

LAKEWOOD VILLAGES - LOT 1

0.83 ACRES | \$449,225

S 48TH ST & HWY 370, BELLEVUE, NE 68123

Hwy 370



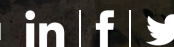
S 48th St

SITE

Shannon Dr

**INVESTORS
REALTY INC.**

WWW.INVESTORSOMAHA.COM



DAN GRANT

402.769.7584

dgrant@investorsomaha.com



GRANT KOBES, CCIM

402.769.7571

gkobes@investorsomaha.com



RYAN ZABROWSKI, CCIM, SIOR, CRE

402.778.7557

rzabrowski@investorsomaha.com





S 48TH ST & HWY 370

EXECUTIVE SUMMARY

OFFERING SUMMARY

SALE PRICE:	\$449,225
Lot Size AC:	0.83 Acres
Lot Size SF:	36,154.8 SF
Price / SF:	\$12.50
Zoning:	GB - General Business (Bellevue)

PROPERTY OVERVIEW

Located on the Highway 370 corridor, in a developing area of Sarpy County.

PROPERTY HIGHLIGHTS

- Ideal for drive-thru building or independent professional offices
- Great visibility to Highway 370
- Signal intersection allows for easy access

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,659	43,046	126,817
Average Age	36.4	33.1	33.1
HOUSEHOLDS			
Total Households	1,283	15,207	45,783
People Per HH	2.9	2.8	2.8
Average HH Income	\$100,655	\$80,171	\$71,180
Average HH Value	\$231,531	\$218,074	\$165,164

DAN GRANT

402.769.7584 | dgrant@investorsomaha.com

GRANT KOBES, CCIM

402.769.7571 | gkobes@investorsomaha.com

RYAN ZABROWSKI, CCIM, SIOR, CRE

402.778.7557 | rzabrowski@investorsomaha.com

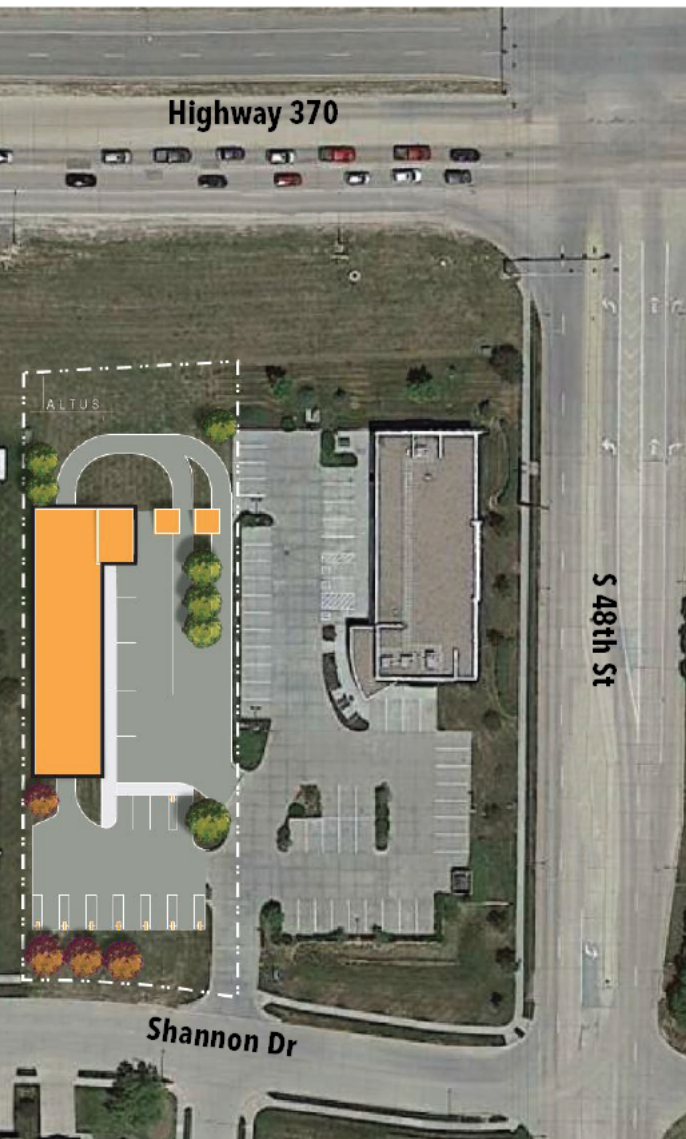
Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.



POSSIBLE BUILD TEST-FITS

S 48TH ST & HWY 370

POTENTIAL USE RENDERINGS



» 5,500 SF | Car Wash



» 1,900 SF | Drive-Up Food/Coffee Shop



» 6,000 SF | Office/Retail & Coffee Kiosk

DAN GRANT

402.769.7584 | dgrant@investorsomaha.com

GRANT KOBES, CCIM

402.769.7571 | gkobes@investorsomaha.com

RYAN ZABROWSKI, CCIM, SIOR, CRE

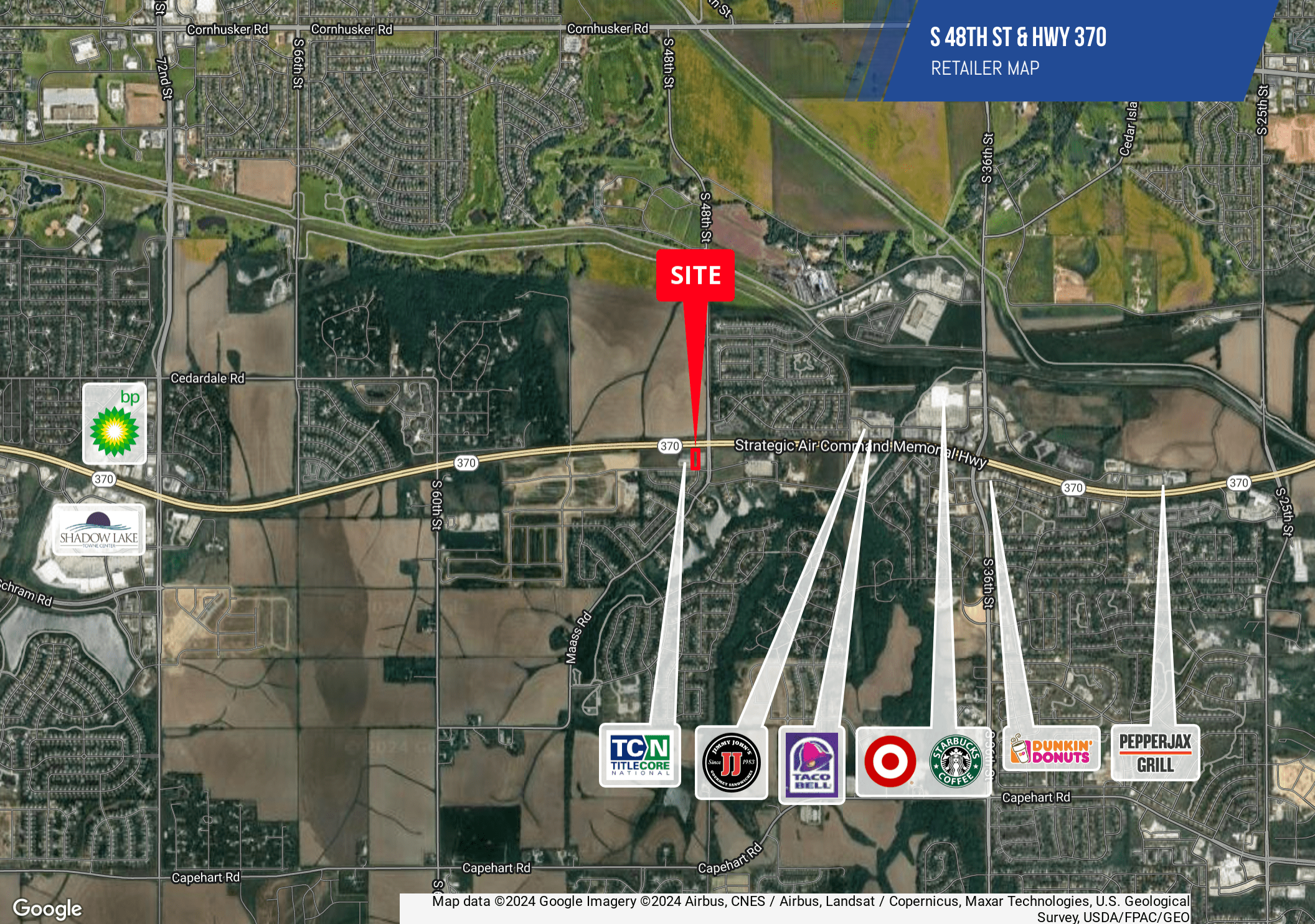
402.778.7557 | rzabrowski@investorsomaha.com

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



S 48TH ST & HWY 370

RETAILER MAP



Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

DAN GRANT

402.769.7584 | dgrant@investorsomaha.com

GRANT KOBES, CCIM

402.769.7571 | gkobes@investorsomaha.com

RYAN ZABROWSKI, CCIM, SIOR, CRE

402.778.7557 | rzabrowski@investorsomaha.com

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

