



5225 N 158th Ave | Omaha, NE 68116

\$2,500,000 | \$19.50 SF/yr NNN

Property Features

- Flexible space available from 4,800 SF to 9,622 SF
- Commercial kitchen with vent hood and built-in appliances
- Large indoor gym/activity area and outdoor playground
- Fully sprinklered building & storm shelter
- Ideal for daycare, medical, professional office, educational, or specialty commercial users
- MU (Mixed Use) zoning allows for a wide range of commercial uses

13321 California Street, Suite 105
Omaha, NE 68154
402 255 6060
nainpdodge.com

Kristi Andersen

President

402 255 6078

kristi.andersen@npdodge.com

Will Schneidewind

Vice President

402 320 0561

will.schneidewind@npdodge.com



5225 N 158TH AVE

For Sale	9,622 SF	\$2,500,000
For Lease	4,800-9,622 SF	\$19.50 SF/yr NNN

BUILDING DETAILS

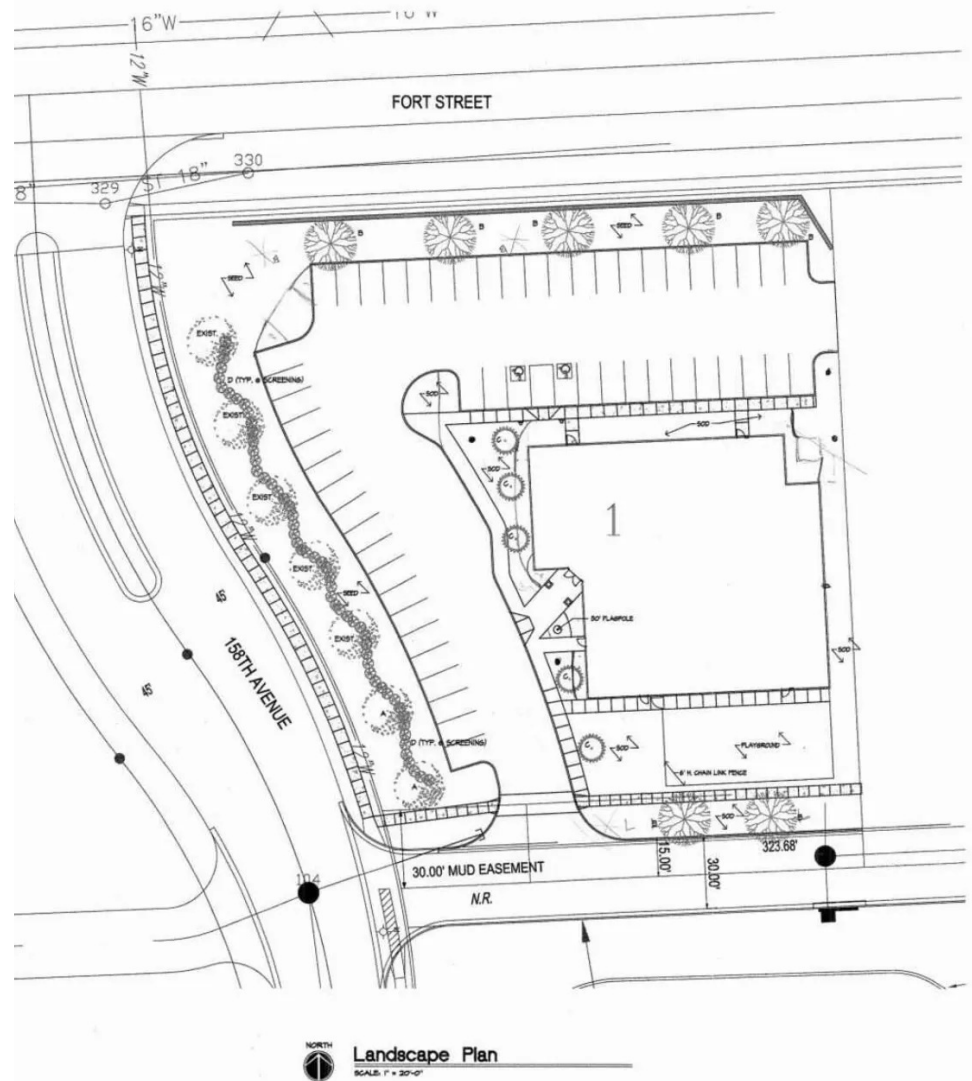
Building Size	9,622 SF
Year Built	2006
Zoning	MU
Parking	Surface
Traffic Counts	9,924 VPD along Fort Street
Lot Size	1.31 AC

LOCATION DETAILS

Market	Omaha / Council Bluffs
Submarket	Northwest Omaha
County	Douglas
Cross Streets	156th & Fort Street
Nearest Interstate	I-80

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	5,431	31,416	71,876
Total Population	13,638	84,490	182,461
Average HH Income	\$149,337	\$158,906	\$146,546





5225 N 158th Ave | Omaha, NE 68116

NAINP Dodge

Kristi Andersen
President
+1 402.255.6078
kristi.andersen@npdodge.com

Will Schneidewind
Vice President
+1 402.320.0561
will.schneidewind@npdodge.com

13321 California Street, Suite 105
Omaha, NE 68154
+1 402.255.6060
nainpdodge.com

