

For Sale or Lease

# 9502 Fort Street

Omaha, NE 68134

## Space Overview

Size	9,817 SF
Zoning	R3
Parking	+/- 50 Spaces with on-street parking available as well
Exterior	Brick Facade
Roof	Flat rubber with asphalt shingle
Year Built/Reno	1950, renovated 2008

## Space Features

full kitchen, daycare, library, convention/gathering space on both floors, restroom on both floors, private offices. This well-maintained church/community space also offers strong curb appeal along Fort Street with great access to the overall Metro area, as I-680 is located less than 0.5 miles west of the Subject property.



Sale Price:

**\$825,000.00**

Lease Price:

**\$7.50/NNN**

Space:

**9,817 SF**

## Contact



**Eric Rose**

406.855.0635 mobile  
erose@cresa.com

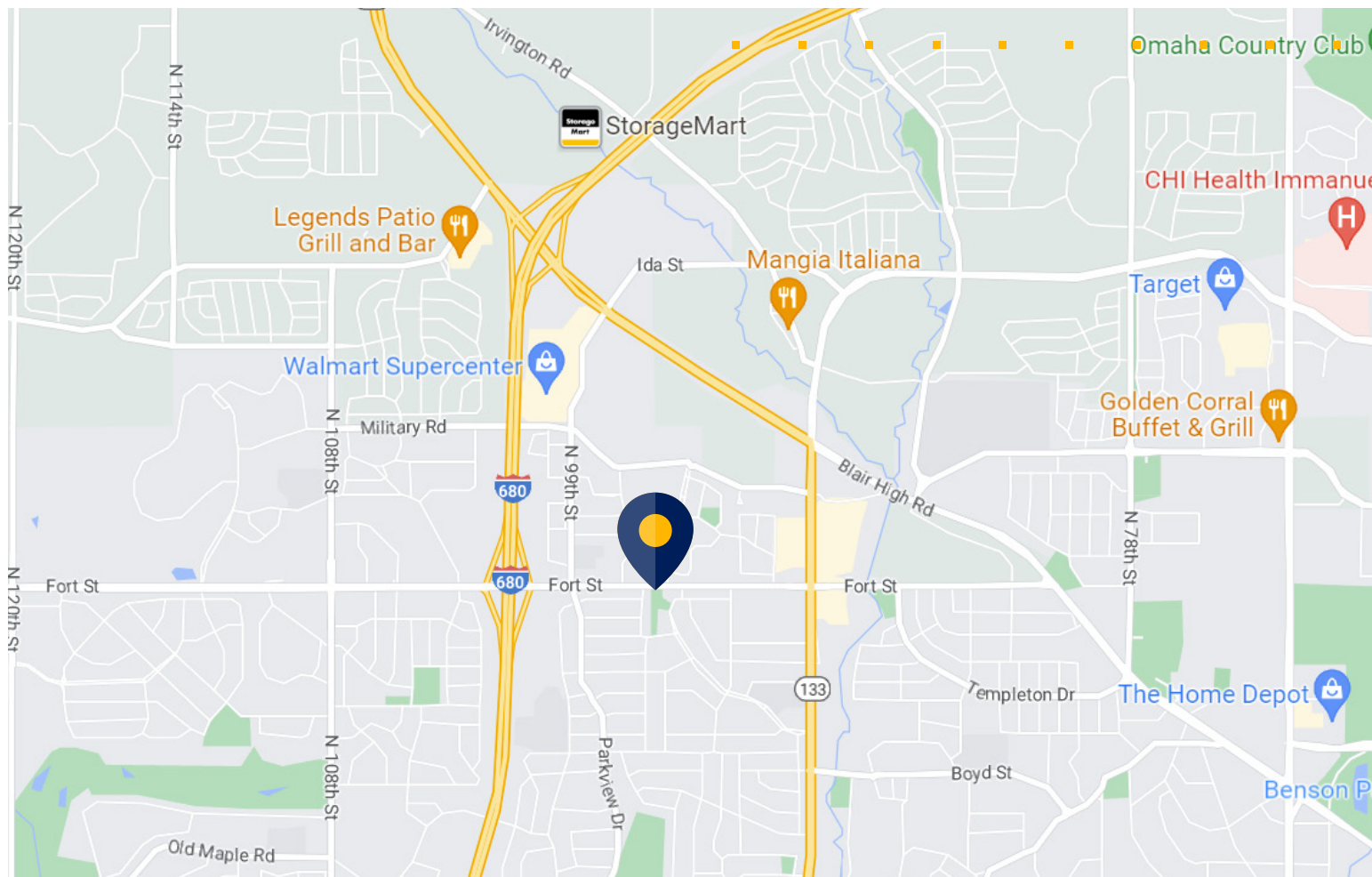


**Kelly Koepsell**

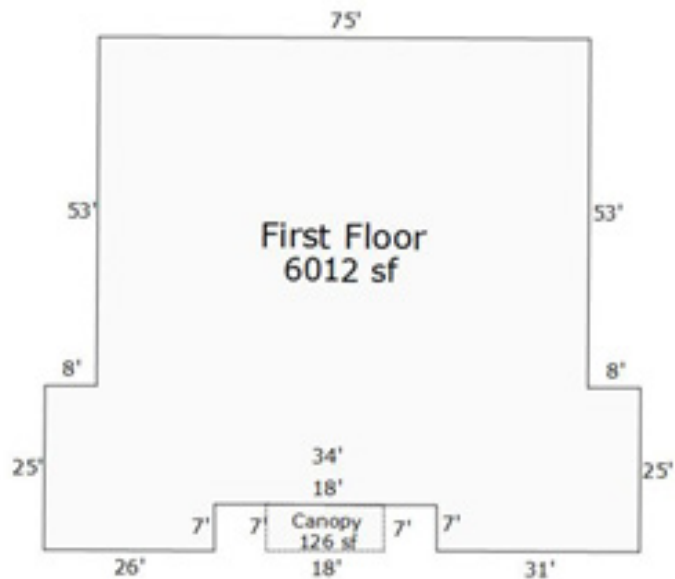
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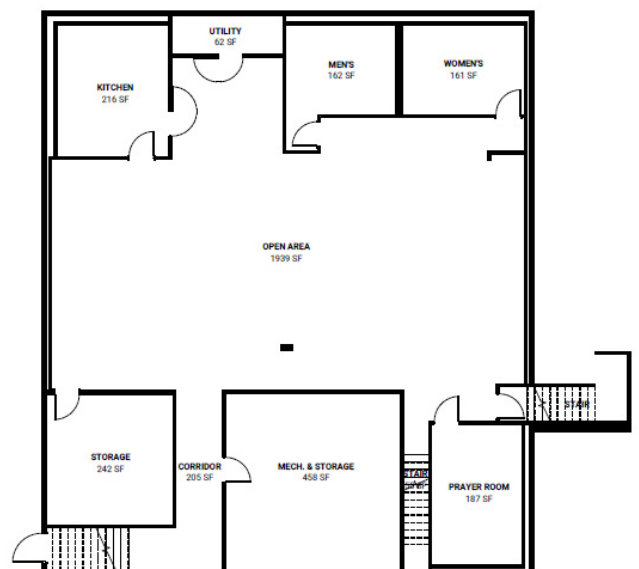
**cresa**



## Main Level



## Lower Level





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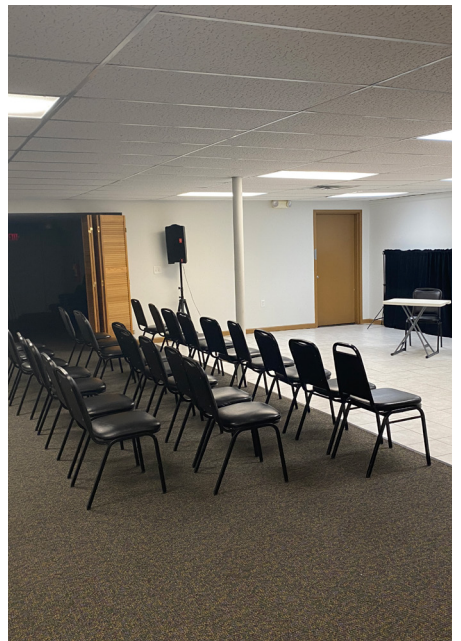




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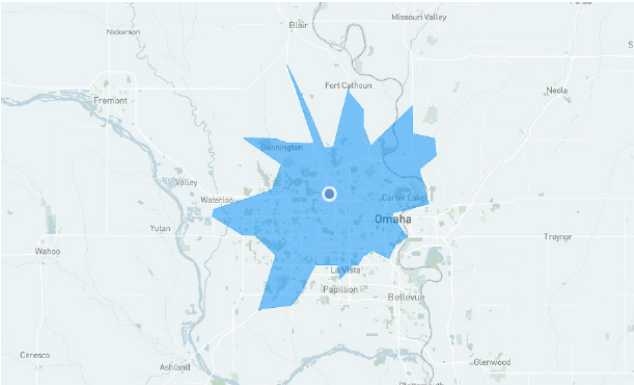


# 15 Minute Drive Time Analysis

## Market Overview

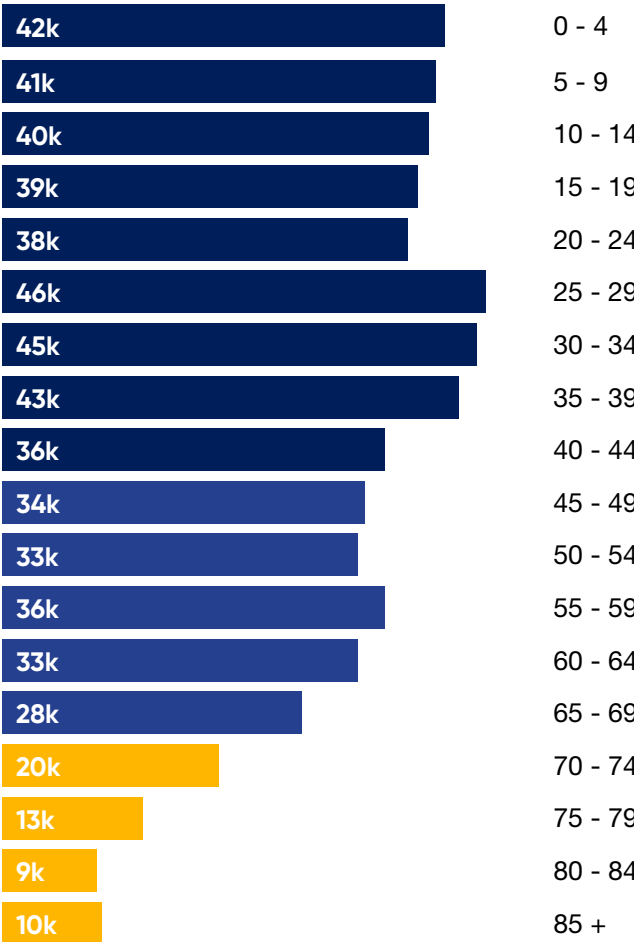
5 Year Population Growth Rate	2.3%
Labor Force	338,250
Total Unemployed	13,956
Unemployment	4.63%
Average Commute Time	22 minutes
Cost of Living Index	99.2
Average Home Price	\$247,968
Average Monthly Rental - 1 BR	\$857

## Market Area



## Market Age Distribution

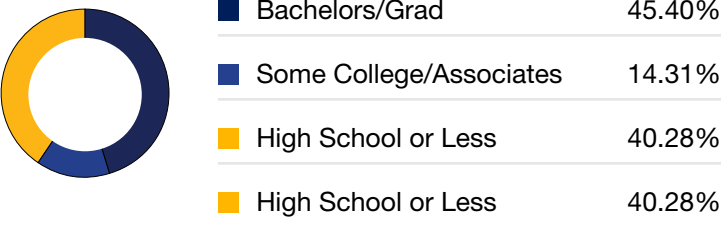
Aging Labor Ratio: 1.14  
Median Age: 36.59



## Educational Attainment

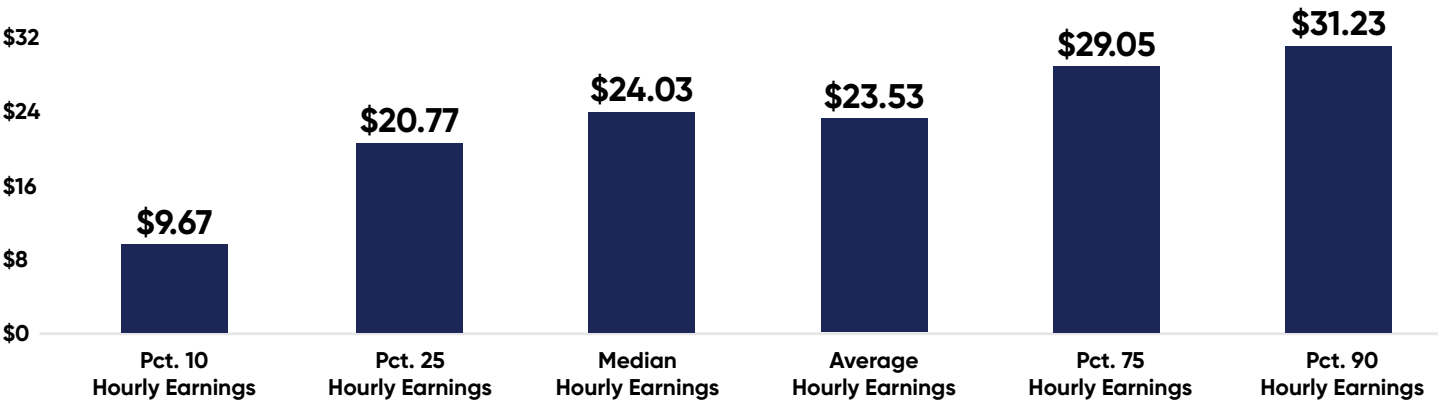


## Educational Attainment

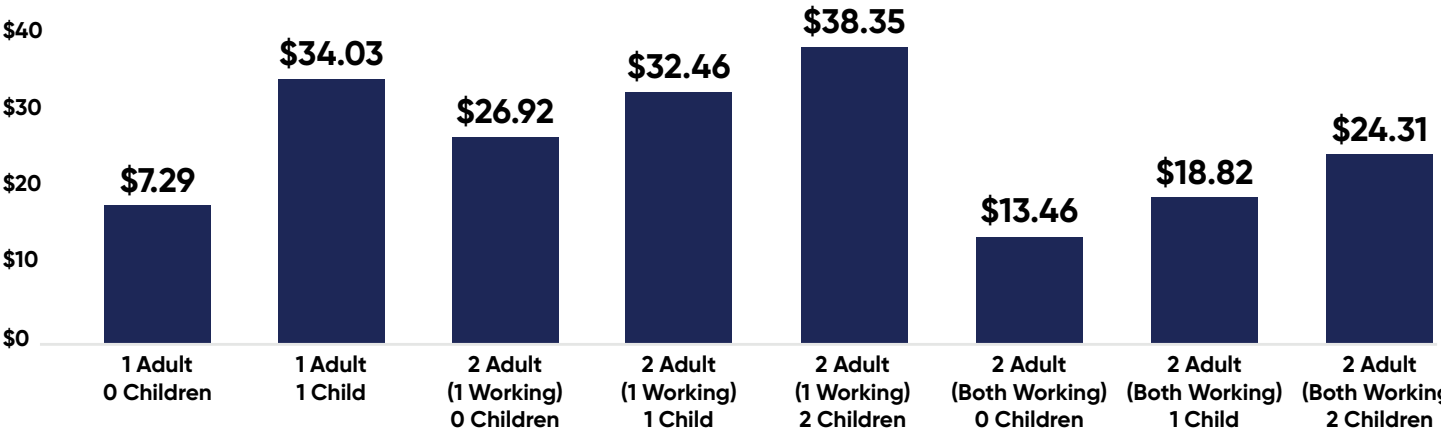


# 15 Minute Drive Time Analysis

## Educational Attainment

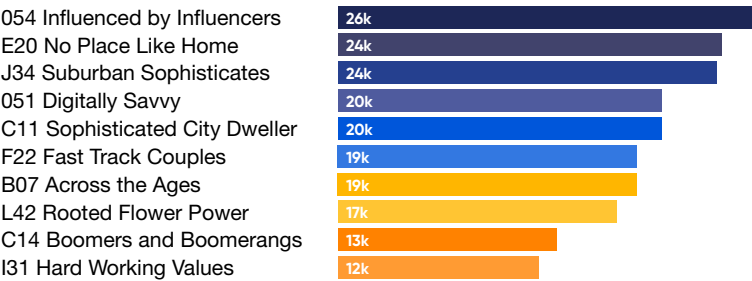


## MIT Living Wage Calculator

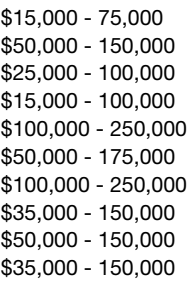


## Demographics

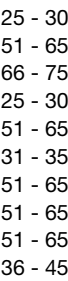
### Who Lives Nearby?



### How Much Do They Make?



### How Old Are They?





# Beyond space.

## Contact

For more information, please contact:

### Eric Rose

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