

LAND FOR LEASE & SALE

RIDGEVIEW

180th & West Center Road • Omaha, Nebraska

11301 Davenport Street
Omaha, NE 68154
402.330.8000
www.investorsomaha.com

**INVESTORS
REALTY INC.**

\$1.30 - \$1.60 psf NNN | 15,000 or 56,500 SF

\$13.00 - \$14.00 psf | 15,000 or 56,500 SF

HIGHLIGHTS

- Lowe's - Wal-Mart anchored center
- Close proximity to CHI Lakeside Hospital
- Multiple traffic generators
- Strong demographics

AGENTS

PAT REGAN
pregan@investorsomaha.com

(402) 778-7552



**CERTIFIED
PROPERTY
MANAGER®**

***INDIVIDUAL MEMBERS**

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

LAND FOR SALE

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REALTY INC.**

Ridgeview Land • 180th & West Center (SWC) • Omaha, NE (180th & West Center Road)



\$1.30 - \$1.70 psf

Land available for sale or for lease with visibility to West Center Road or 180th Street. 15,000 to 102,000 sq. ft.

AGENTS

Pat Regan

402.778.7552

SITE DATA

Area **15,000 sq & up**
Dimensions **Various**
Zoning **Mixed Use District**
SID **450**
Traffic Ct **45,650 cars per day**
Gas **South side of Wright Street**
Sewer **To site**
Water **North side of Wright Street**
Electric **Yes**
Storm Sewer **To Site**
Curb Cuts **TBD**
Rail **No**
Flood Plain **No**
Legal **Lots 3, 4 & 17, & Lots 1 & 2 Rep 7, & Lot 1 Rep 8 Ridgeview Addition**

Remarks

Busy 180th & Center location. In front of Wal-Mart.

FINANCIAL DETAILS

R.E. Taxes
Special Assmt
Remarks

Tenant

COVENANTS/RESTRICTIONS

Easements
Covenants
Restrictions
**Those of Record
Those of Record
Those of Record**

PARCEL

SIZE

PRICE

Lot 1 Rep 7 **30,000 sf** **\$1.60 psf**

Lot 1 Rep 8* **56,500 sf** **\$1.30 psf**

For Sale Also: \$734,5000.00

Lot 2 Rep 7 **30,000 sf** **\$1.60 psf**

Lot 4* **15,000 sf** **\$1.40 psf**

For Sale Also: \$210,000.00

SITE PLAN

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EXTENDED VIEW AERIAL

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DEMOGRAPHICS

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2015 DEMOGRAPHIC PROJECTION

	1 MILE	3 MILE	5 MILE
Population:	7,592	69,373	166,927
Avg. HH Income:	\$147,965	\$128,571	\$110,388
Total Households:	2,549	24,014	59,933



2020 DEMOGRAPHIC PROJECTION

	1 MILE	3 MILE	5 MILE
Population:	8,507	76,006	182,116
Avg. HH Income:	\$169,559	\$146,180	\$125,271
Total Households:	2,834	26,262	65,313

