

For Sale

Mixed Use Development Opportunity

61,000 SF 1.33 Acres

1100 Pierce Street | Omaha, NE 68108

\$4,000,000

Property Features

- Historic redevelopment opportunity in prime location
- Development incentives available
- Surface lot included
- Easy access to Old Market, CBD, Little Bohemia, I-80, I480, Council Bluffs
- Potential for vertical expansion
- Broker has equity

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Omaha, NE 68154
402 255 6060
nainpdodge.com

Eric Wieseler
Executive Vice President
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CUSTOM TABLE HEADLINE

ADDRESS	SIZE (SF)	ASKING PRICE
1100 Pierce Street	61,000 SF	\$4,000,000
1201 S 11th Street	19,536 SF	Surface lot included in sale

CUSTOM TABLE HEADLINE

BUILDING DETAILS

Building Size	61,000 SF
Ceiling Height	15'-18'
Dock Door	One (1)
Drive Door	Two (2) 15'
Year Built	1909
Parking	55 Stalls

CUSTOM TABLE HEADLINE

LOCATION DETAILS

Market	Omaha / Council Bluffs
Submarket	Downtown
Cross Streets	11th & Pierce Streets
Nearest Interstate	I-480

CUSTOM TABLE HEADLINE

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	8,006	44,260	99,253
Total Population	17,226	108,834	249,236
Average HH Income	\$86,313	\$74,611	\$79,385



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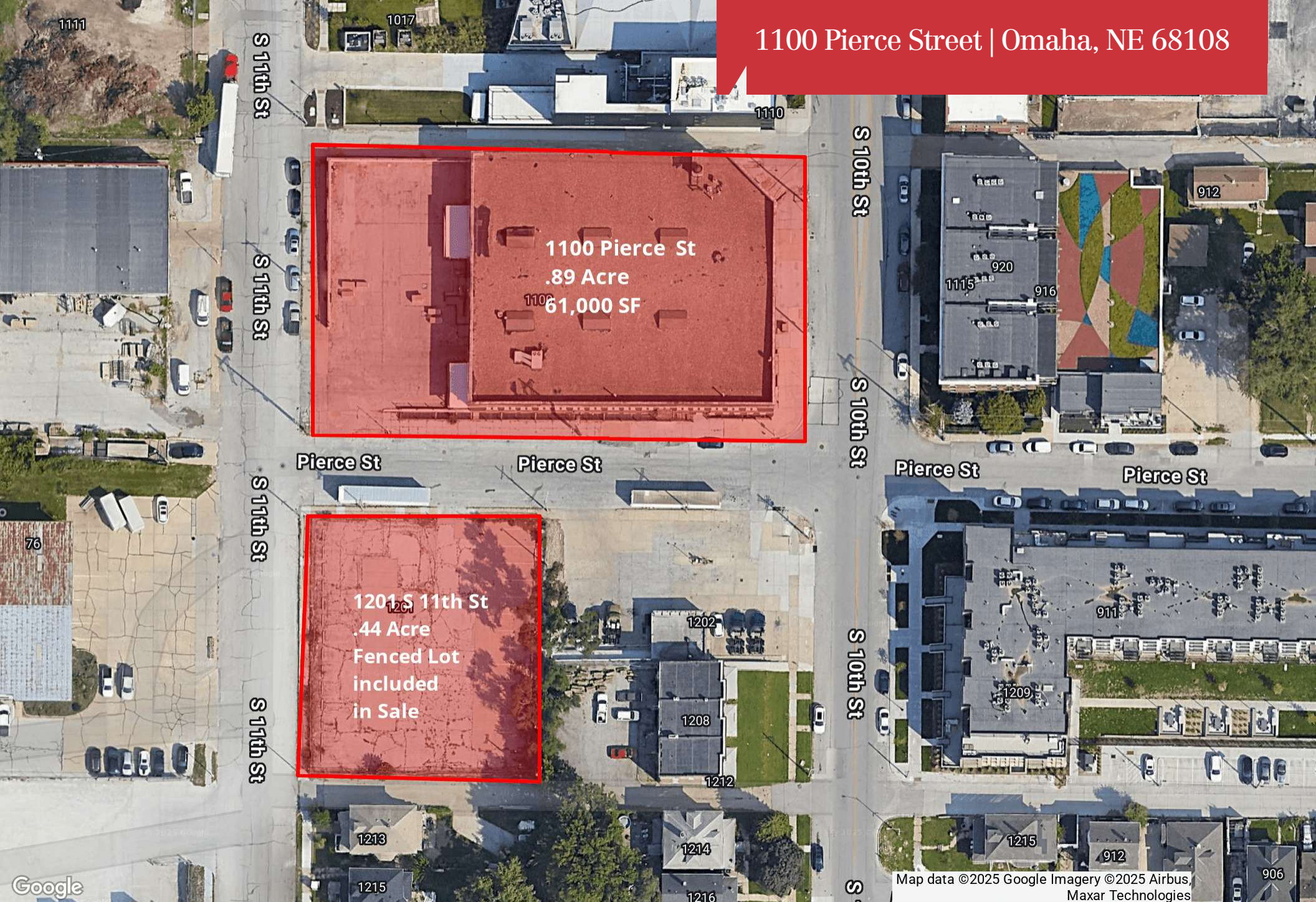


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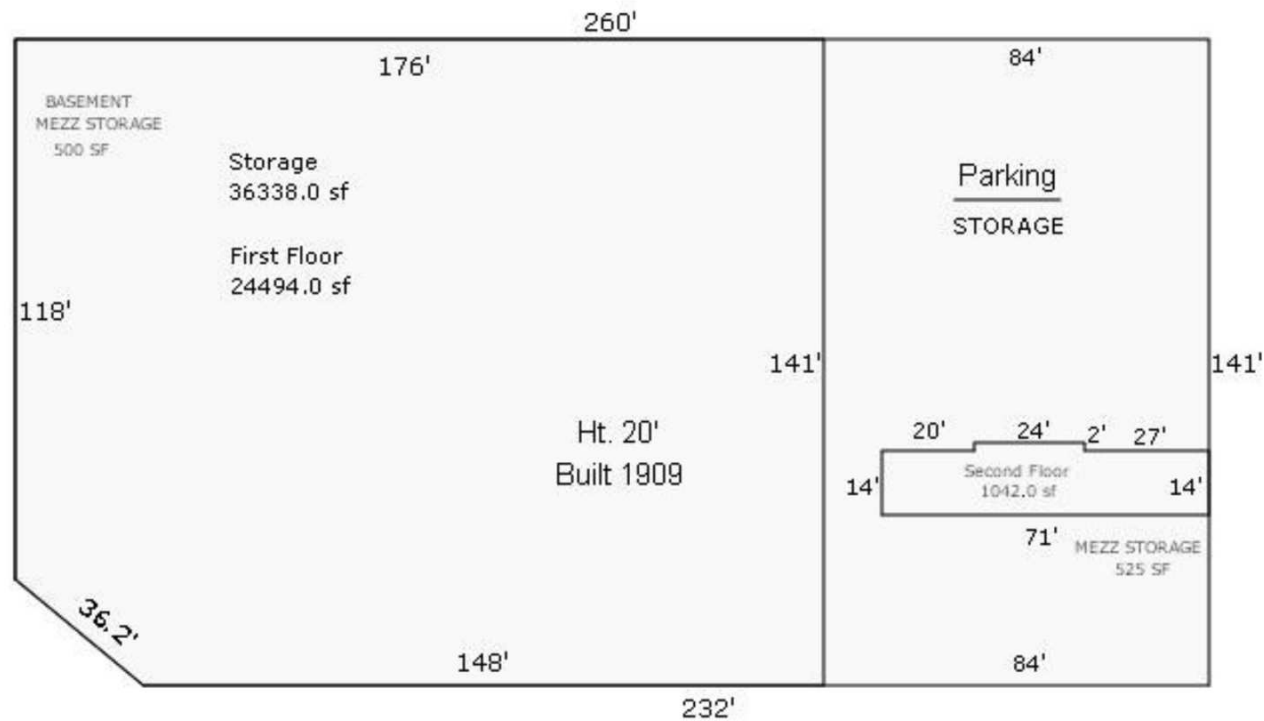
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Storage Warehouse
Omaha Postal Annex

Sketch by Apex Medina™

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