#### CUSHMAN & LUND WAKEFIELD

FOR SALE 3423 S. 72nd Street Omaha, NE



# 1,344 SF Former Convenience Store Sale Price: \$725,000

Well located on the northeast corner of 72<sup>nd</sup> and Grover with curb cuts on both streets. Well located in a high traffic area with access to I-80 via 72nd Street. Seller will deed restrict property from use as a C-Store and/or car wash.

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### **Property Highlights**

## **Demographics**

Sale Price	\$725,000		Population	Median HH Income	No. of Households
Price PSF	\$38.70	1-mile	6,777	\$40,668	3,278
Building Size	2,288 SF 1,344 SF (Convenient Store) 944 SF (Car Wash)	3-mile	90,969	\$50,328	38,960
		5-mile	306,226	\$46,931	124,470
Year Built	1991				
Total Site Area	0.43 AC				
Traffic Counts	54,424 EADT				
Taxes	\$11,274.04 Utilities				

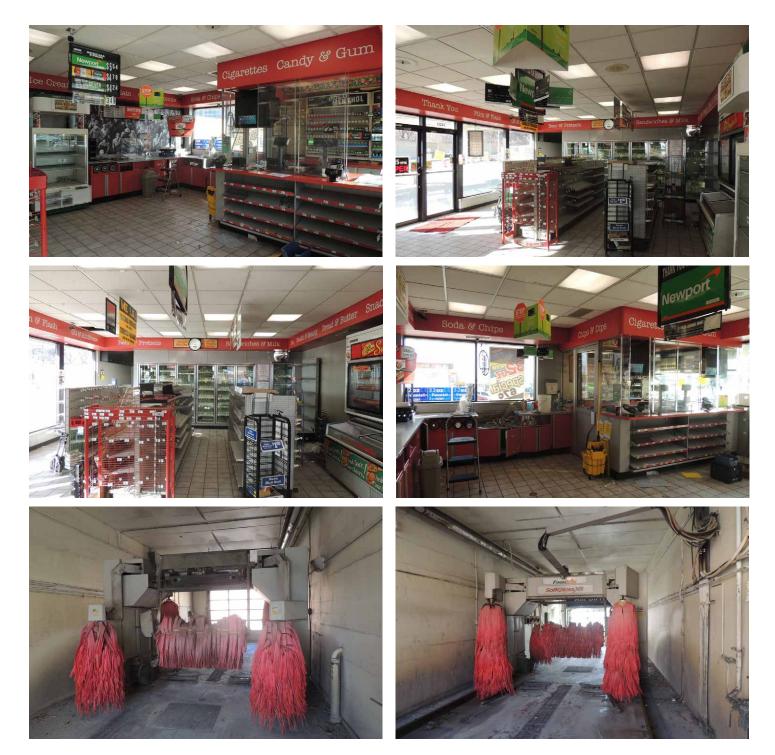
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### **Interior Photos**

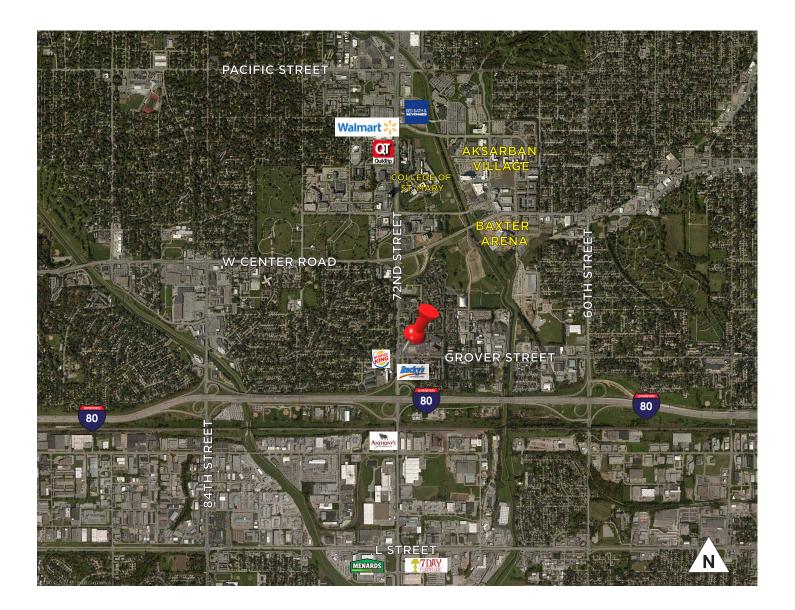


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