

FOR SALE & LEASE



Noor Academy

S 192ND ST



HARRISON ST



Lot 1



S 189TH ST

SUGAR CREEK COMMERCIAL LAND

19003 Edna St, Omaha, NE 68136

SETH V. CAMPBELL

President

402.214.6106

Seth@CampbellDana.com

CONNER DANA

Managing Broker

402.598.9637

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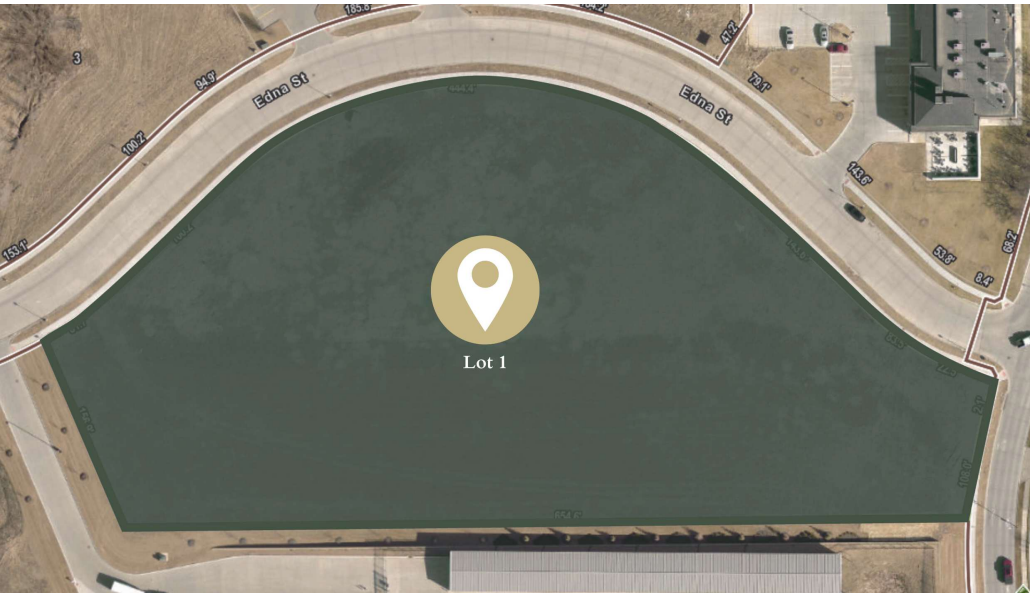
**CAMPBELL
DANA** | COMMERCIAL
REAL ESTATE

SUGAR CREEK COMMERCIAL LAND | FOR SALE / FOR LEASE (BUILD-TO-SUIT)

19003 EDNA ST, OMAHA, NE 68136



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PROPERTY DESCRIPTION

Campbell Dana | Commercial Real Estate is pleased to exclusively present Lot 1 of Sugar Creek Neighborhood Center. This 4.18 acre commercial parcel is situated in a fast-growing, affluent area off 192nd and Harrison Streets. The land is being offered for sale or for lease as a build to suit opportunity.

Please see agents to discuss options.

OFFERING SUMMARY

Sale Price:	\$1,865,295.00
	\$10.25 PSF
Lease Rate:	TBD
Parcel Size:	181,980 SF
Lot Size:	4.18 Acres

LEGAL DESCRIPTION

LOT 1 SUGAR CREEK NEIGHBORHOOD CENTER REPLAT 1

PROPERTY HIGHLIGHTS

- Build-to-suit land
- BG Zoning- General Business District zoning in Sarpy County jurisdiction
- Edna Street & S 189th Street frontage
- Utilities to site
- Edna Street & S 189th Street Frontage
- 192nd & Harrison- Near SEC of Intersection

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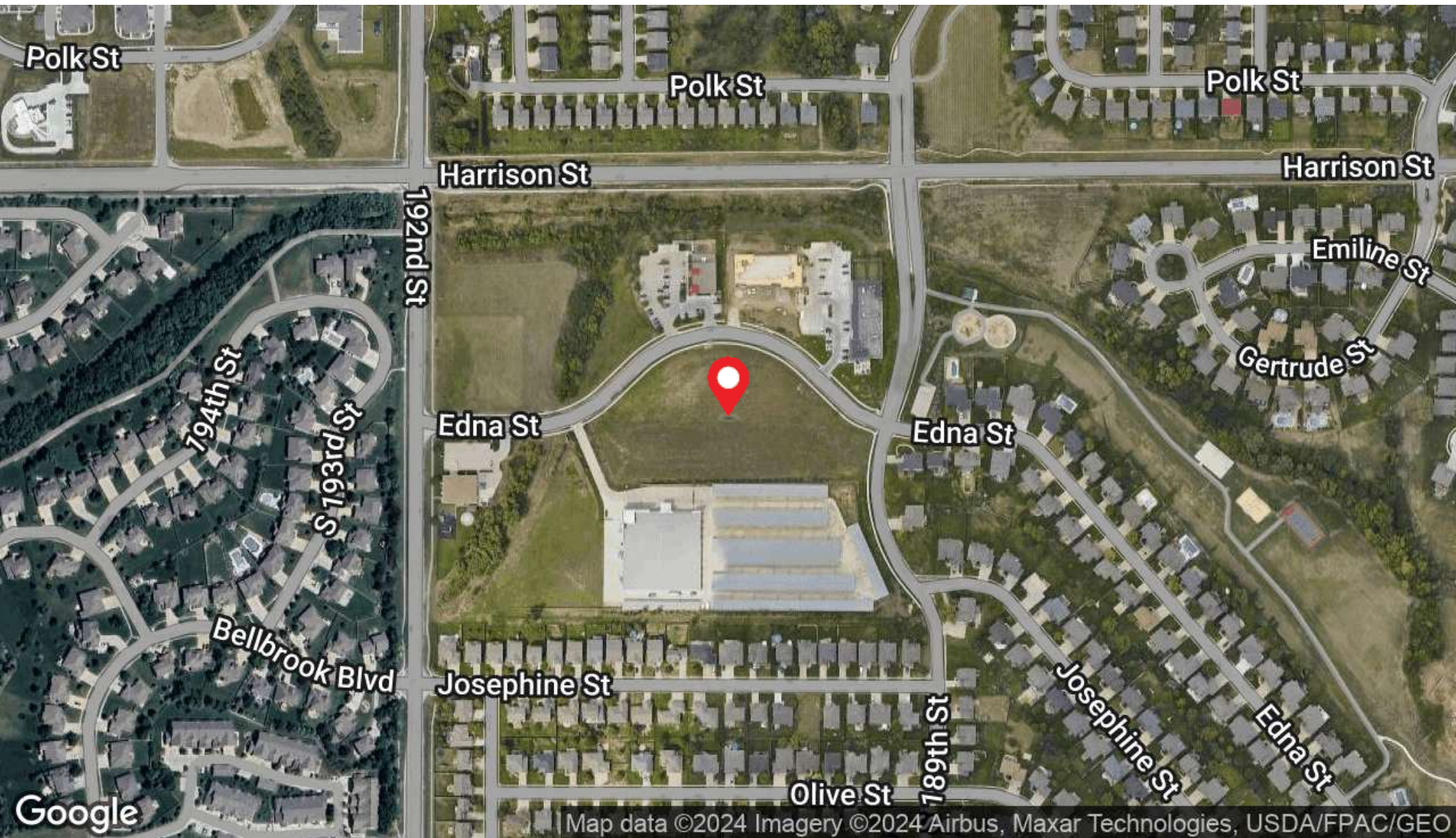
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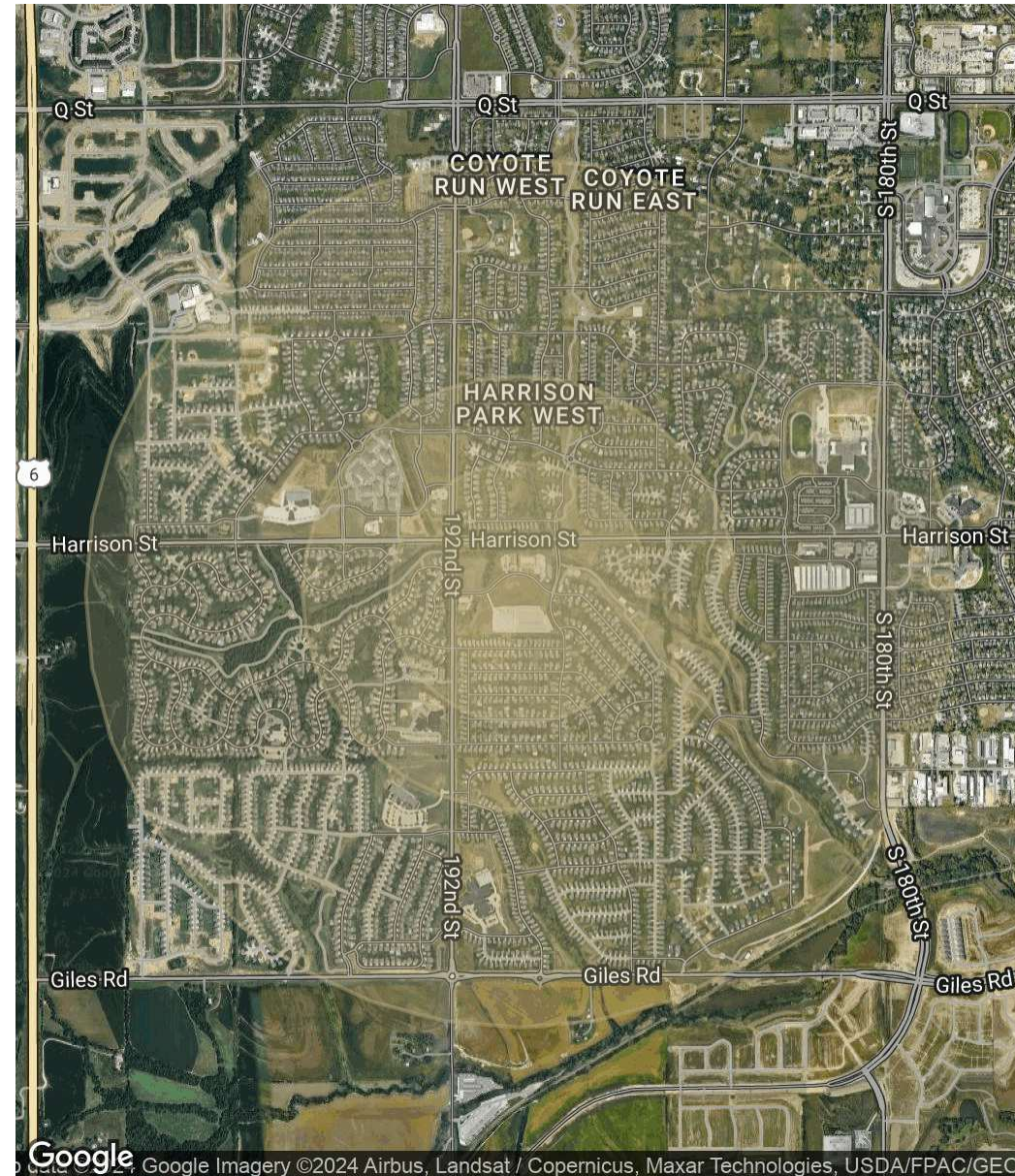
POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	877	3,917	14,688
Average Age	33	33	33
Average Age (Male)	33	33	32
Average Age (Female)	32	33	33

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	274	1,247	4,782
# of Persons per HH	3.2	3.1	3.1
Average HH Income	\$161,700	\$179,335	\$170,184
Average House Value	\$377,432	\$385,104	\$371,719

Demographics data derived from AlphaMap

KEY DEMOGRAPHICS

31.7	median age of population for current year within one mile; current median age for the U.S. is 39.1.
1.67% ANNUAL	population growth between 2020 and 2023 within one mile compared to 0.56% for the U.S.
1.54% ANNUAL	household growth rate between 2020 and 2023 within one mile, compared to 0.75% for the U.S.
\$161,701 AVERAGE	household income in 2023 within one mile, compared to \$107,008 for the U.S.



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SUGAR CREEK NEIGHBORHOOD CENTER REPLAT 1 (LOT 1)

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