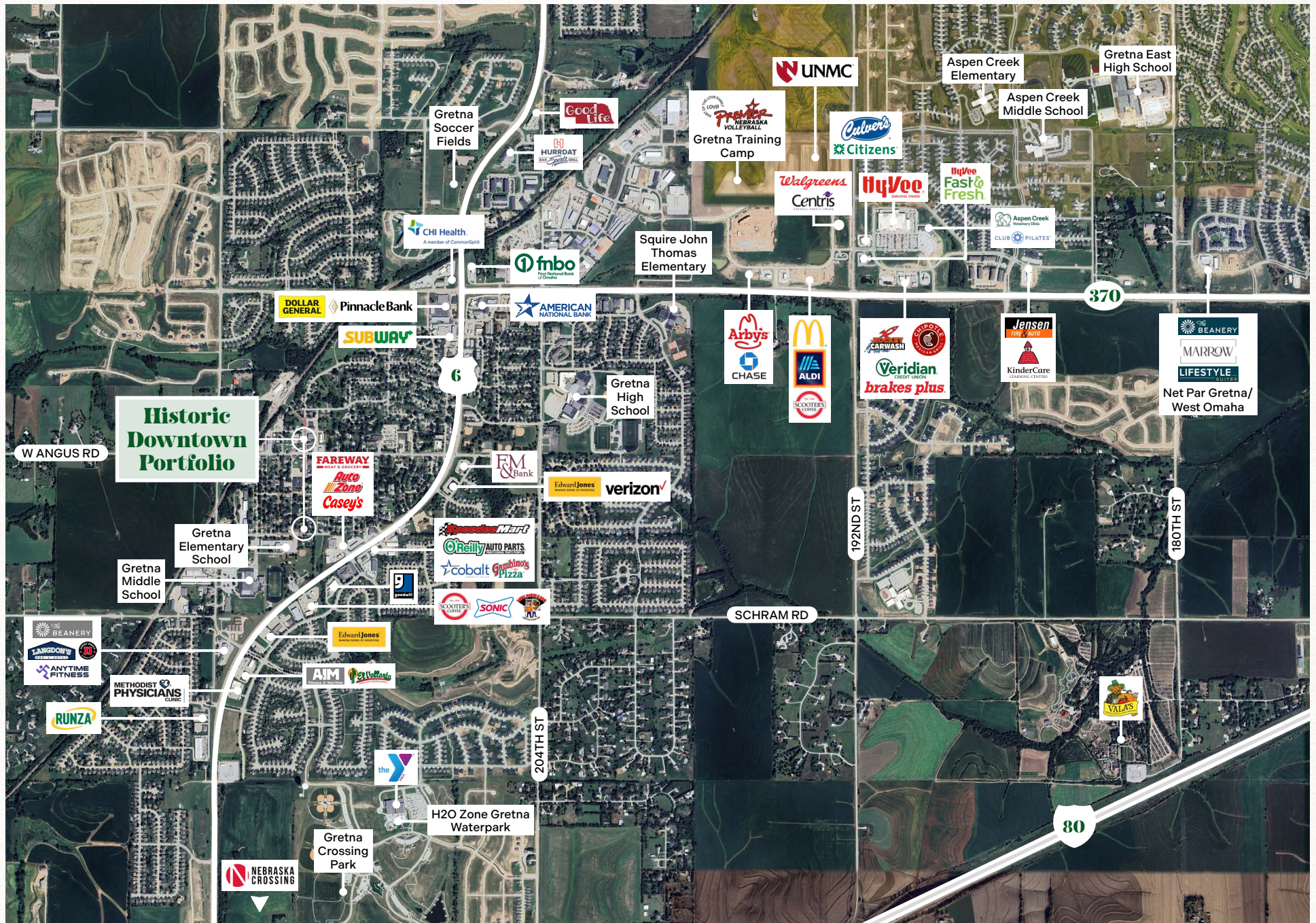
TIF Eligible

MAIN LIBRARY

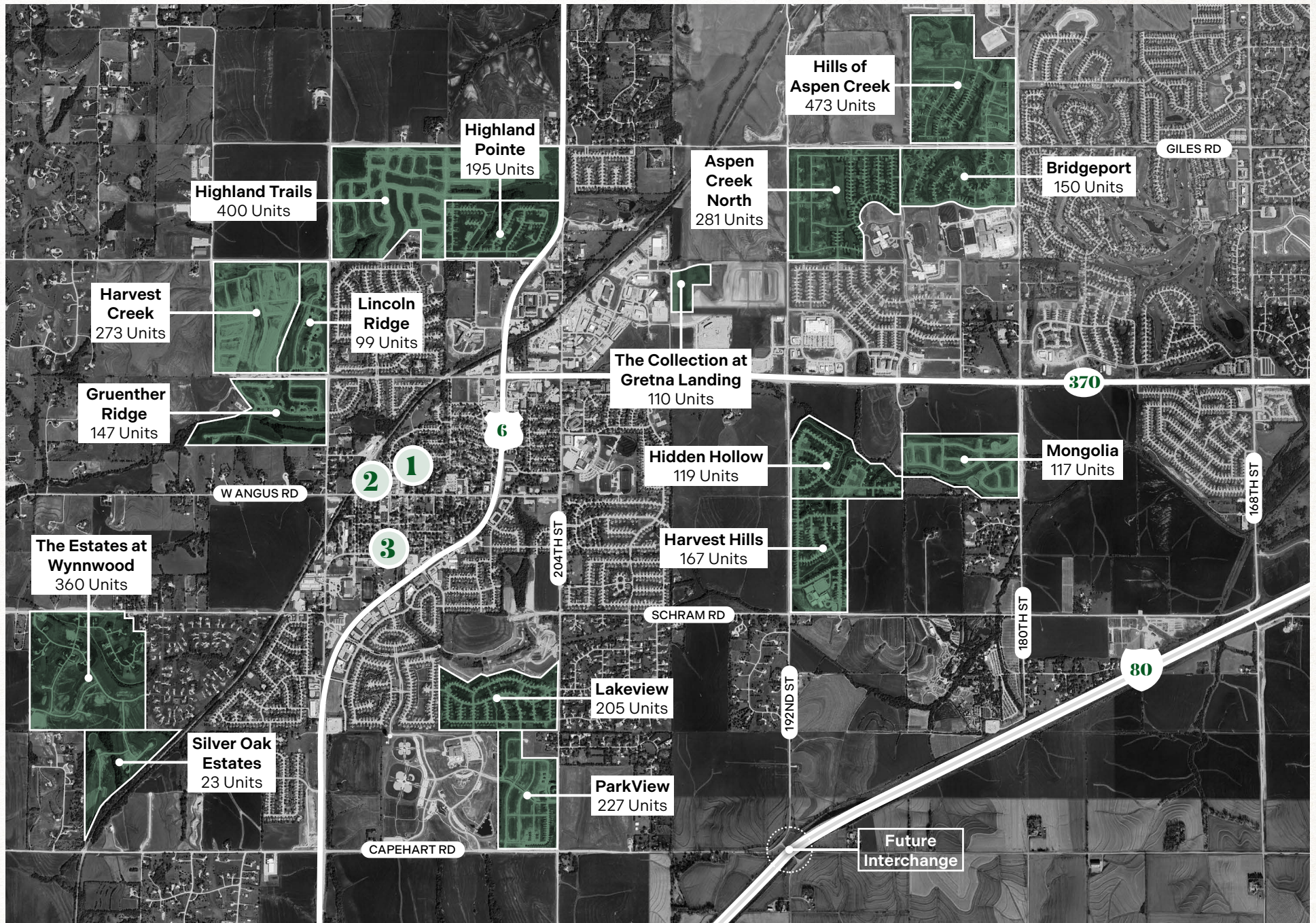
**Hover Over Each  
to View on Map**







LOCATION



# RESIDENTIAL GROWTH

#### EDUCATION

**+65.0%**

*Enrollment Since 2015-16\**

**+225.7%**

*Enrollment Since 2004-05\**

#### REAL ESTATE - 10-YEAR INCREASE

**+62.6%**

*Office, Retail & Industrial Inventory*

**+177.6%**

*Multifamily Unit Inventory*

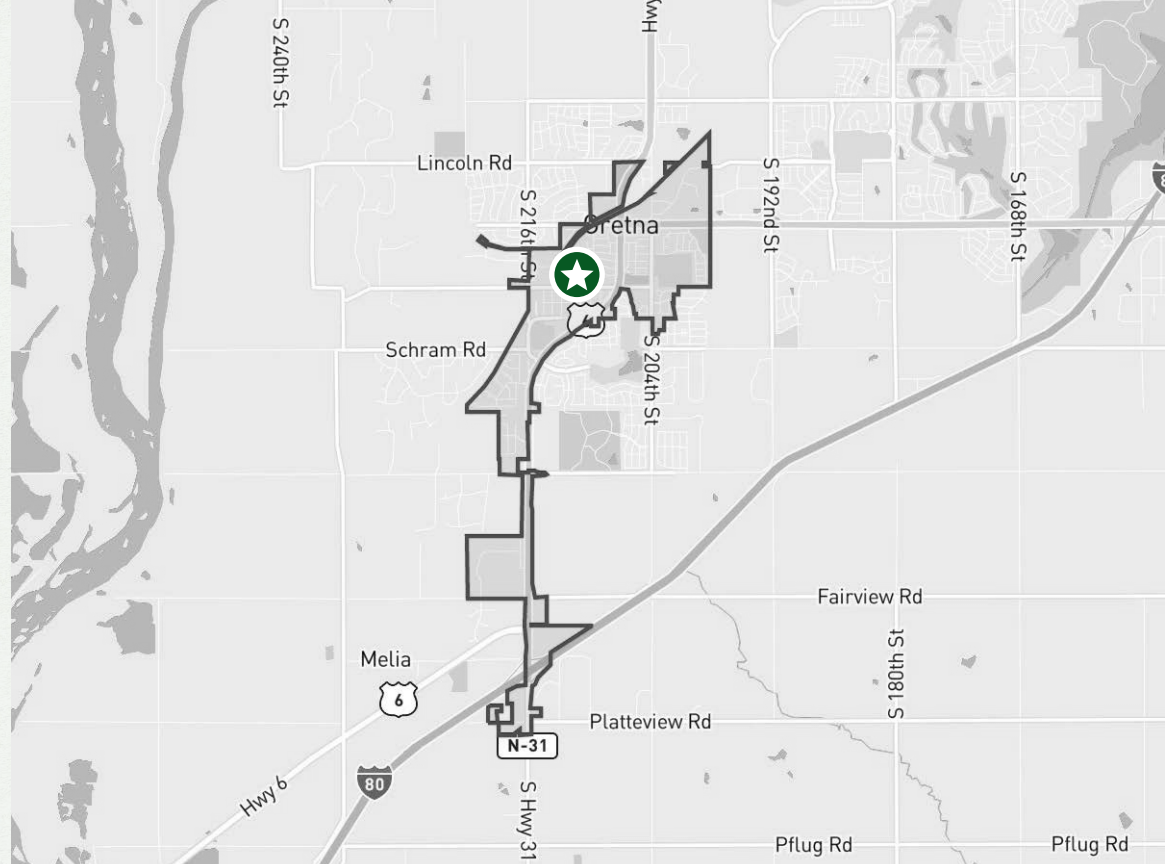
#### POPULATION

**+30.1%**

*Population Increase Since 2010*

**+3.3%**

*Population Growth Rate Compared to Omaha MSA*



#### CITY OF GRETNA DEMOGRAPHICS

**9,855**

*Total Population*

**\$157,060**

*Avg. Household Income*

**1.39%**

*2020-2025 Growth Rate*

**603**

*Businesses*

*\* Data reflective of the city of Gretna school district boundary.  
All other data is reflective of Gretna city limits (indicated in the diagram above).*

| DEMOGRAPHICS                                         | GRETNA           | OMAHA MSA | NEBRASKA  | USA         |
|------------------------------------------------------|------------------|-----------|-----------|-------------|
| 2025 Population                                      | <b>9,855</b>     | 1,005,260 | 2,013,195 | 339,887,819 |
| 2020-2025 Annual Population Growth Rate              | <b>1.39%</b>     | 0.73%     | 0.50%     | 0.48%       |
| 2025 Median Age                                      | <b>36.8</b>      | 36.9      | 37.7      | 39.6        |
| 2025 Population 25+ with Bachelor's Degree or Higher | <b>53.3%</b>     | 41.1%     | 35.9%     | 37.2%       |
| 2025 Average Household Income                        | <b>\$157,060</b> | \$118,937 | \$106,981 | \$116,179   |
| 2025 Average Value of Owner Occupied Housing Units   | <b>\$418,560</b> | \$341,061 | \$305,506 | \$476,461   |

# WHY GRETNA

#### EDUCATION

**+65.0%**

Enrollment Since 2015-16

**+225.7%**

Enrollment Since 2004-05

#### REAL ESTATE - 10-YEAR INCREASE

**+112.3%**

Office, Retail & Industrial Inventory

**+117.6%**

Multifamily Unit Inventory

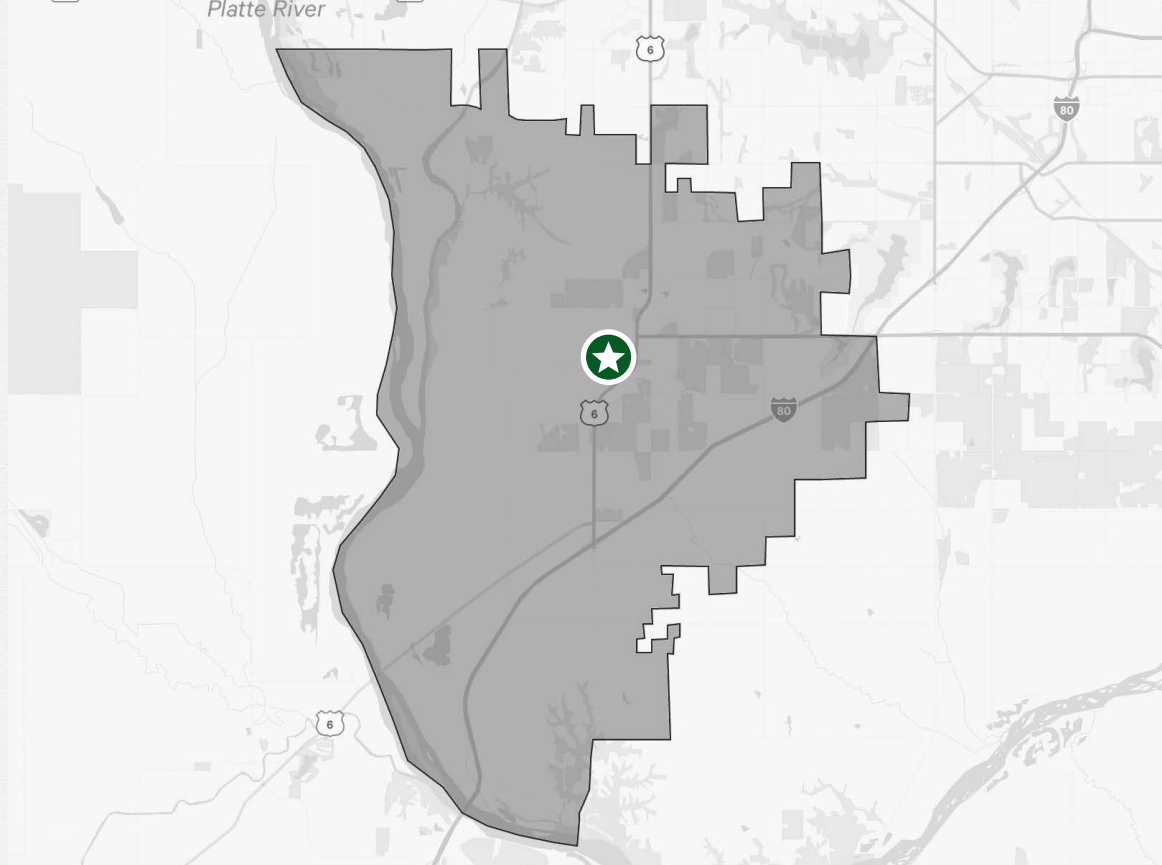
#### POPULATION

**+106.2%**

Population Increase Since 2010

**+3.41%**

Population Growth Rate Compared to Omaha MSA



#### GRETNA SCHOOL DISTRICT DEMOGRAPHICS

**33,456**

Total Population

**\$172,848**

Avg. Household Income

**4.14%**

2020-2025 Growth Rate

**835**

Businesses

All data is reflective of the city of Gretna school district boundary (indicated in the diagram above).

#### DEMOGRAPHICS

|                                                      | GRETNA           | OMAHA MSA | NEBRASKA  | USA         |
|------------------------------------------------------|------------------|-----------|-----------|-------------|
| 2025 Population                                      | <b>33,456</b>    | 1,005,260 | 2,013,195 | 339,887,819 |
| 2020-2025 Annual Population Growth Rate              | <b>4.14%</b>     | 0.73%     | 0.50%     | 0.48%       |
| 2025 Median Age                                      | <b>36.1</b>      | 36.9      | 37.7      | 39.6        |
| 2025 Population 25+ with Bachelor's Degree or Higher | <b>55.5%</b>     | 41.1%     | 35.9%     | 37.2%       |
| 2025 Average Household Income                        | <b>\$172,848</b> | \$118,937 | \$106,981 | \$116,179   |
| 2025 Average Value of Owner Occupied Housing Units   | <b>\$447,602</b> | \$341,061 | \$305,506 | \$476,461   |

# WHY GRETNA



**CBRE**

CITY OF GRETNA

# Historic Downtown Portfolio

— FOR SALE —

FOR MORE INFORMATION, PLEASE CONTACT



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