

STONEBRIDGE CHRISTIAN CHURCH

18,970 SF | \$1,517,600

2702 N 61ST ST, OMAHA, NE 68104



INVESTORS
REALTY INC.

WWW.INVESTORSOMAHA.COM



JEANETTE WEBER, MPA, SIOR, CPM

402.769.7563

jweber@investorsomaha.com

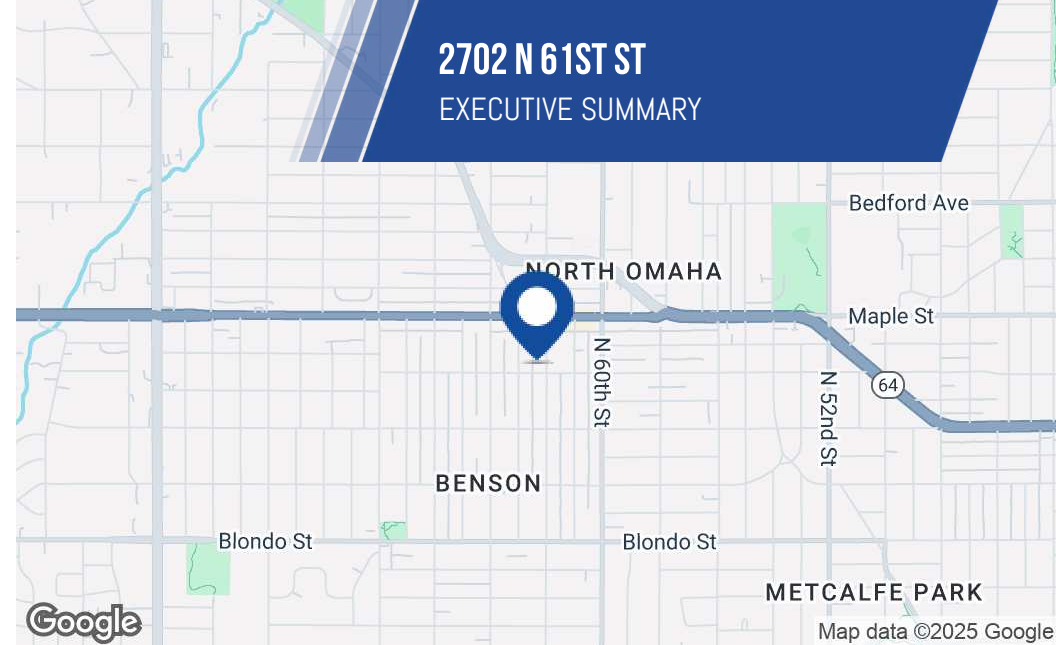


JP RAYNOR, JD, CCIM, SIOR

402.778.7538

jpraynor@investorsomaha.com





2702 N 61ST ST

EXECUTIVE SUMMARY

OFFERING SUMMARY

SALE PRICE:	\$1,517,600
Building Size:	18,970 SF
Price / SF:	\$80.00
Lot Size:	15,184 SF
Property Type:	Special Purpose Church
Year Built:	1990
Zoning:	R5

PROPERTY OVERVIEW

Move-In Ready Church. Well maintained with modern updates, just south of Benson's main corridor.

PROPERTY HIGHLIGHTS

- Move-in Ready Church building
- Well-maintained property with contemporary updates throughout
- Prime location just south of Benson's main business corridor
- Walking distance to City-owned parking lot
- Public directional signage available at 61st & NW Radial Hwy and 61st & Blondo Street

JEANETTE WEBER, MPA, SIOR, CPM

402.769.7563 | jweber@investorsomaha.com

JP RAYNOR, JD, CCIM, SIOR

402.778.7538 | jpraynor@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.





STONEBRIDGE CHRISTIAN CHURCH

2702 N 61ST ST, OMAHA, NE 68104

BUILDING INFORMATION

Building Size	18,970 SF
Number Of Floors	2
Year Built	1990

PARKING & TRANSPORTATION

Parking Type	Surface
Street Parking	Yes
Traffic Count	14,400 - 60th & Maple St (AADT 2021)

SITE INFORMATION

Cross-Streets	61st & Miami St
County	Douglas
Zoning	R5
Lot Size	15,184 SF
Number Of Buildings	1
Location Description	NEC of North 61st Street & Miami St

UTILITIES & AMENITIES

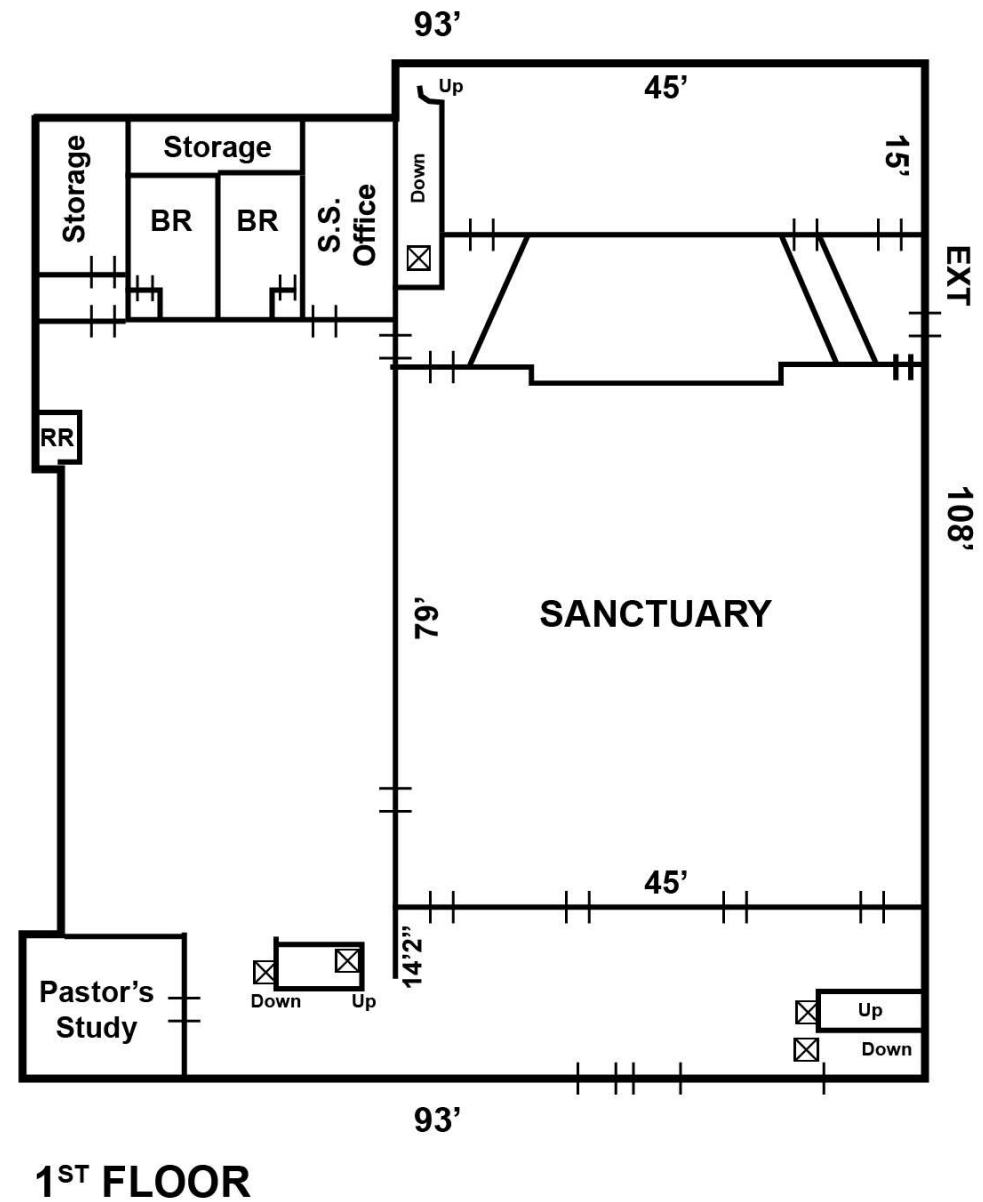
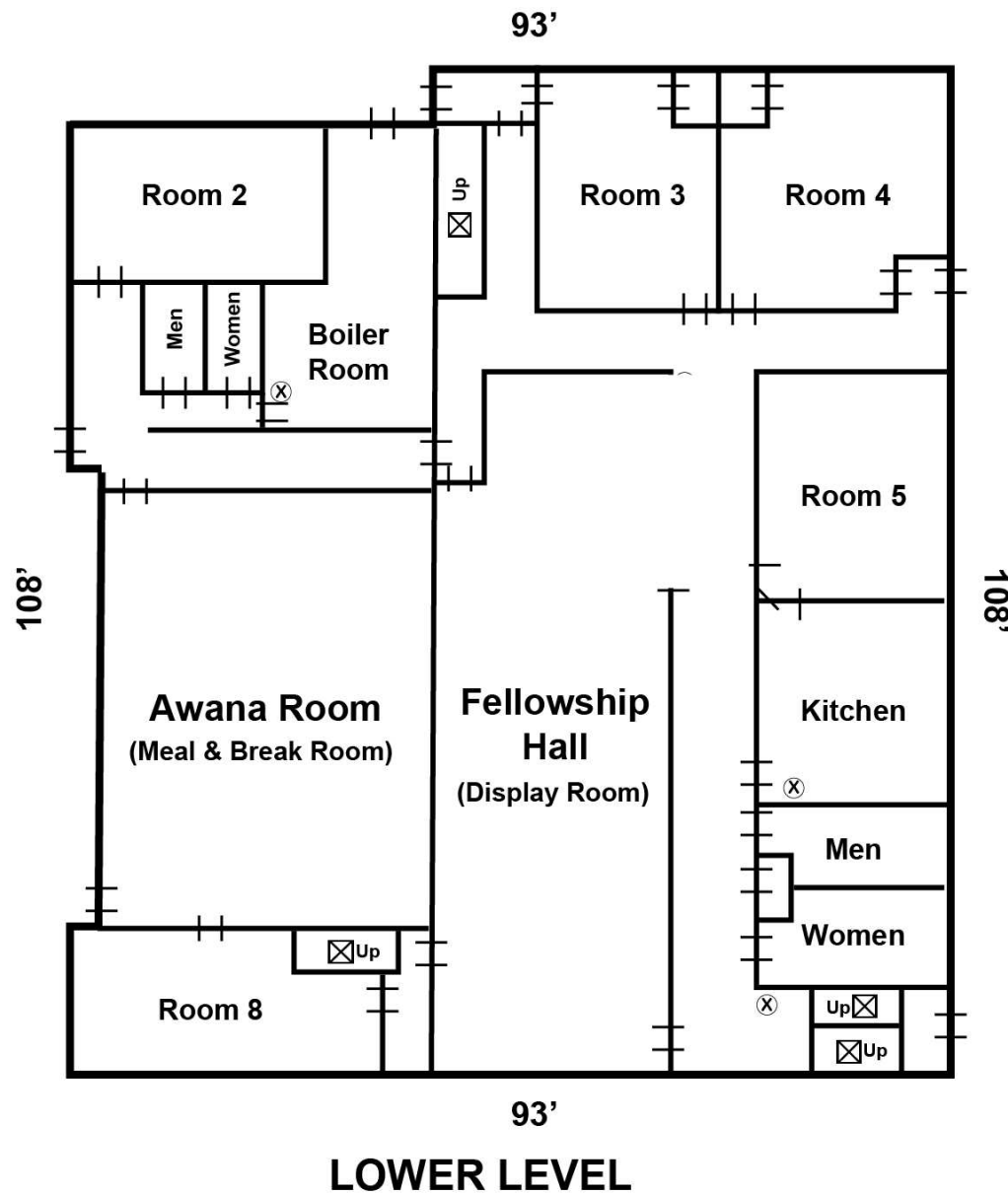
Power Description	OPPD
Gas Description	MUD

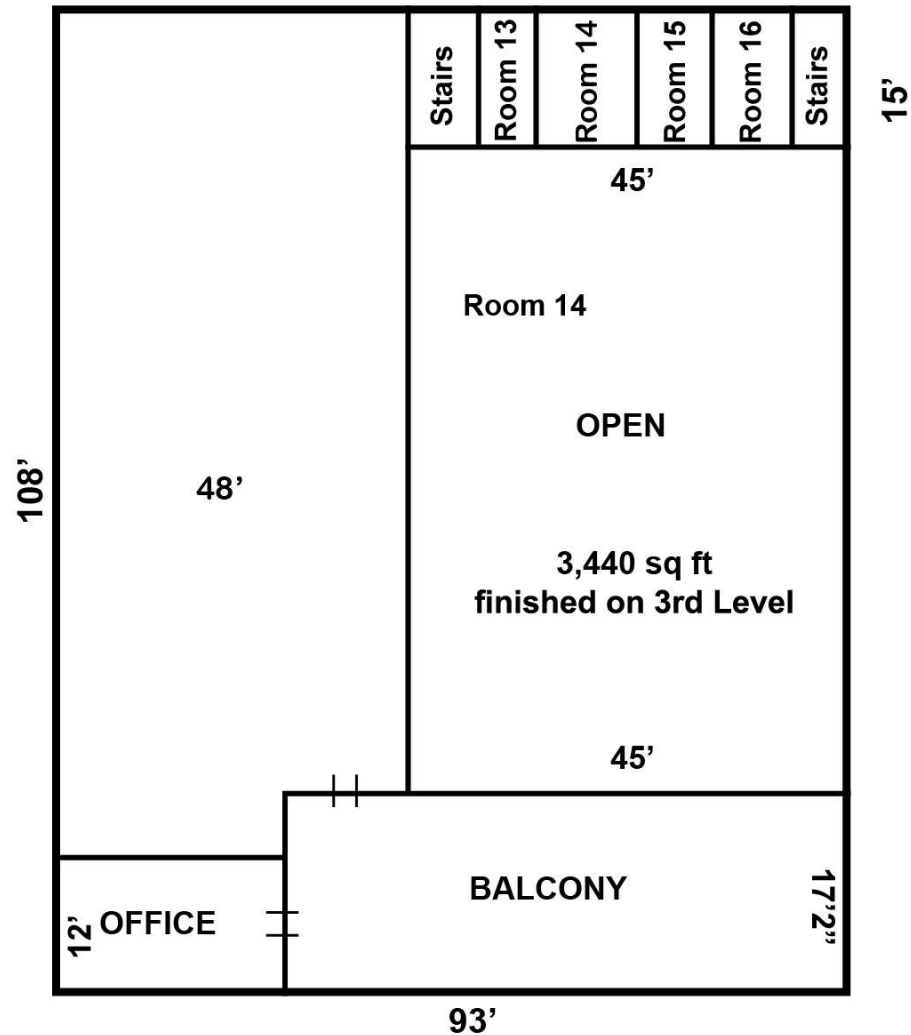
OFFERING SUMMARY

SALE PRICE:	\$1,517,600
Property Type	Special Purpose Church

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,096	131,765	271,578
Average Age	37	37	37
HOUSEHOLDS			
Total Households	7,949	54,941	113,145
People Per HH	2.4	2.4	2.4
Average HH Income	\$93,201	\$80,181	\$80,424
Average HH Value	\$230,817	\$251,556	\$253,341





LEVEL 3

2702 N 61ST ST SITE MAP



JEANETTE WEBER, MPA, SIOR, CPM

402.769.7563 | jweber@investorsomaha.com

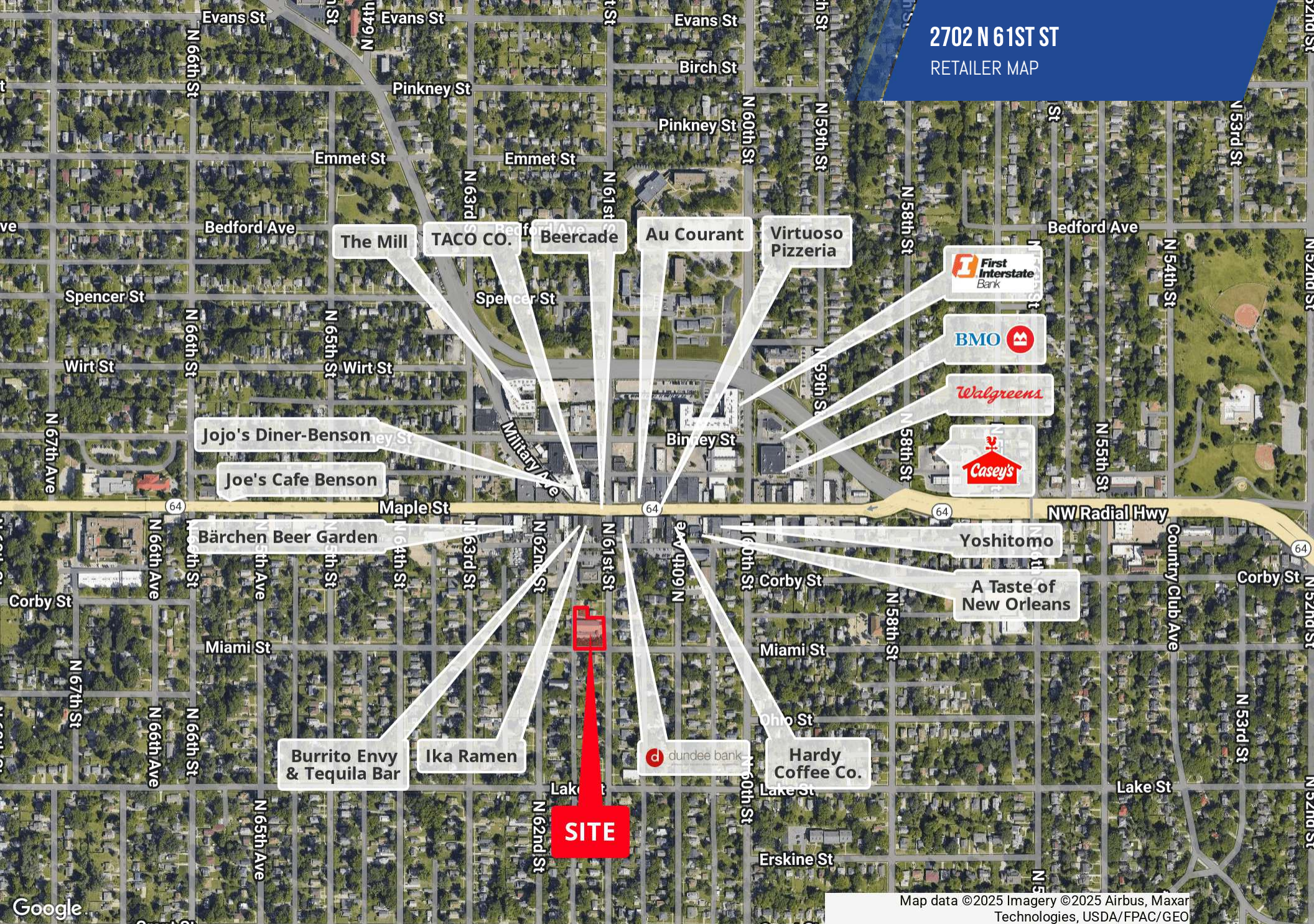
JP RAYNOR, JD, CCIM, SIOR

402.778.7538 | jpraynor@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.



2702 N 61ST ST
RETAILER MAP



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies, USDA/FPAC/Geo

JEANETTE WEBER, MPA, SIOR, CPM

402.769.7563 | jweber@investorsomaha.com

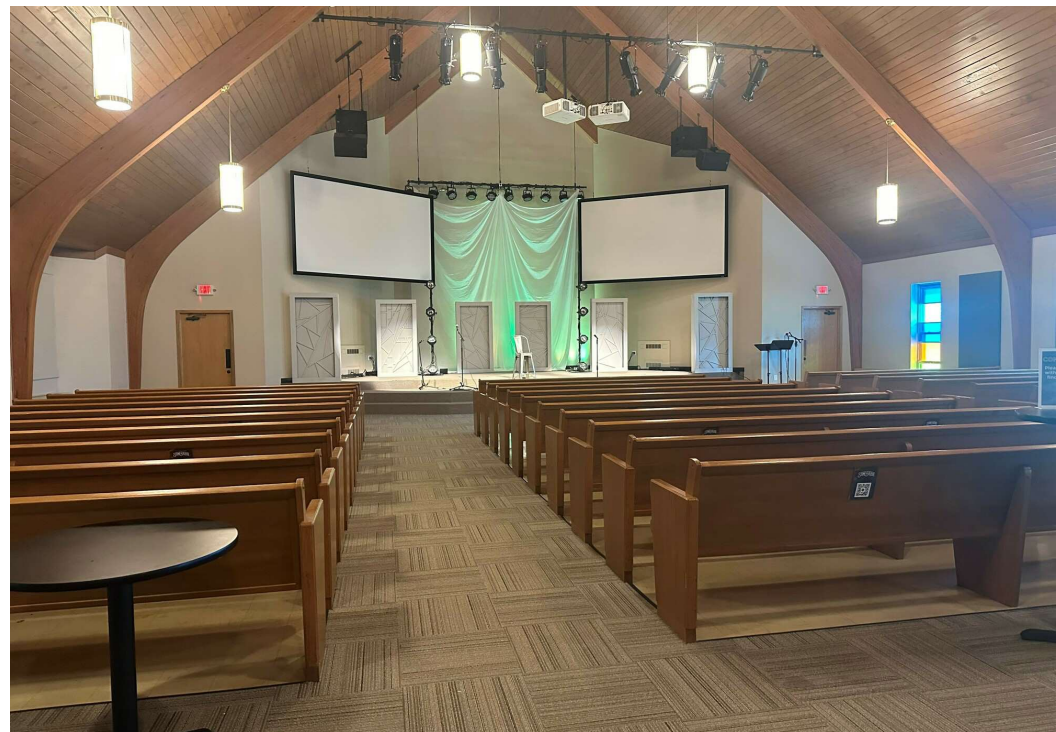
JP RAYNOR, JD, CCIM, SIOR

402.778.7538 | jpraynor@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.



2702 N 61ST ST
ADDITIONAL PHOTOS



JEANETTE WEBER, MPA, SIOR, CPM

402.769.7563 | jweber@investorsomaha.com

JP RAYNOR, JD, CCIM, SIOR

402.778.7538 | jpraynor@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.





Public Directional Sign



Camper Room



Upper Level Office

2702 N 61ST ST
ADDITIONAL PHOTOS

JEANETTE WEBER, MPA, SIOR, CPM

402.769.7563 | jweber@investorsomaha.com

JP RAYNOR, JD, CCIM, SIOR

402.778.7538 | jpraynor@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.

