

48TH & SADDLE CREEK RD

11,566 SF | \$2,500.00 PER MONTH (GROSS)

919 S SADDLE CREEK RD, OMAHA, NE 68106



Mayberry St



Mason St

S 48th St



WWW.INVESTORSOMAHA.COM



DAN GRANT

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PROPERTY INFORMATION



48TH & SADDLE CREEK RD

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BUILDING INFORMATION

Min Divisible	11,566 SF
Max Contiguous	11,566 SF

PARKING & TRANSPORTATION

Street Parking	Yes
Traffic Count	23,086 - S Saddle Creek Rd & S 48th St NE (2018)

UTILITIES & AMENITIES

Power	Yes
Power Description	OPPD
Gas / Propane	Yes
Gas Description	MUD
Security Guard	Yes

SITE INFORMATION

Cross-Streets	48th & S Saddle Creek
County	Douglas
Zoning	GI
Lot Size	11,566 SF
Location Description	Near the corner of 48th & S Saddle Creek Rd.

PROPERTY HIGHLIGHTS

- Across the street from Baker's grocery store
- Conceptual plan ideal for drive-thru kiosk
- Option for patio, parking, and up to 12 car stacking
- Excellent Midtown location near Blackstone, UNMC, and the new Catalyst Building
- Up to approximately 45,000 estimated average daily traffic along Saddle Creek

OFFERING SUMMARY

LEASE RATE	\$2,500.00 PER MONTH GROSS
Available SF	11,566 SF

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,069	144,939	296,662
Average Age	39	36	37
HOUSEHOLDS			
Total Households	8,746	61,127	119,645
People Per HH	2.1	2.4	2.5
Average HH Income	\$92,061	\$79,783	\$77,906
Average HH Value	\$318,295	\$271,220	\$241,913

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE
919 S Saddle Creek	11,566 SF	\$2,500 per month (Gross)

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Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.



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DWG: F:\2021\04001-04500\021-040248\40-Design\Graphics\Conceptual Plans\21-06-07_OWCY_Shipping Container Concept option 2.dwg
 DATE: Jun 11, 2021 8:22am
 USER: etrola

LOT 5
11529± SF
3 STALLS
11 CARS STACKING

REVISIONS DESCRIPTION

DATE _____

1

drawn by
[checked]

Project
Drawing
Note

1

Y

REVISIONS

1707

Omaha, NE

1

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REVISIONS

2021

Conceptual Plan

Omaha, NE

Drawn by: _____
 Checked by: _____
 Approved by: _____
 QAQC by: _____
 Project No.: _____
 Drawing no.: _____
 Date: _____

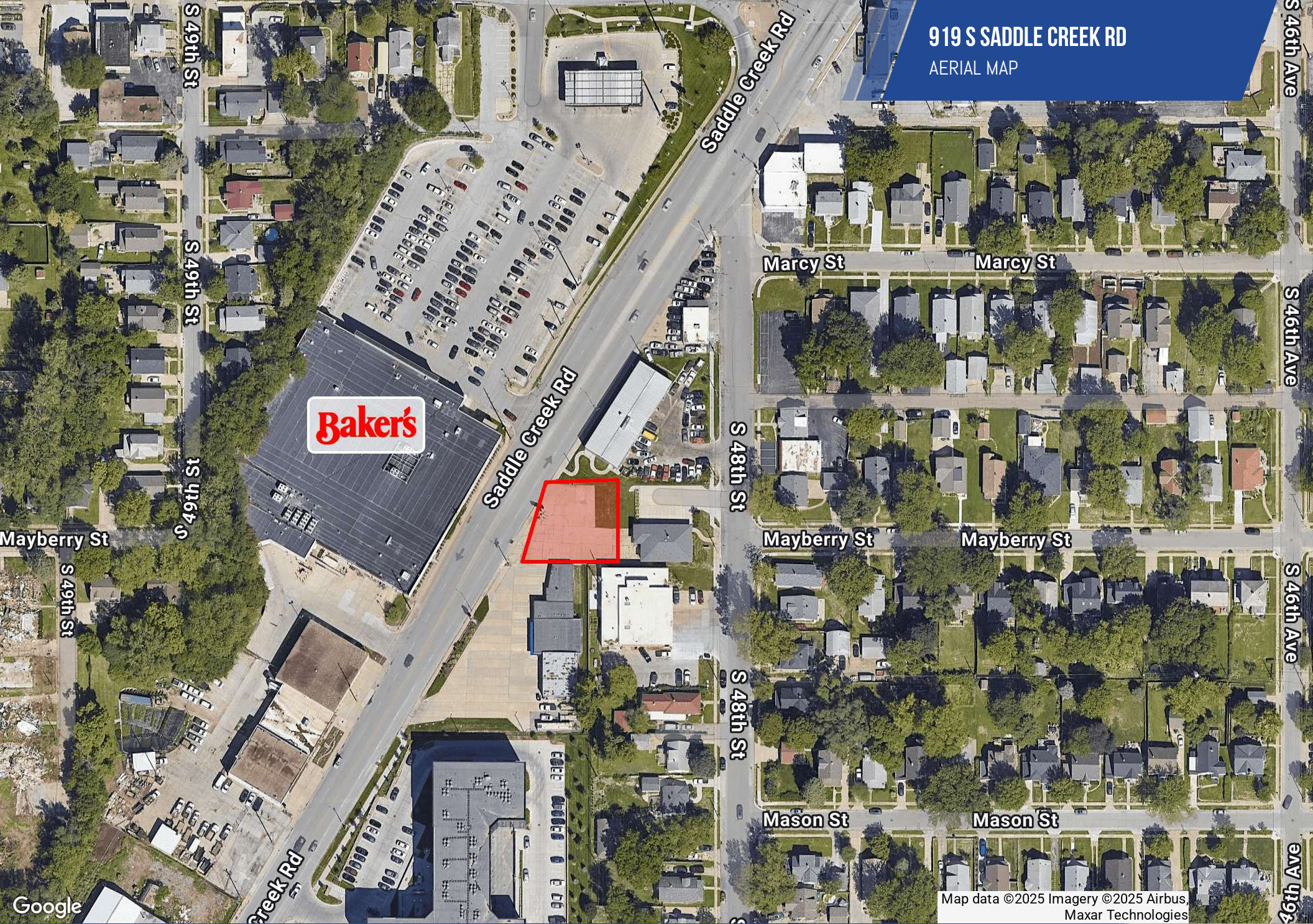
SHEET
01



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REALTY INC.**

919 S SADDLE CREEK RD

AERIAL MAP



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919 S SADDLE CREEK RD
RETAILER MAP

SITE

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