



## 3321 S 72nd Street

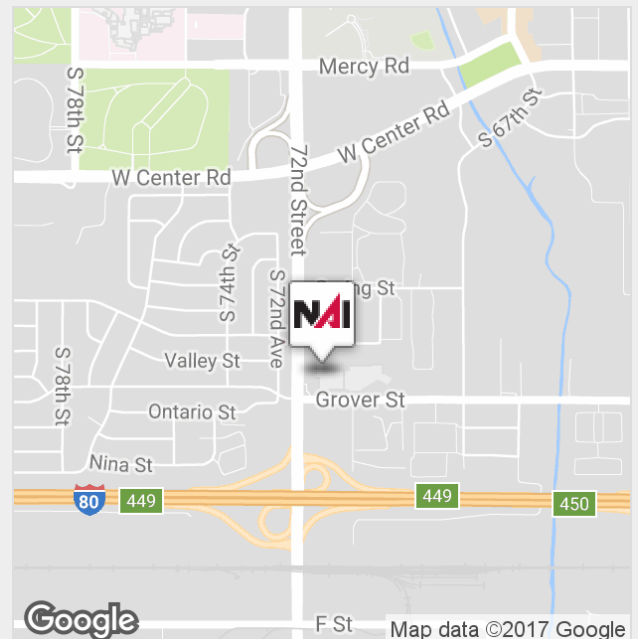
Omaha, Nebraska 68124

SALE PRICE: **\$9,278,000 / \$25 PSF**

LOT SIZE: **8.52 Acres**

### Property Features

- Total building SF is 192,489 SF including the former Baymont Hotel
- Demo cost approximately \$1.3 million
- Red Lion Tower and Coco Keys Water Resort to remain
- Located minutes from Ralston Arena, Baxter Arena, College of Saint Mary, UNO and Aksarben Village
- Quick and easy access to Interstate 80
- Zoned commercial community
- Owner in process of performing lot splits
- Traffic Count: 54,424 vehicles per day



Demographics	1 Mile	3 Miles	5 Miles
Total Population:	7,200	90,597	310,665
Total Households:	3,455	38,812	126,291
Average hh Income:	\$55,300	\$73,562	\$68,363

**Debra Graeve**

President

+1 402 255 6087

dgraeve@npdodge.com

12915 West Dodge Road

Omaha, NE 68154

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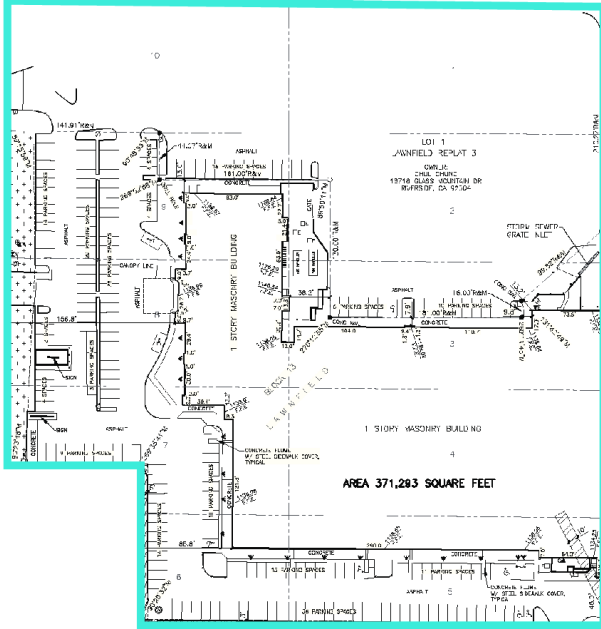
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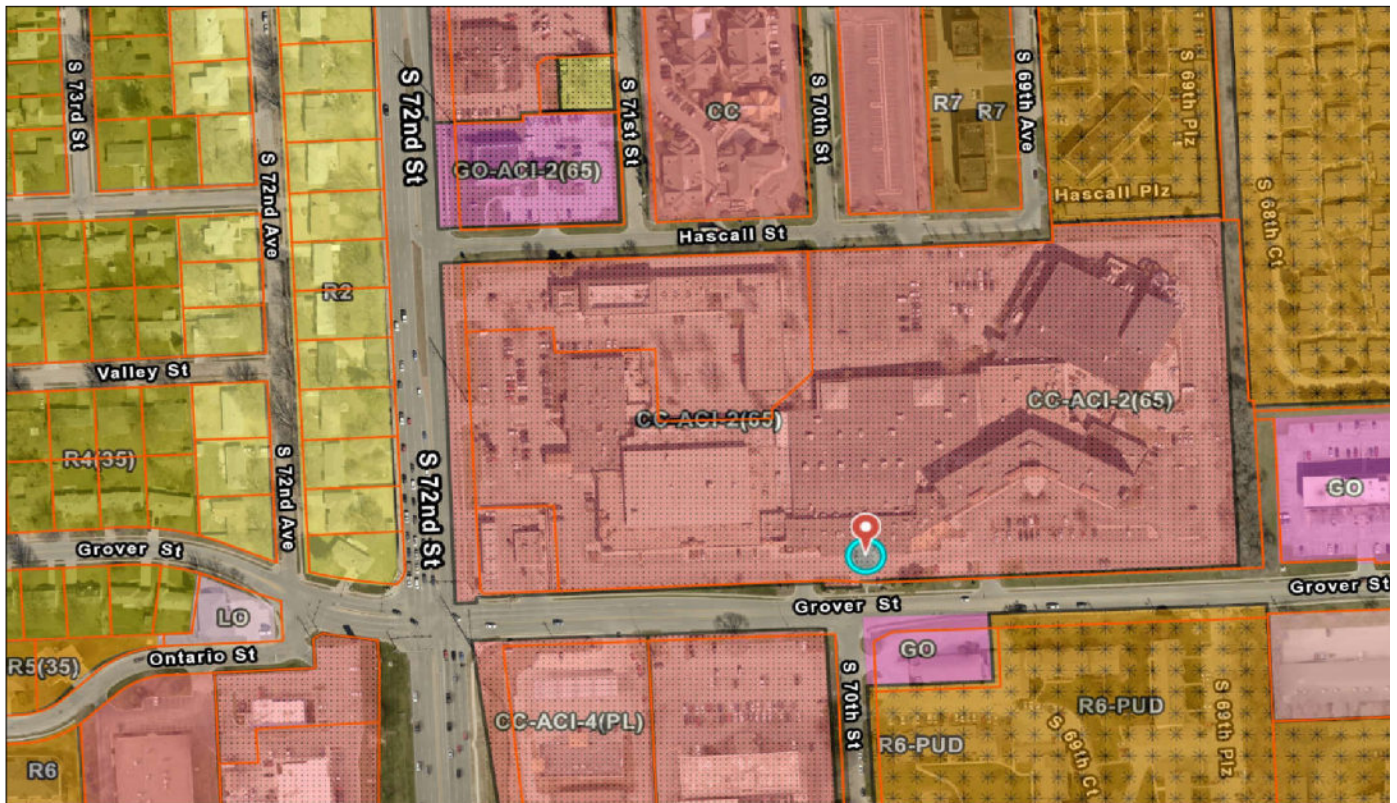
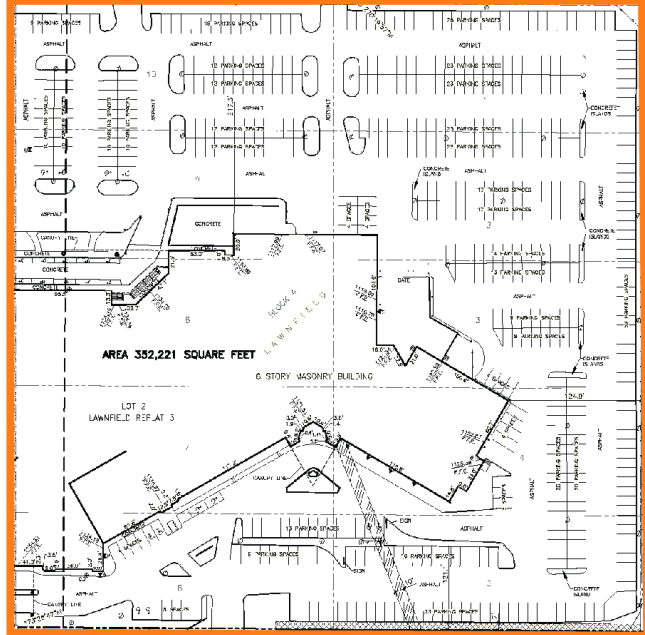
For Sale

# Redevelopment Opportunity

8.52 ACRES



8.09 ACRES



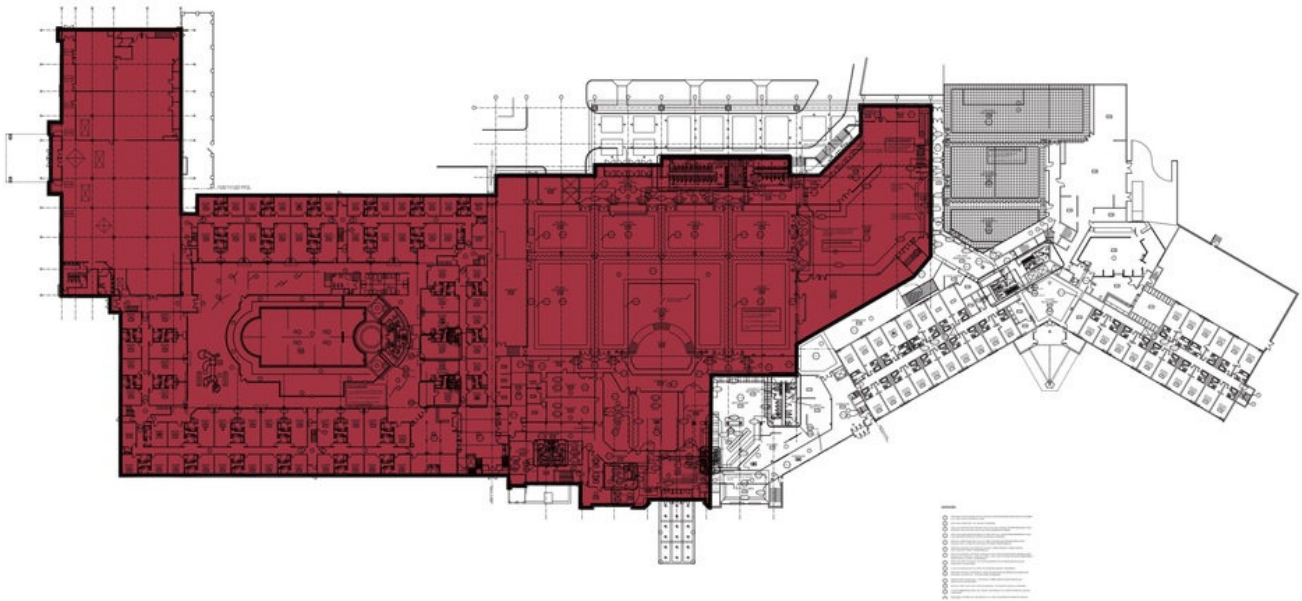
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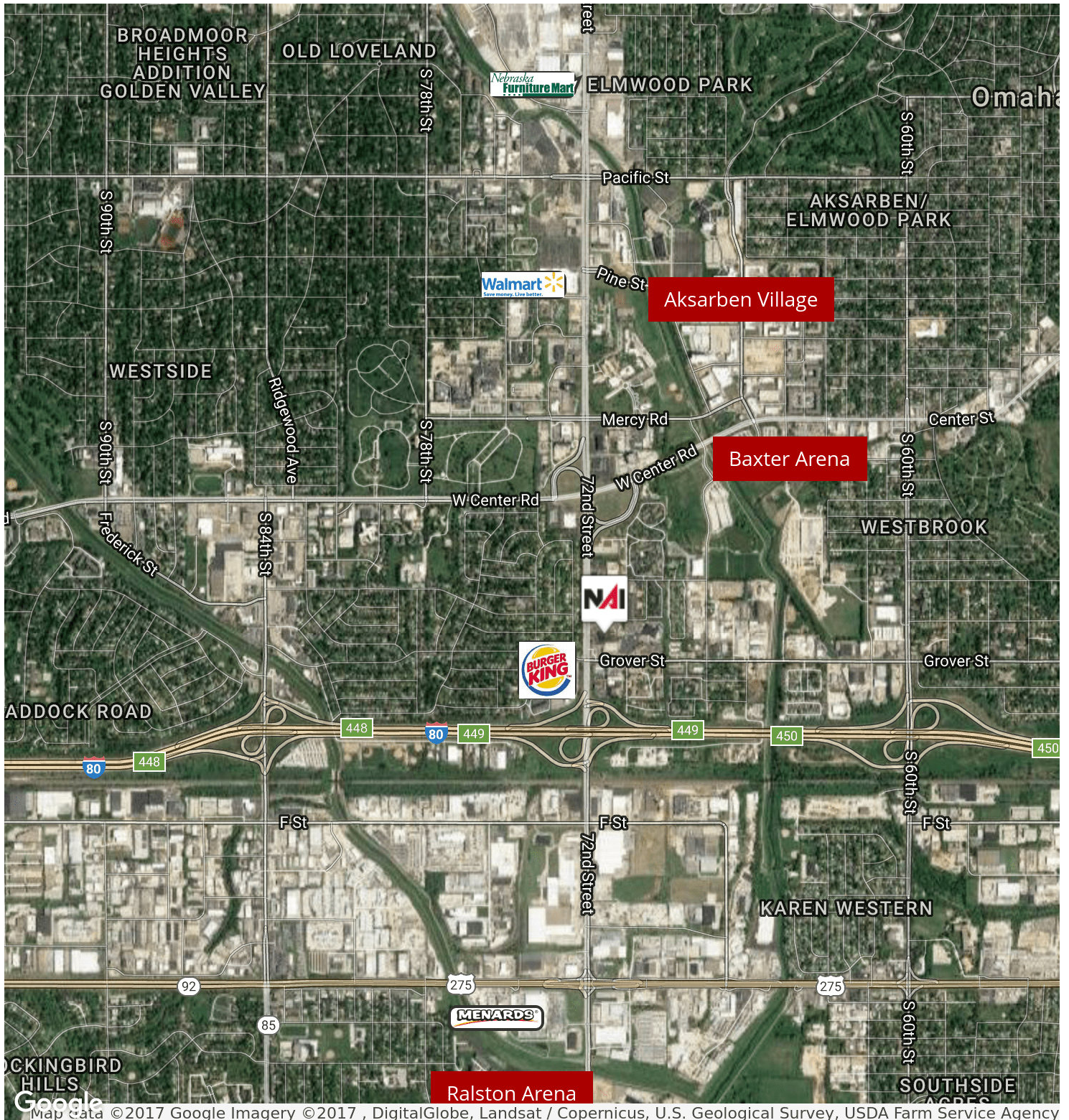
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