

FOR SALE/LEASE

7419 N 30TH ST, OMAHA, NE 68112

RETAIL/OFFICE/FLEX | 12,640 SF TOTAL BUILDING | \$1,200,000 - SALE PRICE; \$15.00 PSF (NNN) - LEASE RATE



**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
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PROPERTY DESCRIPTION

Completely renovated in 2017, this property is ready for an owner-user or investor looking for a high-profile location on the North 30th corridor.

- Domino's occupies 2,584 SF
- The remainder of main floor is approx. 10,000 SF of retail/office or flex, and can be leased or occupied by owner-user.
- Bonus 12,000 SF of lower level storage space with freight elevator access.

PROPERTY HIGHLIGHTS

- All new mechanical, fully heated and cooled
- ESFR Sprinkler
- One dock

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LOCATION DESCRIPTION

189' of frontage on N 30th Street, this submarket's main retail corridor. The property features ample parking on north & south sides.

OFFERING SUMMARY

Sale Price:	\$1,200,000
Lease Rate:	\$15.00 SF/yr (NNN)
NNNs:	\$2.17 PSF
Available SF for Lease:	10,000 SF
Total Building Size:	12,640 SF

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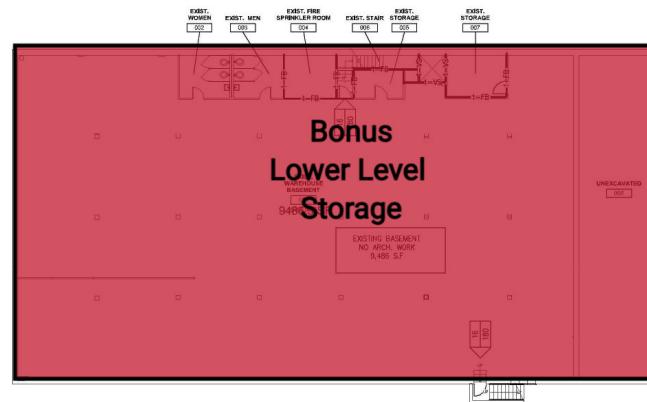
Retail/Office/Flex



BUILDING CODE COMPLIANCE PLAN - MAIN LEVEL

PLAN
NORTH

1/8"=1'-0"



BUILDING CODE COMPLIANCE PLAN - BASEMENT LEVEL

PLAN
NORTH

1/8"=1'-0"

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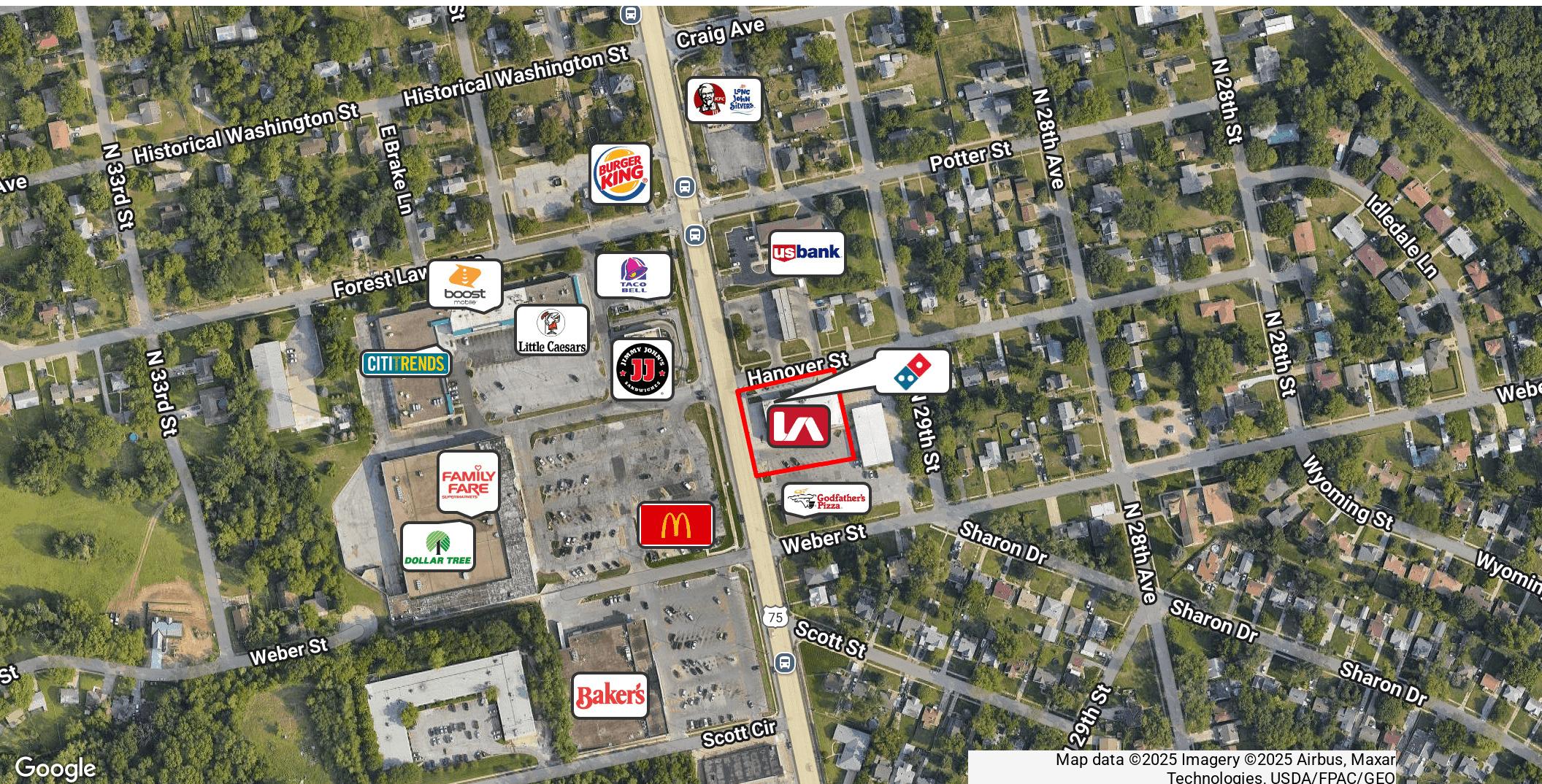
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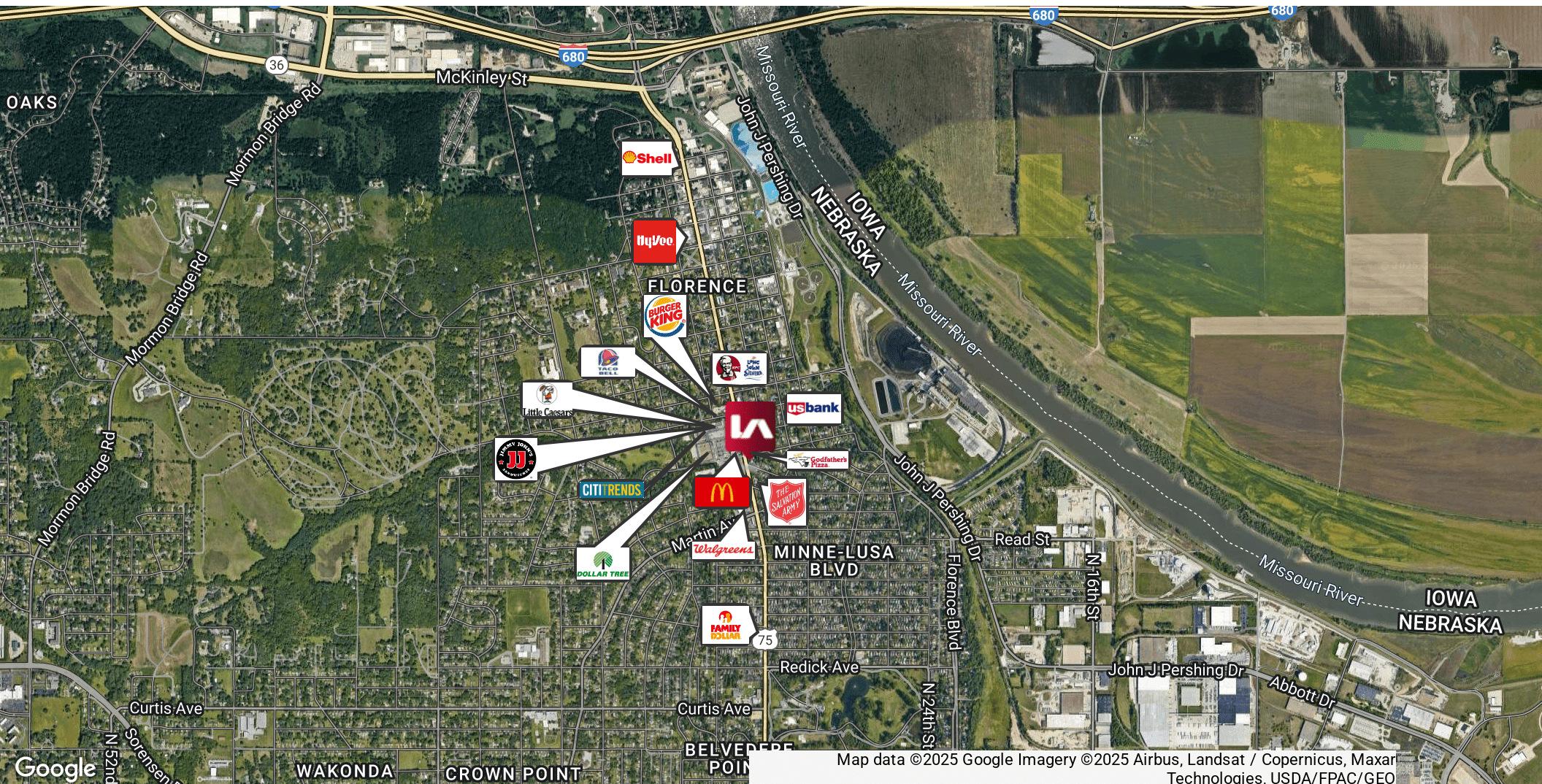
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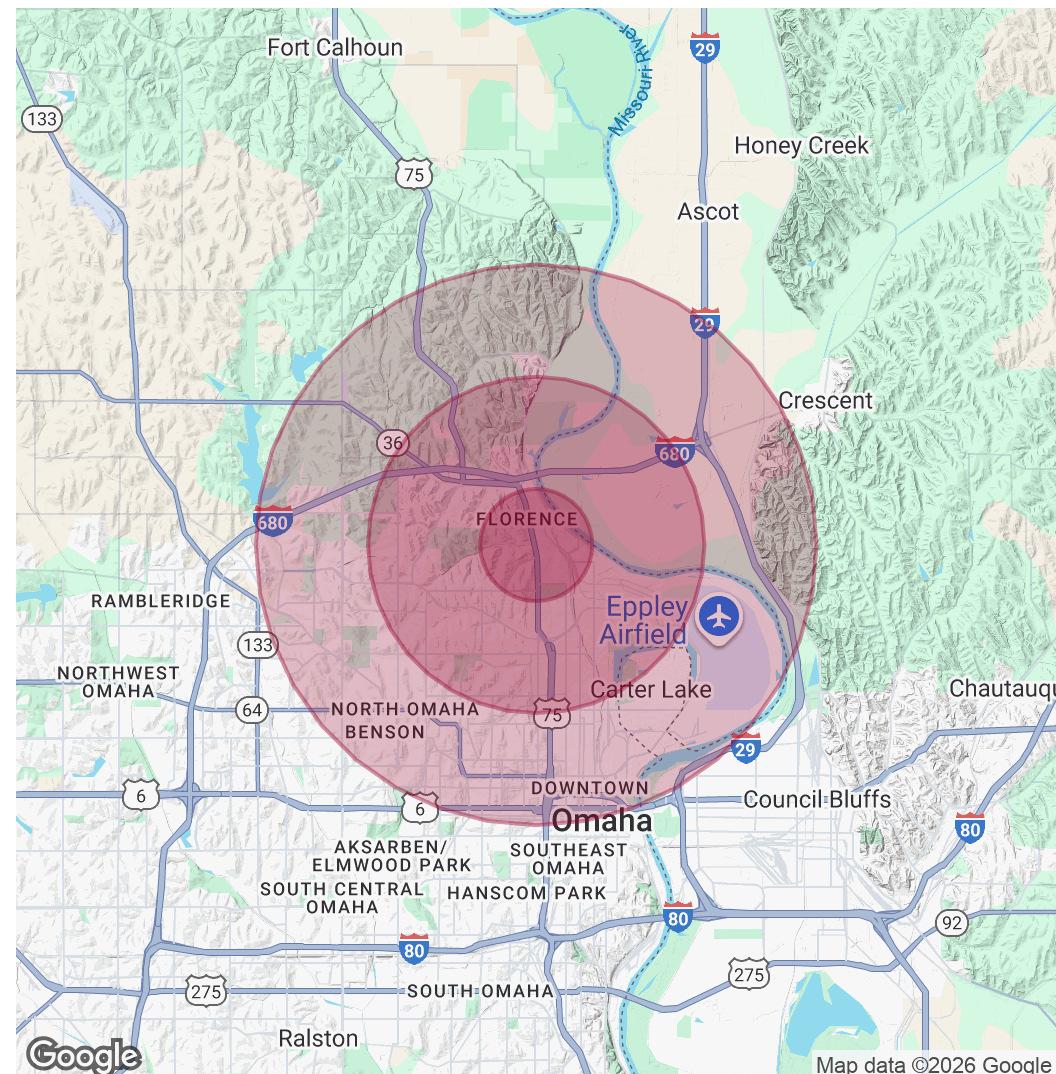
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,863	47,754	135,739
Average Age	38	37	36
Average Age (Male)	36	35	36
Average Age (Female)	39	38	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,656	17,620	52,223
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$69,716	\$60,333	\$71,898
Average House Value	\$151,126	\$167,713	\$219,224

Demographics data derived from AlphaMap



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