

DEAL SUMMARY:

Family Dollar Portfolio

3552 Leavenworth Street &
3559 Jones Street
Omaha, Nebraska 68105



Property

Type Mixed Use
Size 17,064 SF
Year Built 1912 & 1920
Location Urban

Result

Price \$1,765,000
Price/SF \$103.43
Sale Date September 15, 2022

Deal Points

- Purchased as a future development site
- Off-market transaction
- Buyer looking for an income producing property on an acre plus along Leavenworth corridor

Challenges

- Rising interest rates
- Land values vs income approach and its effect on financing
- Mix of property types and tenants

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