

FOR SALE > RETAIL BUILDING

EL ALAMO BUILDING

4917 SOUTH 24TH STREET, OMAHA, NE 68107



Accelerating success.



Building information

Type of Listing:	Building for Sale	Intersection:	24 th & N Streets
Price:	\$349,000		
Building SF:	6,000 SF		
Lot Size:	0.1 Acres	Ceiling Height:	Varies
Real Estate Taxes:	\$4,656.00 (2017)	Heat:	Yes
Year Built:	1900	A/C:	Yes
Construction:	Brick	Roof:	Flat
Parking:	Street	Restrooms:	Yes

Comments: Development opportunity exists with ability to purchase adjacent 17,492 SF building.

Overview

Restaurant opportunity in historic South Omaha! Turnkey, fully operational restaurant and bar available for sale in the center of the busy South Omaha Main Street Historic District! Operated as a successful and well-known restaurant for more than 30 years, two-story brick building also includes an additional 3,000 SF of second floor space. Restaurant and bar equipment to be negotiated separately.

Information furnished is from sources deemed reliable, but is not guaranteed by Colliers International, or its agents, and is subject to change, corrections, errors and omissions, prior sales, or withdrawals without notice.

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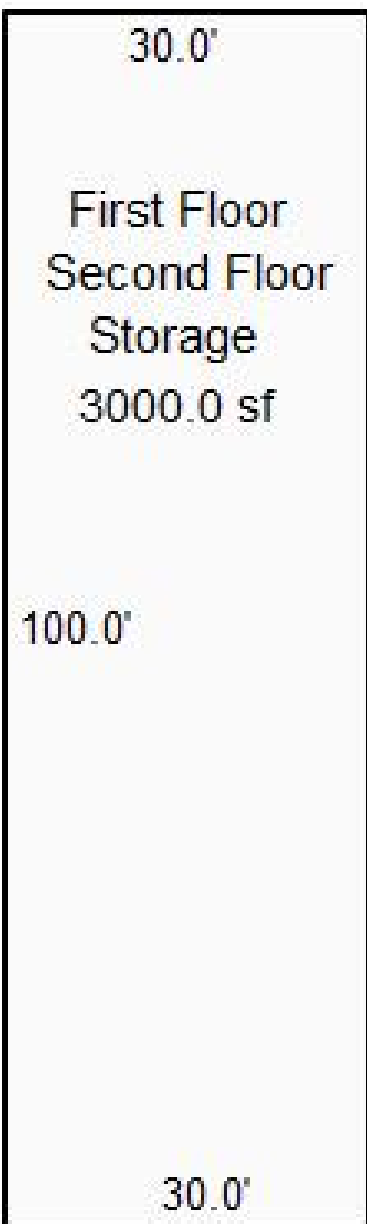
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Floor plan



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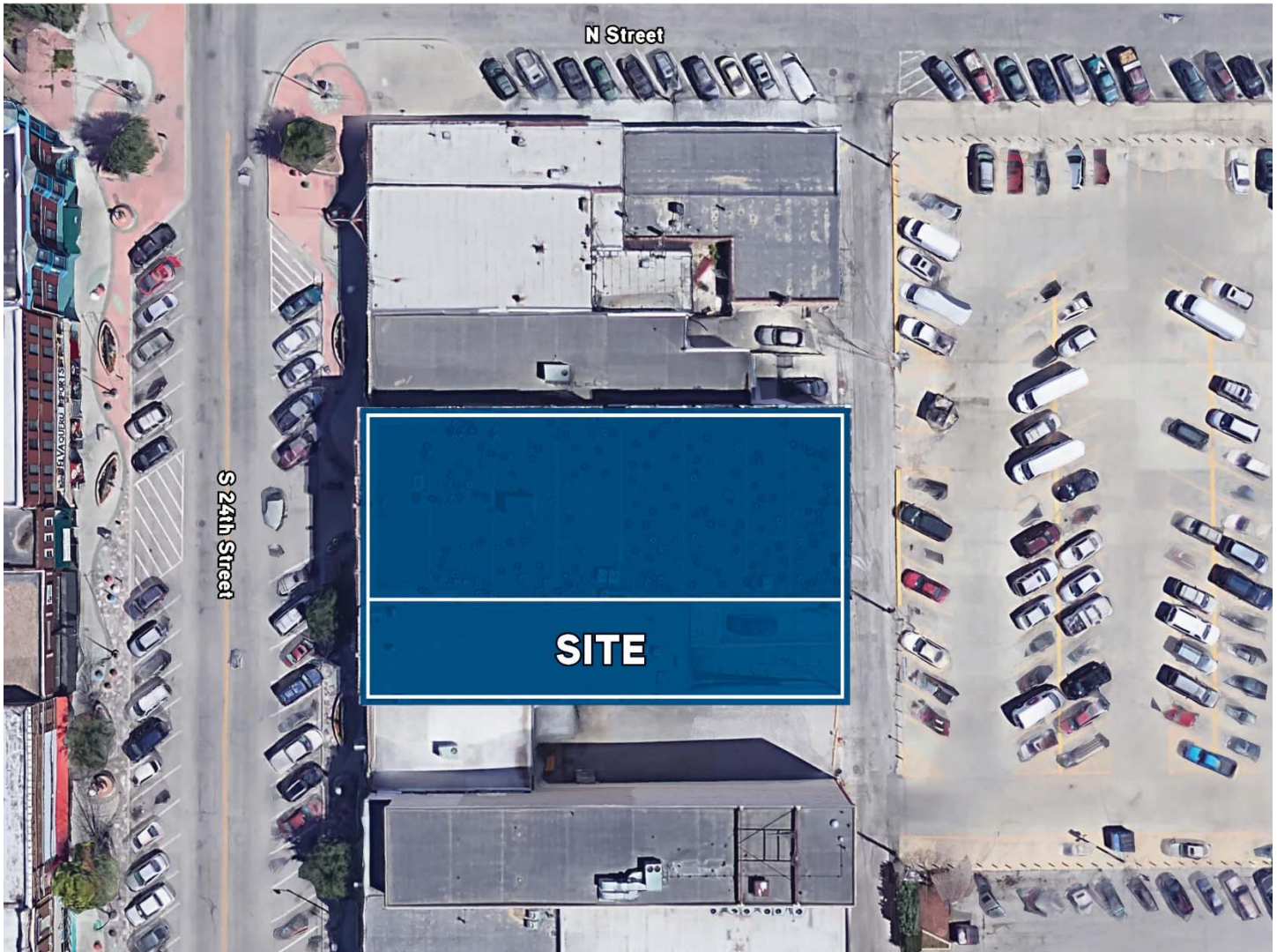
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Aerial



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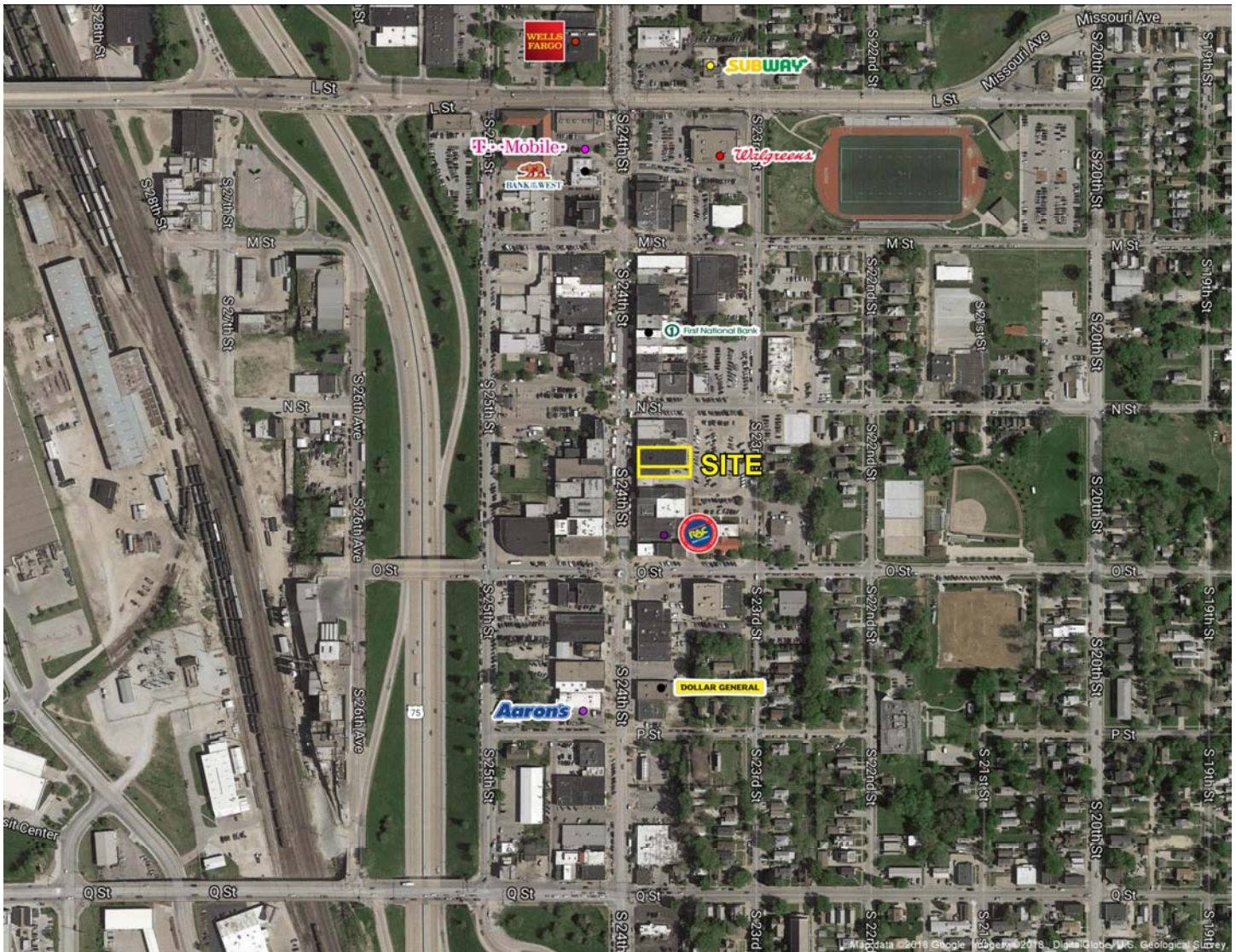
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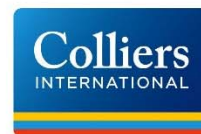
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Demographics

AGE AND GENERATION PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections
Calculated using Weighted Block Centroid from Block Groups



Colliers International|Omaha
Lat/Lon: 41.2092/-95.9465

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4911-4917 S 24th St Omaha, NE 68107	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2017)	14,802	93,715	221,746
Projected Population (2022)	15,956	100,246	236,682
Census Population (2010)	14,496	90,405	205,100
Census Population (2000)	13,454	85,397	197,043
Projected Annual Growth (2017 to 2022)	1,154 1.6%	6,532 1.4%	14,935 1.3%
Historical Annual Growth (2010 to 2017)	306 0.3%	3,310 0.5%	16,646 1.2%
Historical Annual Growth (2000 to 2010)	1,042 0.5%	5,008 0.3%	8,057 0.2%
Total Age Distribution (2017)			
Age Under 5 Years	1,558 10.5%	8,290 8.8%	16,790 7.6%
Age 5 to 9 Years	1,504 10.2%	7,878 8.4%	15,350 6.9%
Age 10 to 14 Years	1,438 9.7%	7,416 7.9%	14,659 6.6%
Age 15 to 19 Years	1,261 8.5%	6,892 7.4%	16,599 7.5%
Age 20 to 24 Years	1,084 7.3%	6,360 6.8%	18,960 8.6%
Age 25 to 29 Years	1,091 7.4%	6,888 7.3%	18,239 8.2%
Age 30 to 34 Years	1,034 7.0%	6,927 7.4%	16,647 7.5%
Age 35 to 39 Years	1,108 7.5%	6,700 7.1%	15,024 6.8%
Age 40 to 44 Years	988 6.7%	5,916 6.3%	13,075 5.9%
Age 45 to 49 Years	916 6.2%	5,742 6.1%	13,000 5.9%
Age 50 to 54 Years	721 4.9%	5,249 5.6%	12,917 5.8%
Age 55 to 59 Years	656 4.4%	4,963 5.3%	12,996 5.9%
Age 60 to 64 Years	465 3.1%	4,149 4.4%	10,914 4.9%
Age 65 to 69 Years	371 2.5%	3,376 3.6%	8,833 4.0%
Age 70 to 74 Years	227 1.5%	2,584 2.8%	6,530 2.9%
Age 75 to 79 Years	156 1.1%	1,814 1.9%	4,607 2.1%
Age 80 to 84 Years	96 0.6%	1,201 1.3%	3,130 1.4%
85 Years or Over	127 0.9%	1,370 1.5%	3,475 1.6%
Median Age	26.6	31.6	33.1
Generation (2017)			
iGeneration (Age Under 14 Years)	4,500 30.4%	23,585 25.2%	46,795 21.1%
Generation 9/11 Millennials (Age 15 - 34 Years)	4,470 30.2%	27,065 28.9%	70,445 31.8%
Gen Xers (Age 35 to 49 Years)	3,012 20.3%	18,355 19.6%	41,095 18.5%
Baby Boomers (Age 50 to 74 Years)	2,441 16.5%	20,321 21.7%	52,191 23.5%
Silent Generation (Age 75 to 84 Years)	252 1.7%	3,015 3.2%	7,737 3.5%
G.I. Generation (Age 85 Years or Over)	127 0.9%	1,370 1.5%	3,475 1.6%

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.



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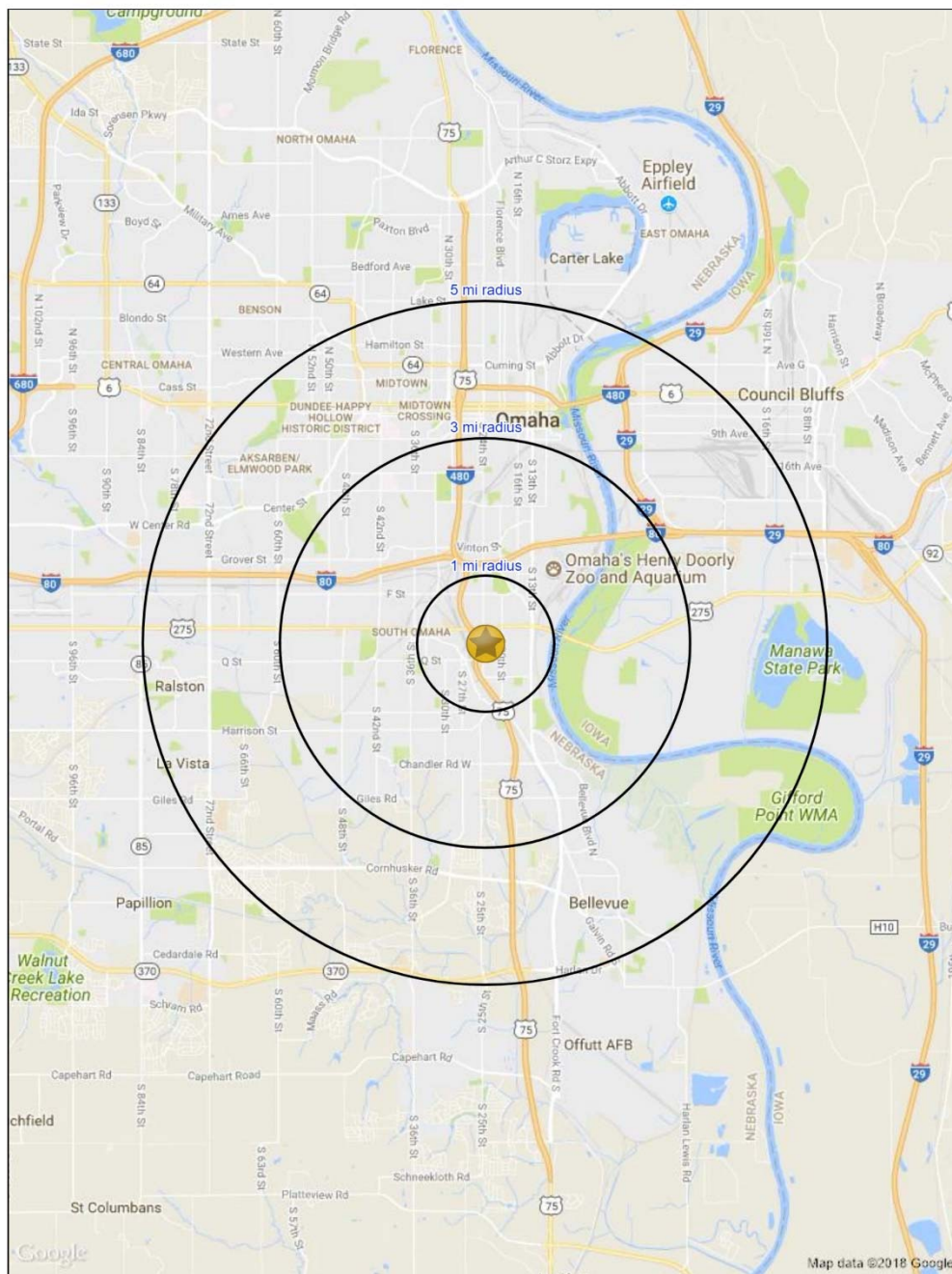
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