

FOR SALE -TURNKEY EDUCATION, MEDICAL, OR CARE FACILITY

5225 NORTH 158TH AVENUE, OMAHA, NE 68116

FORMER CHILD CARE FACILITY | 9,622 SF | SALE PRICE - \$2,600,000; LEASE RATE - \$21.00 PSF (NNN)



**LEE &
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COMMERCIAL REAL ESTATE SERVICES

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360° VIRTUAL TOUR

PROPERTY DESCRIPTION

9,622 SF single-story institutional facility offering a strong owner-user opportunity in the growing Bennington submarket. Originally built and operated as a licensed childcare facility, the building features multiple private rooms, extensive restroom and plumbing infrastructure, a large indoor assembly area, and a fully built-out commercial kitchen. Safety features include a full fire sprinkler system and storm shelter, providing meaningful cost savings for future users. MU zoning allows flexibility for education, medical, care, or professional office uses.

PROPERTY HIGHLIGHTS

- Fire sprinkler system and storm shelter
- Commercial kitchen with hood and built-in appliances
- Large indoor assembly / gym area
- Extensive restroom and plumbing infrastructure throughout
- Formerly licensed childcare facility with outdoor playground

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LOCATION DESCRIPTION

Located at 158th Street and Fort Street in the rapidly growing Bennington area, surrounded by strong residential growth and established neighborhoods. The area benefits from high household incomes, nearby schools, and convenient access to major east-west corridors, supporting long-term owner-user demand.

OFFERING SUMMARY

Building & Lot Size:

9,622 SF Building (Built in 2006)
1.31 Acres of Land

Sale Price:

\$2,600,000

Zoning:

MU (Allows a range of uses)

Lease Rate (Secondary Option):

\$21.00 PSF/yr (NNN)
Estimated NNN = \$6.00 PSF

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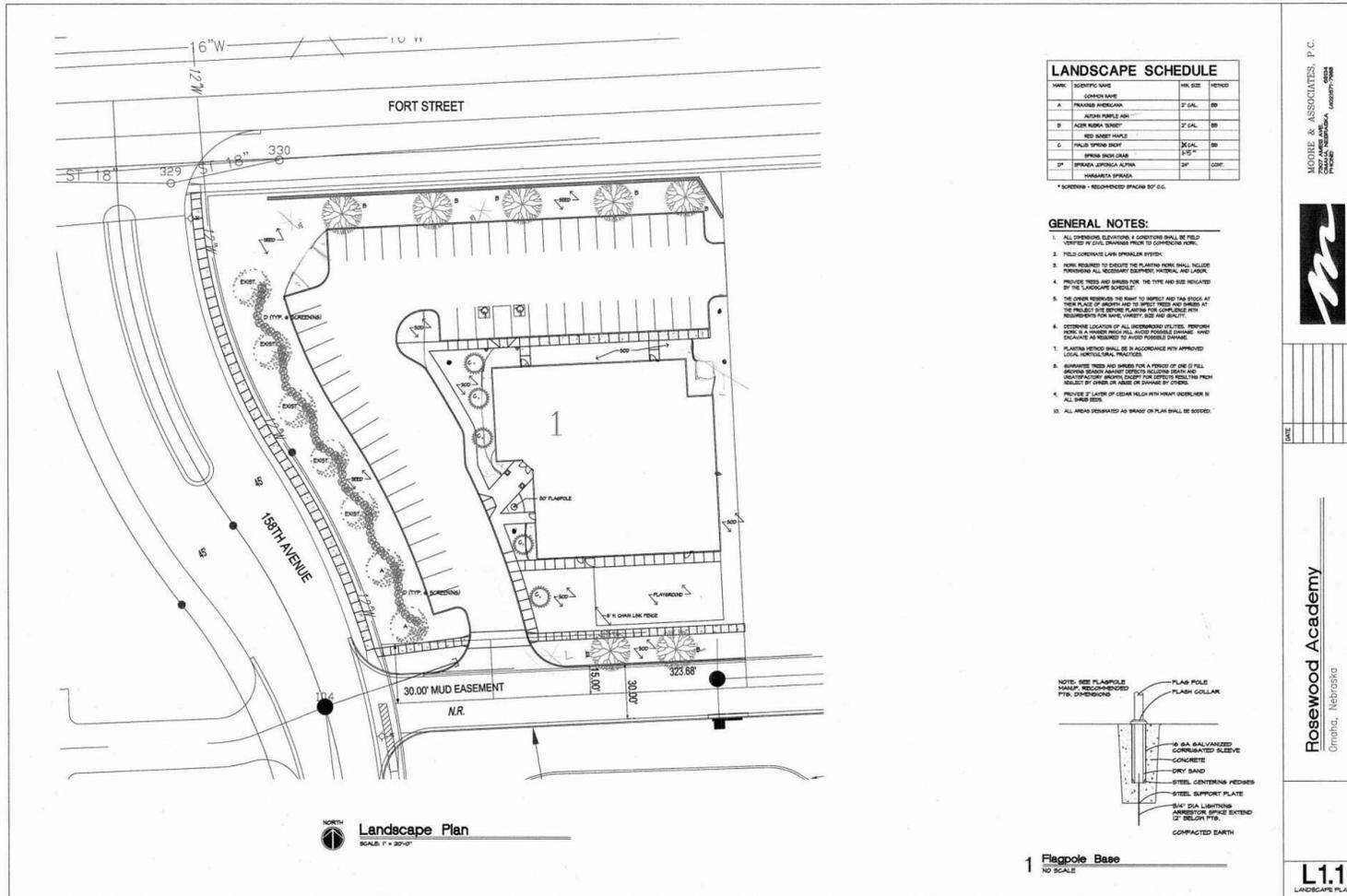
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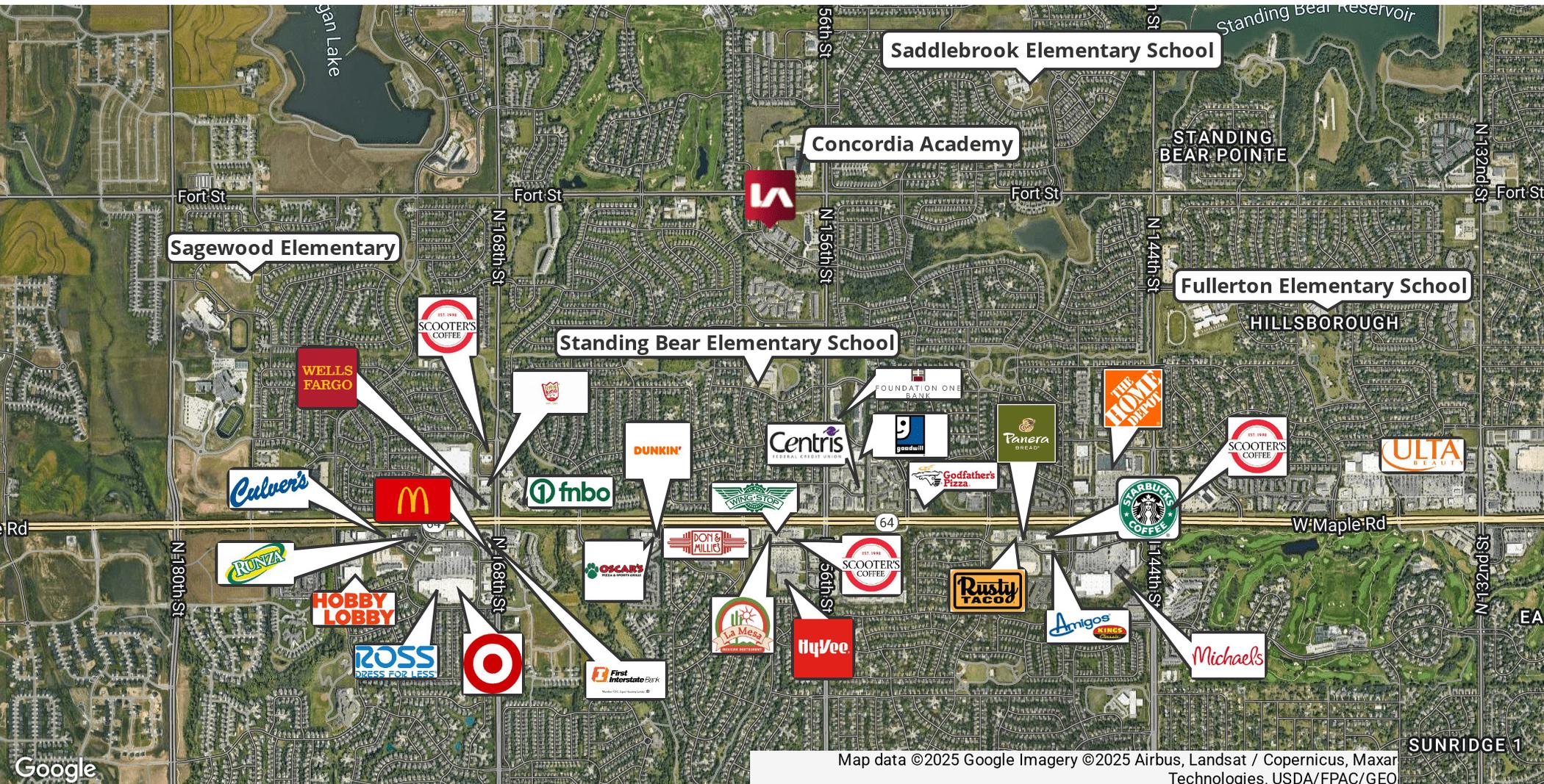
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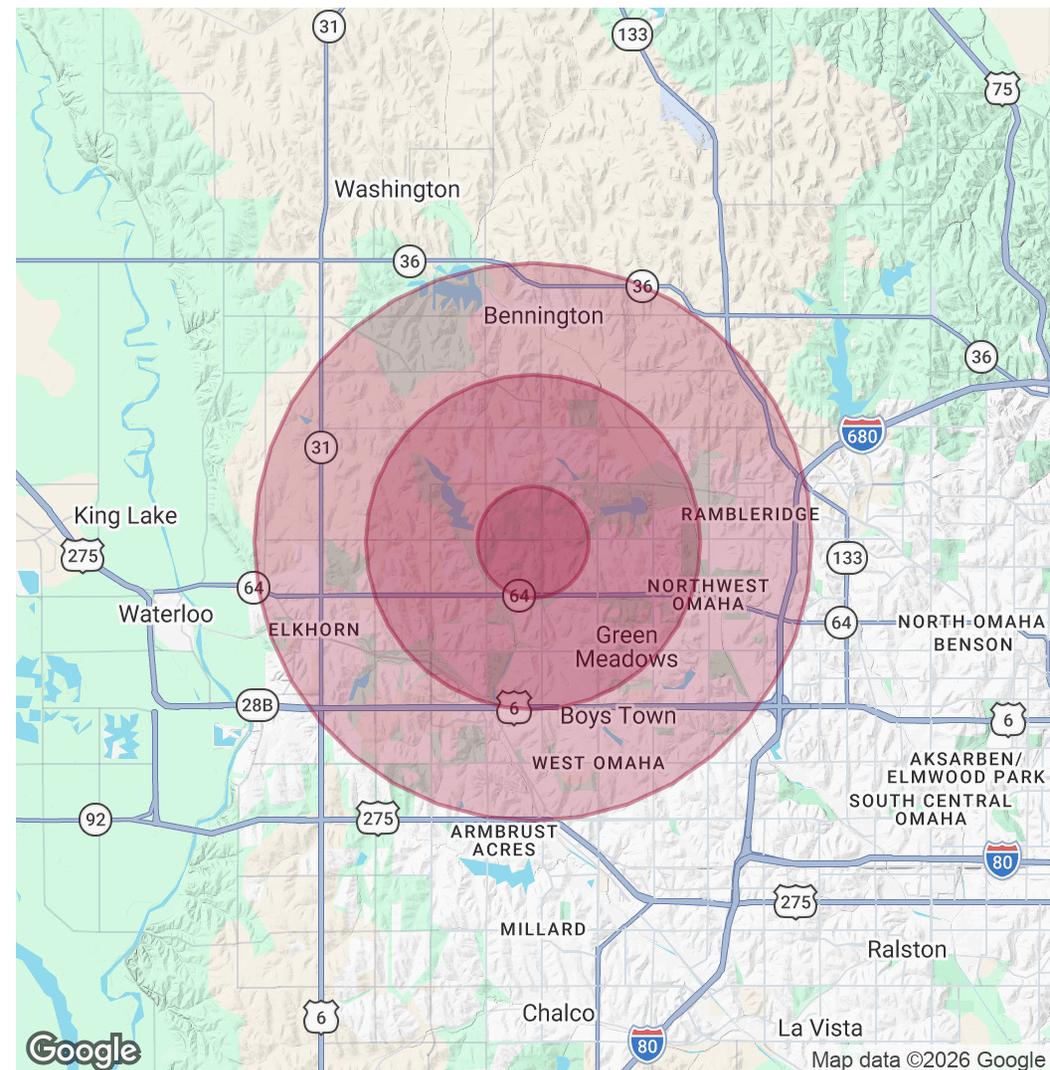
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,149	79,714	174,636
Average Age	39	37	38
Average Age (Male)	38	37	37
Average Age (Female)	40	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,057	29,195	68,442
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$133,576	\$143,442	\$130,680
Average House Value	\$346,327	\$382,859	\$365,706

Demographics data derived from AlphaMap



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