



17111 S 138th Street | Springfield, NE 68059

\$1,950,000

### Property Features

- 12,158 SF tasting room and production
- (2) shop/warehouse buildings
- Versatile space for specialized operations
- Strategic location in Springfield, NE
- Redevelopment Potential
- Exceptional opportunity to build a lifestyle business

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| ADDRESS                               | SIZE (SF) | ASKING PRICE |
|---------------------------------------|-----------|--------------|
| 17111 S 138th Street, Springfield, NE | 12,158 SF | \$1,950,000  |

#### BUILDING DETAILS

|                      |           |
|----------------------|-----------|
| Tenancy              | Single    |
| Lot Size             | 17.91 AC  |
| Zoning               | RT        |
| No. Buildings        | Three (3) |
| Tasting / Production | 12,158 SF |
| Outbuilding          | 1,280 SF  |
| Shed                 | 1,080 SF  |

#### LOCATION DETAILS

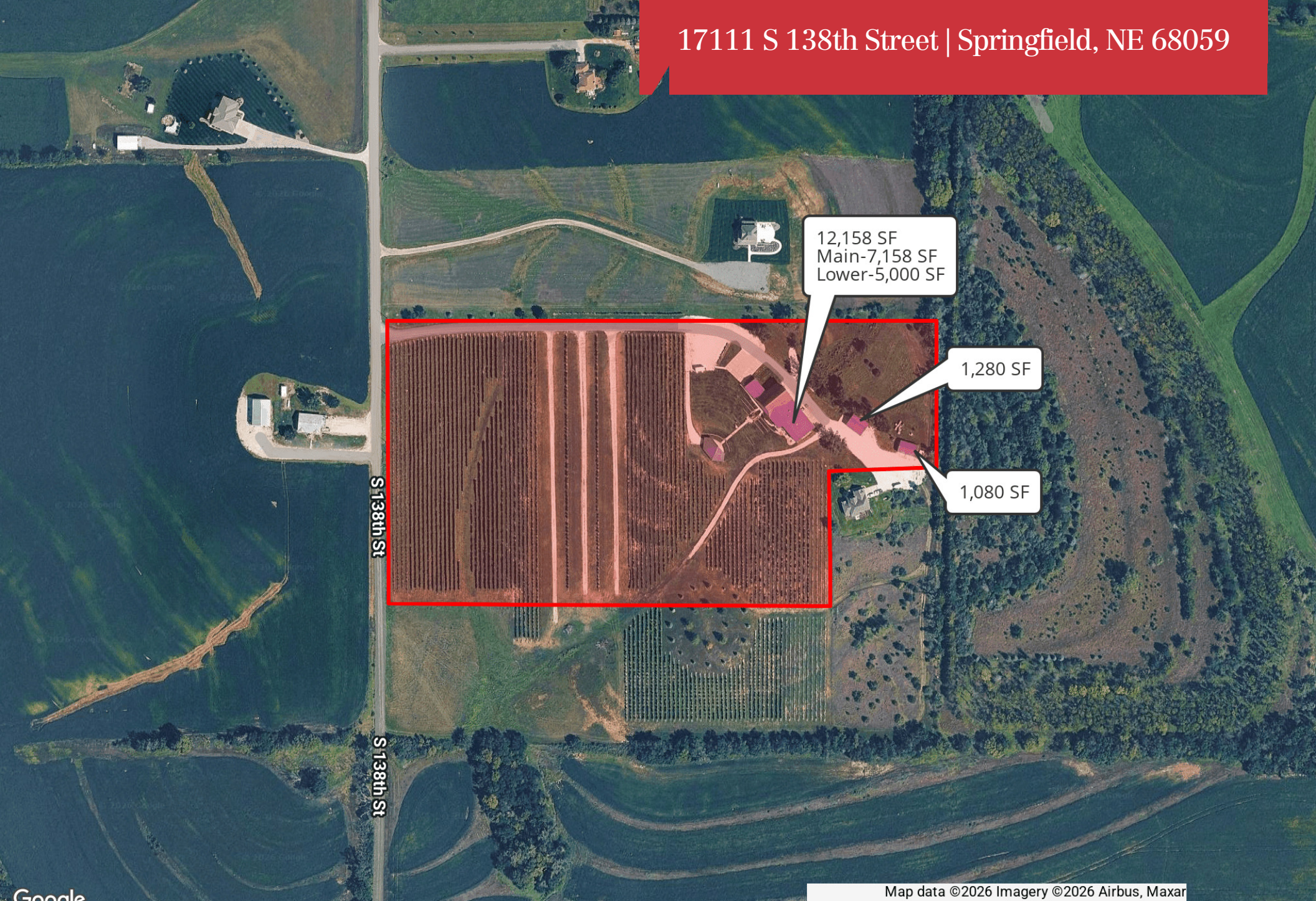
|                    |                        |
|--------------------|------------------------|
| Market             | Omaha / Council Bluffs |
| Submarket          | Springfield            |
| County             | Sarpy                  |
| Cross Streets      | S 138th & Pflug Road   |
| Nearest Interstate | I-80                   |

| DEMOGRAPHICS      | 10 MILE   | 20 MILES  | 30 MILES  |
|-------------------|-----------|-----------|-----------|
| Total Households  | 75,848    | 345,279   | 388,704   |
| Total Population  | 202,361   | 877,381   | 990,005   |
| Average HH Income | \$132,010 | \$118,741 | \$120,126 |

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