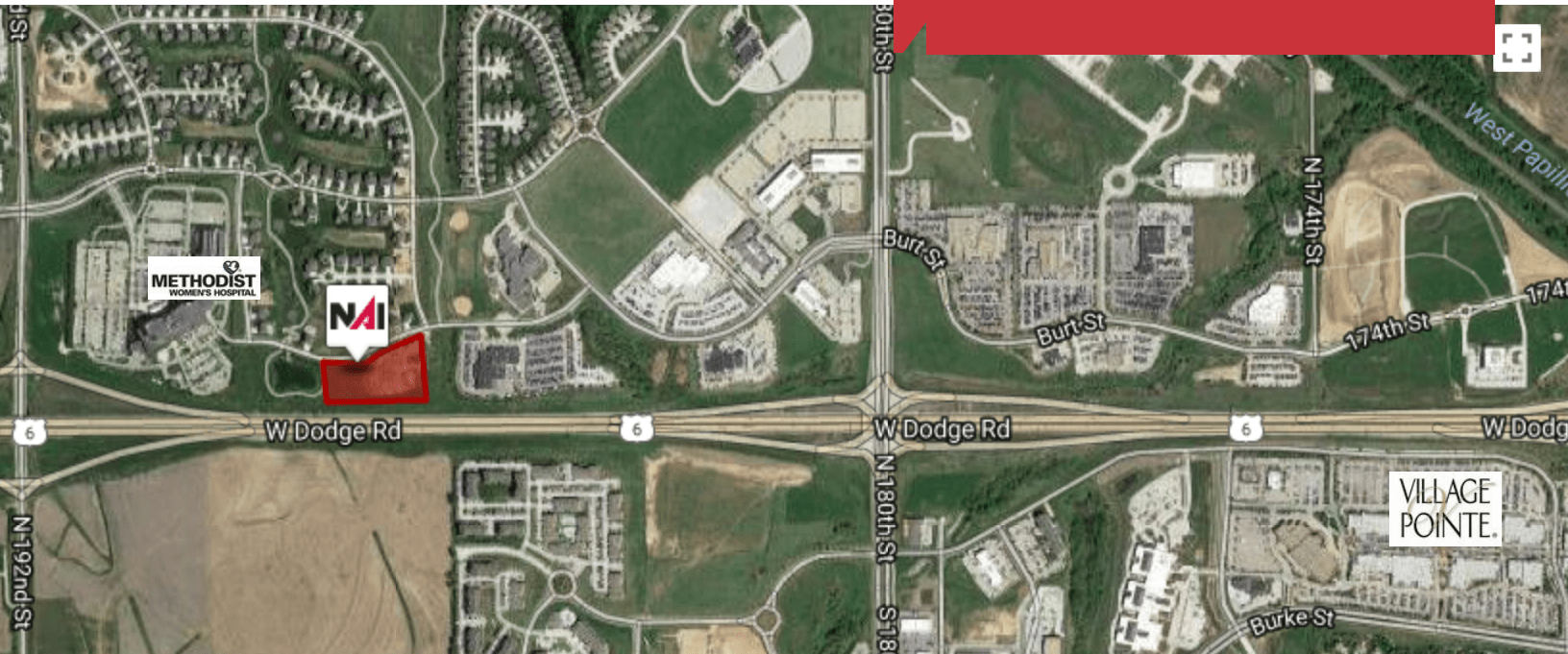




NEW REDUCED PRICE!

SWC 186th & California Street

Omaha, Nebraska 68154

SALE PRICE: **\$10.00 PSF | \$1,720,620**

LOT SIZE: **+/- 3.95 Acres**

Property Features

- Located along West Dodge Road with excellent visibility
- Traffic Count: 54,100 vehicles per day on West Dodge Road
- Located just East of Methodist Women's Hospital
- Many area amenities including restaurants, hotels, car dealerships and Village Pointe Shopping Center
- Great demographics
- Zoning: GO (General Office)
- Per the mixed-use development agreement, the allowed uses can be both multifamily residential and general office



Demographics	1 Mile	3 Miles	5 Miles
Total Population:	4,302	61,768	145,040
Total Households:	1,666	21,825	51,871
Average hh Income:	\$122,176	\$122,285	\$113,330

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