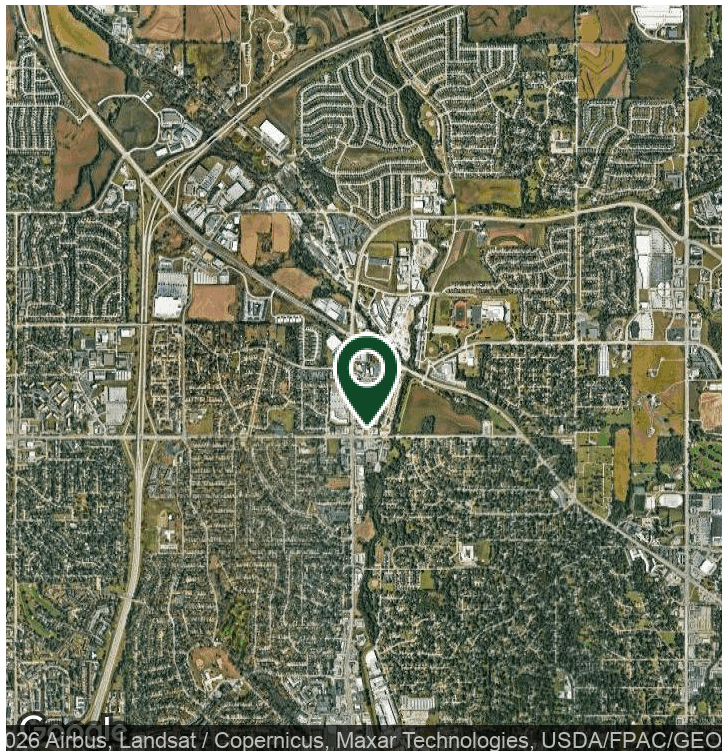


RUNZA ADJACENT LOT

8920 Fort Street, Omaha, NE 68134

LAND FOR SALE OR GROUND LEASE



PROPERTY DESCRIPTION

Introducing a prime investment opportunity located at 8920 Fort Street, Omaha, NE, 68134. This highly desirable commercial property presents an ideal prospect for Land / Retail-Pad investors. Boasting a strategic location in the Omaha area, this property offers excellent visibility and accessibility. With its prime positioning, this site is ready to accommodate various retail and commercial ventures, making it an enticing prospect for those seeking to expand their portfolio. Don't miss the chance to invest in a centerpiece property in the thriving Omaha area.

PROPERTY HIGHLIGHTS

- Prime retail-pad location
- High traffic visibility
- Easy access to main roads

OFFERING SUMMARY

Sale Price:	Contact for pricing!
Ground Lease Rate:	\$80,000
Available SF:	0.55 Acres



ACCESS Commercial, LLC

ROCKY PRYOR

rocky@accesscommercial.com

402.216.7887

Brokerage Associate

RUNZA ADJACENT LOT

8920 Fort Street, Omaha, NE 68134

OVERVIEW



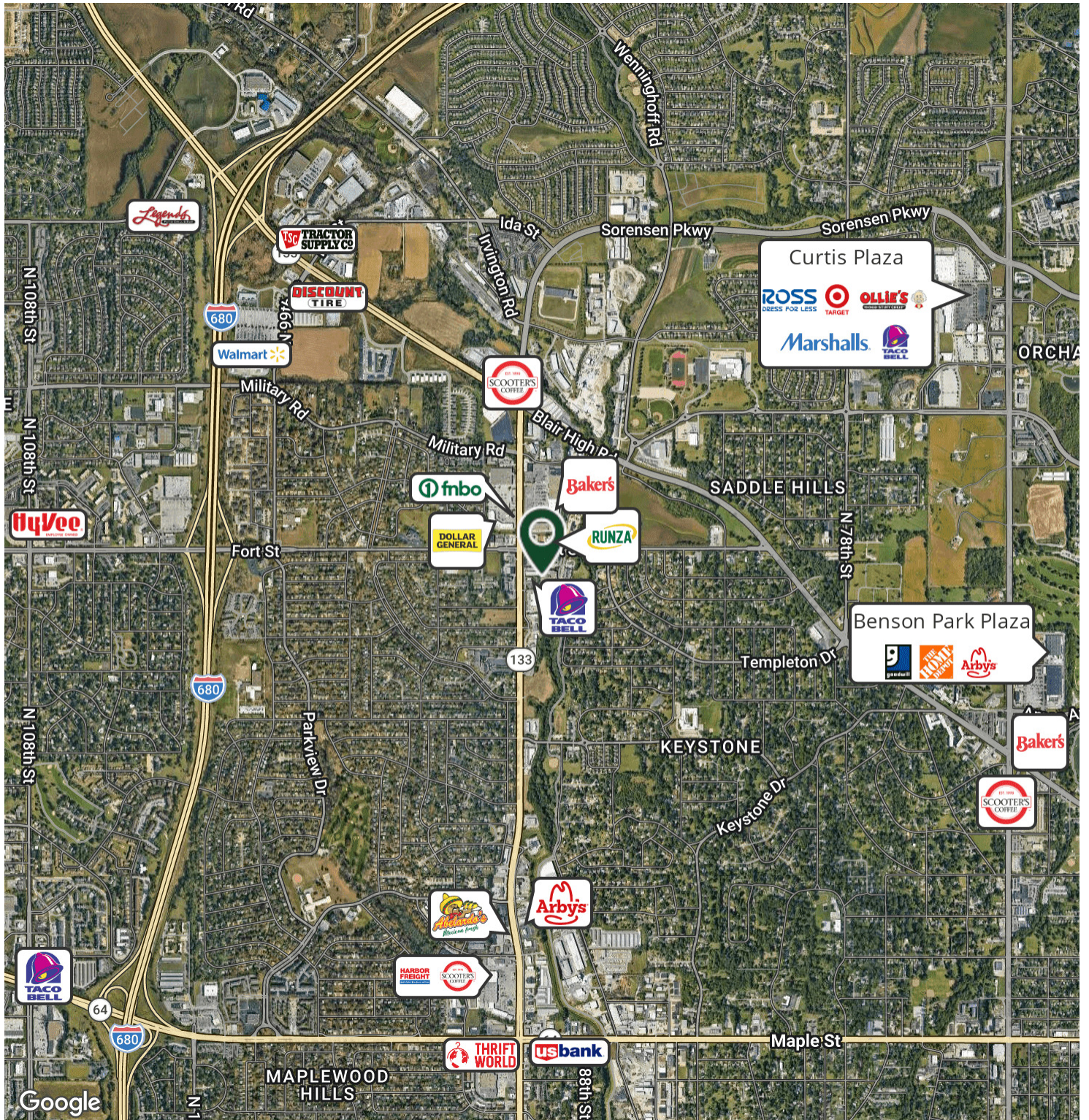
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RETAIL MAP



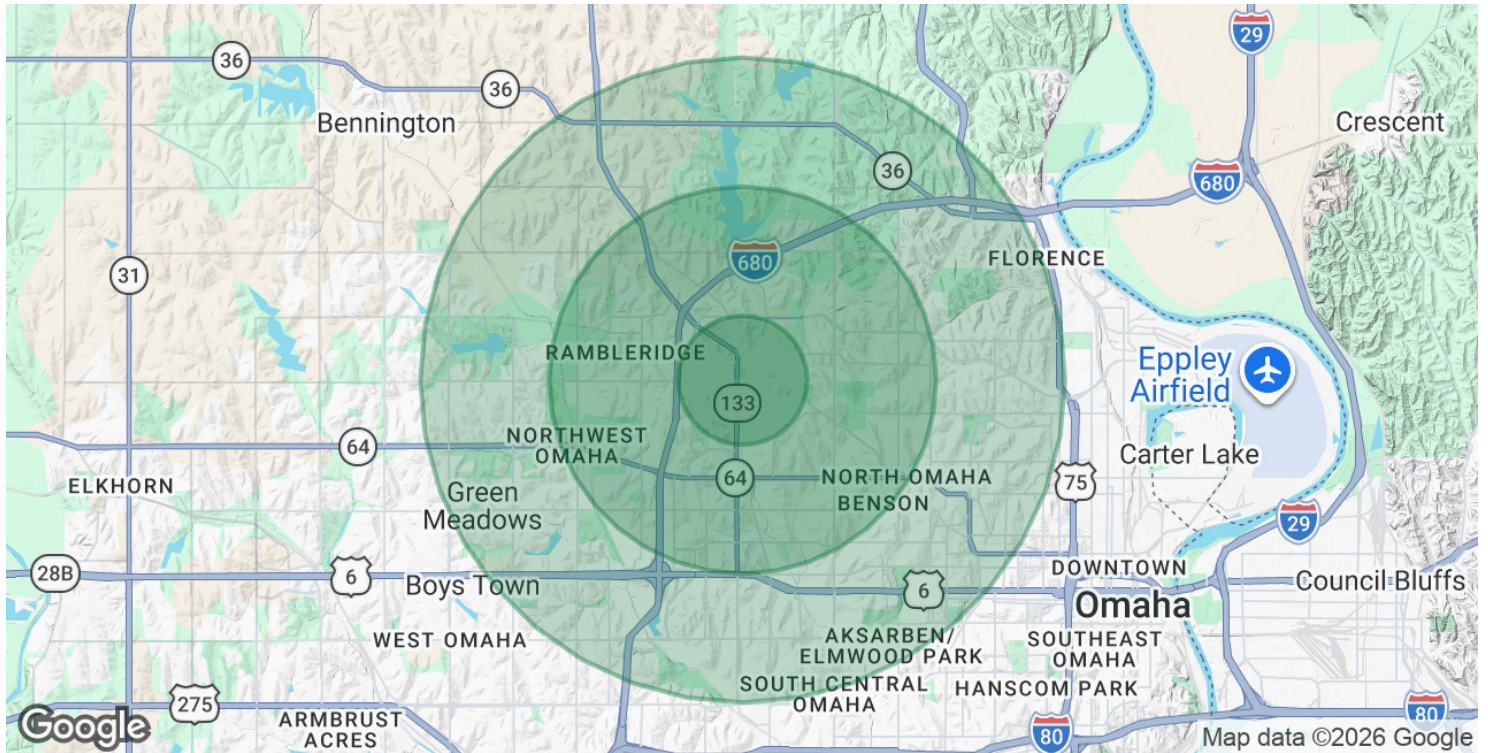
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,875	90,940	214,080
Daytime Population	12,545	84,776	280,151
Employees in area	4,218	34,726	111,655
Businesses	379	2,534	7,013

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,235	38,587	89,093
Average HH Income	\$90,764	\$82,733	\$102,112

2024 American Community Survey (ACS)



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LISTING TEAM



ROCKY PRYOR

Brokerage Associate

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Direct: 402.216.7887

PROFESSIONAL BACKGROUND

Rocky attended the Jesuit School of Rockhurst University where he was named the Vice President of the Nonprofit Leadership Alliance on campus and enjoyed competing in speech competitions. Rocky has 7+ years of experience being a dynamic brokerage associate in development and tenant representation across the Midwest.

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