

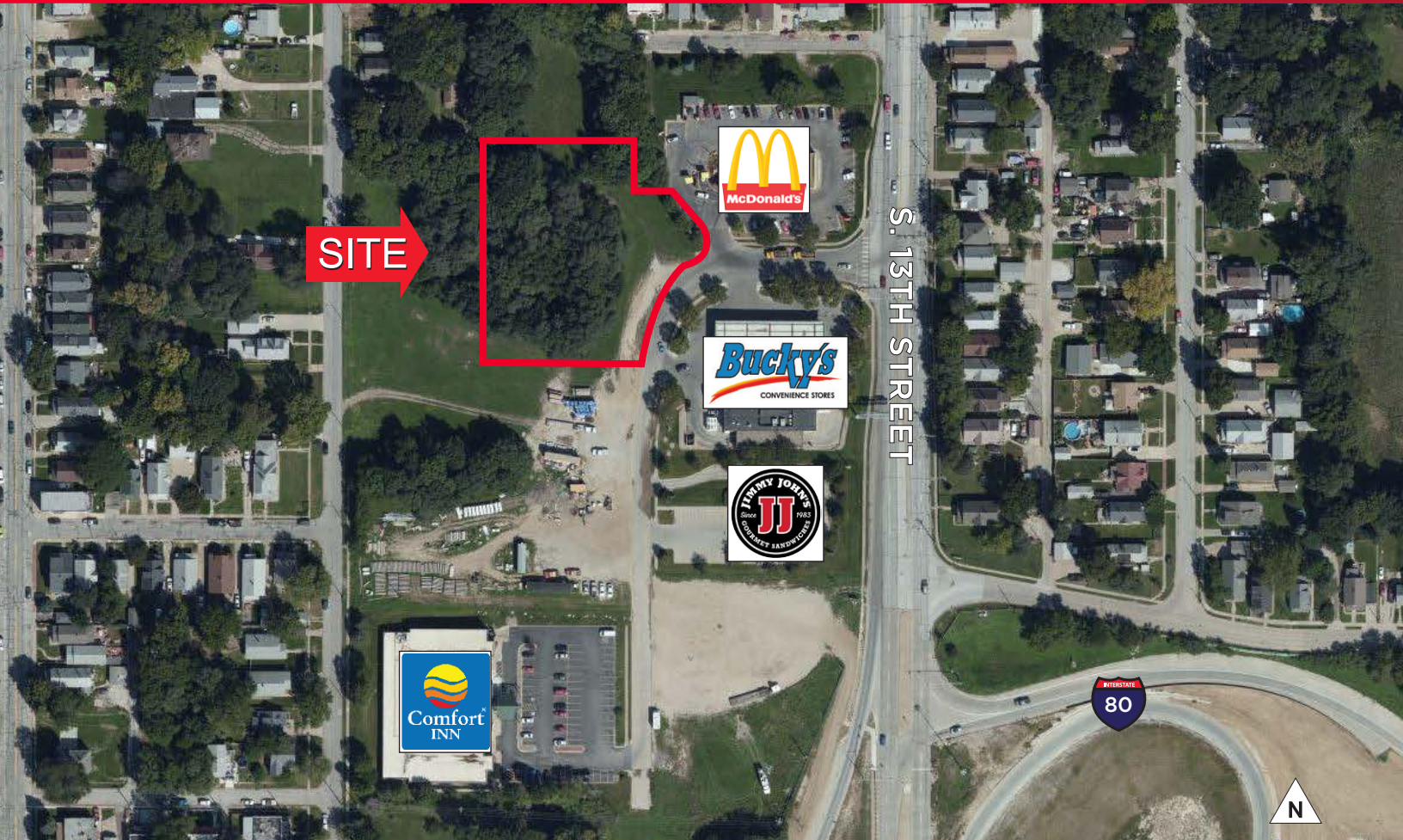


**CUSHMAN &
WAKEFIELD**

LUND
COMPANY

FOR SALE

2772 S. 13th Court
Omaha, NE 68108



0.83 Acres of Land

Sale Price: \$329,022

36,558 SF (0.83 acres) of land for sale. Site is to be sold "As Is" and would be a perfect location for a C-store, restaurant or owner user commercial/office space. Area tenants include McDonald's, Jimmy John's, Bucky's Convenience Store and Comfort Inn. Located just off of I-80 on South 13th Street, near The Henry Doorly Zoo, with 1.1 million visitors annually, Lauritzen Gardens and the new development along North 13th Street in Downtown Omaha.

Robert Ellison
Senior Associate
(402) 548 4050
robert.ellison@lundco.com

450 Regency Parkway, Suite 200
Omaha, NE 68114
+1 402 393 8811
lundco.com

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Property Highlights

Sale Price	\$329,022
Gross SF	36,558 SF
Price Per SF	\$9.00 PSF
Gross Acres	0.83
Zoning	Commercial
Lot Dimensions	Irregular
Utilities	To the site
Flood Plain	No
Traffic Counts	5,772 EADT

Demographics

	Population	Median HH Income	No. of Households
1-mile	15,894	\$43,860	5,174
3-mile	108,131	\$44,725	40,011
5-mile	243,590	\$48,123	92,916

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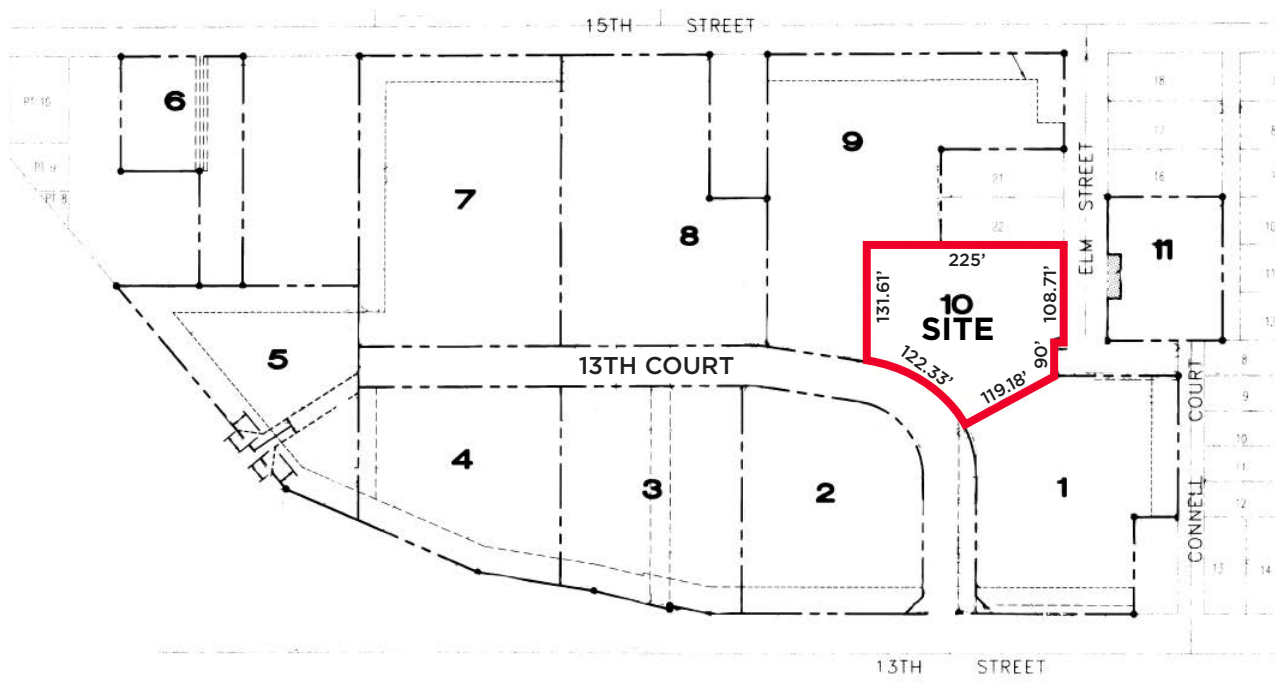
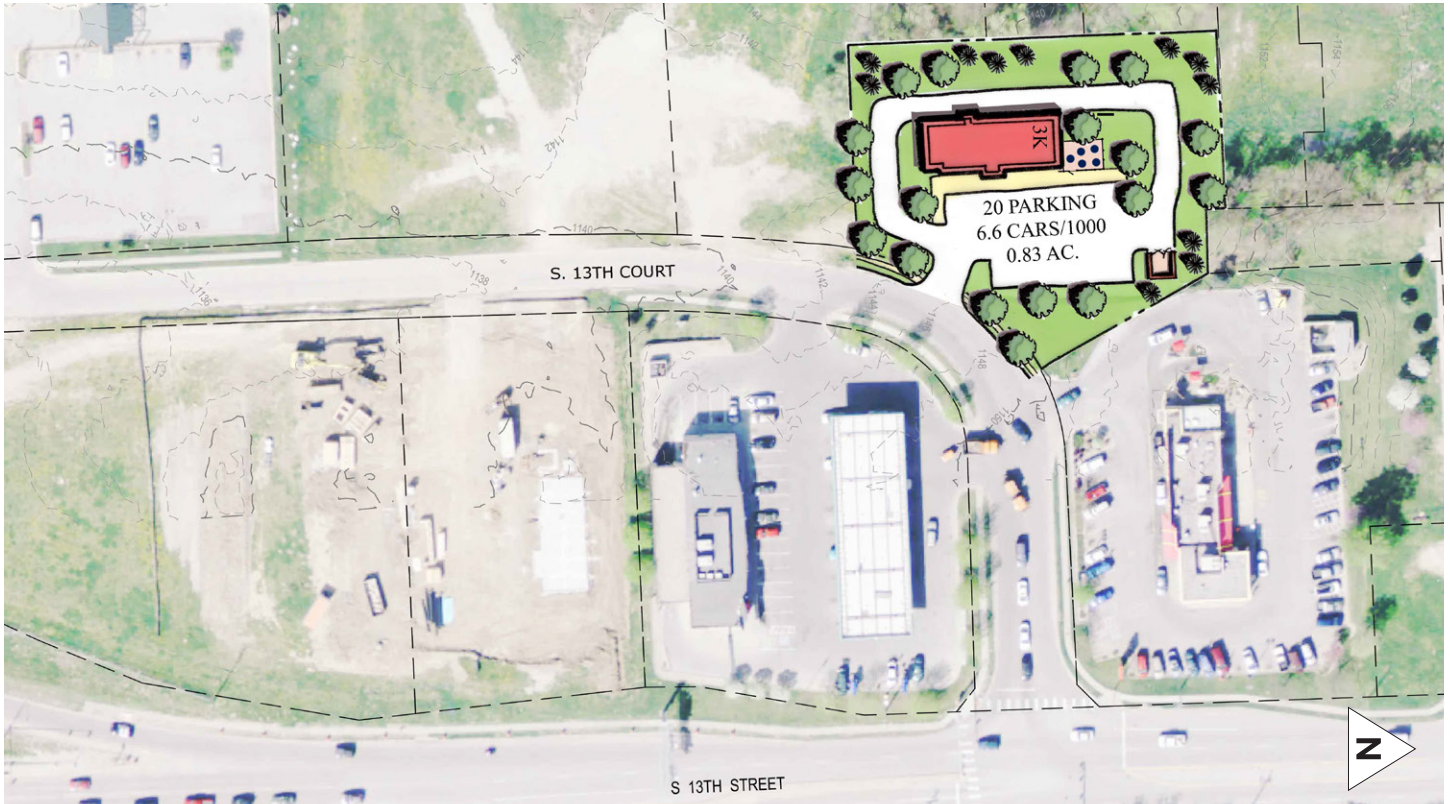
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Conceptual Plan & Site Plan



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