

**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

**Empowered Brokers. Exceptional Results.**

**PRESENTED BY:**

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**Omaha:** 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

**Lincoln:** 200 South 21st Street, Suite A113 | Lincoln, NE 68510 | 531.721.2888



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Retail/Office/Flex



## 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

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

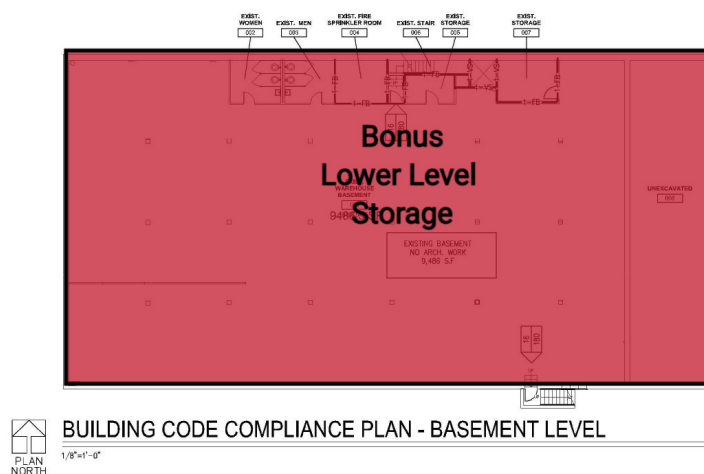
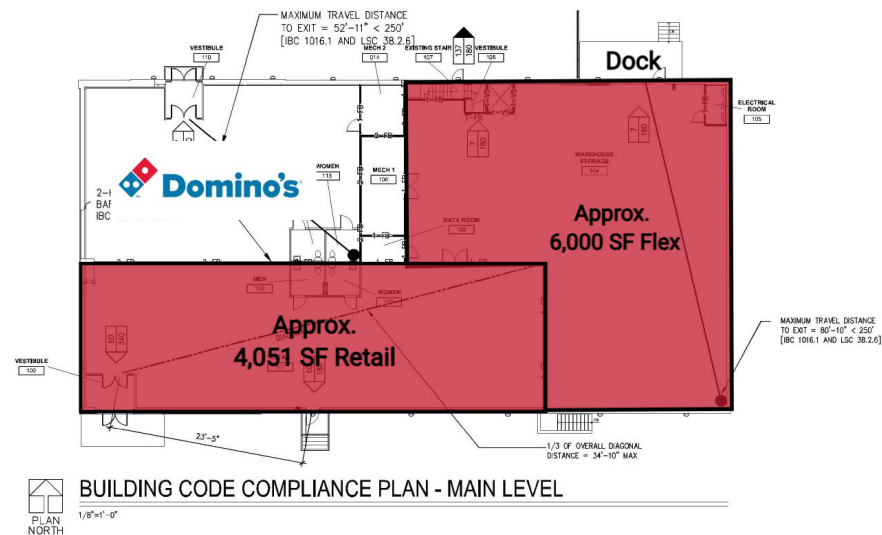
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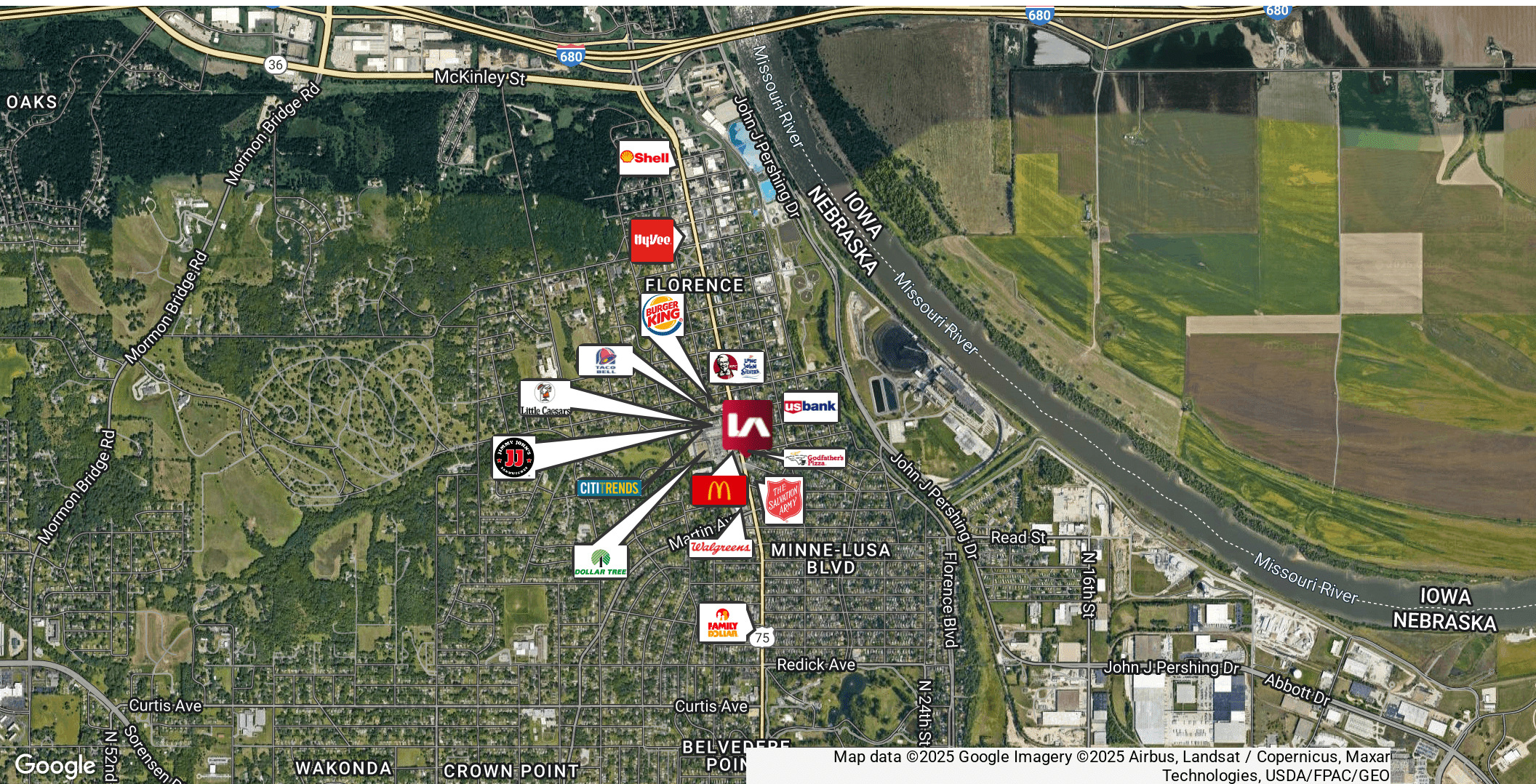


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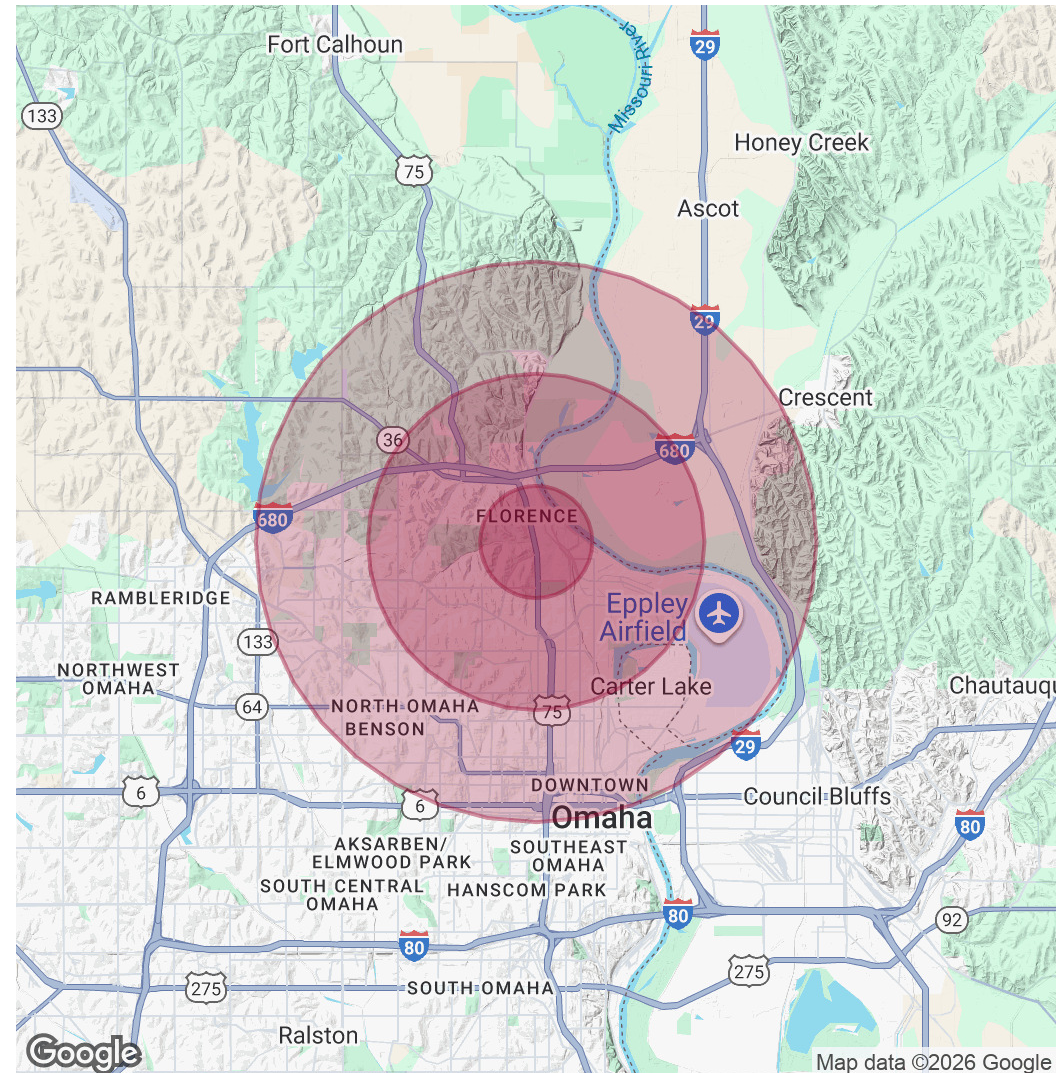
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,863	47,754	135,739
Average Age	38	37	36
Average Age (Male)	36	35	36
Average Age (Female)	39	38	37

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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