

LAKWOOD VILLAGES - LOT 1

0.83 ACRES | \$449,225

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



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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

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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

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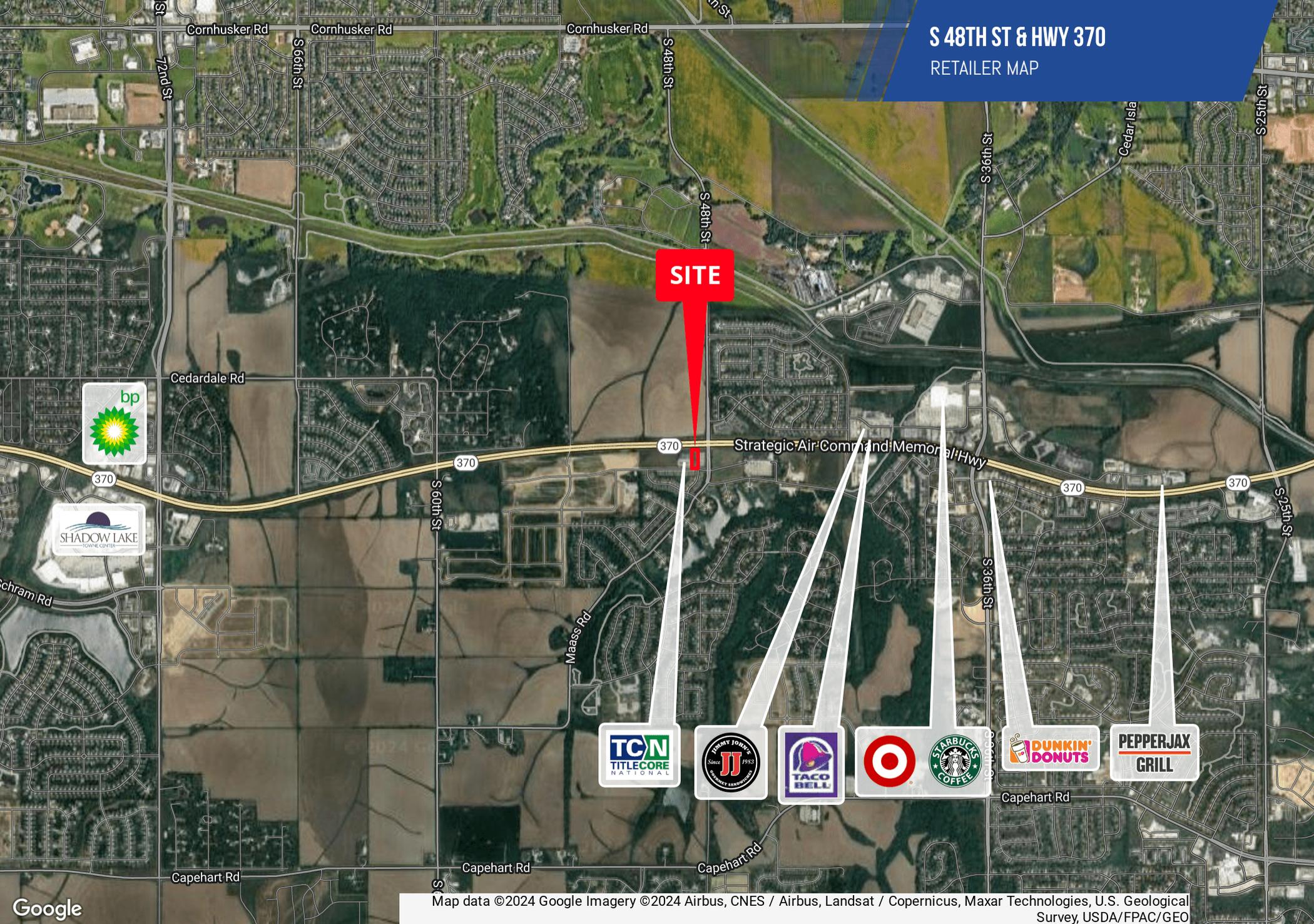
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S 48TH ST & HWY 370

RETAILER MAP



SITE



Google

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