

FOR SALE



STARBUCKS

4178 L St, Omaha, NE 68107

CONNER DANA

Managing Broker

402.598.9367

conner@campbelldana.com

SETH V. CAMPBELL

President

402.214.6106

seth@campbelldana.com



**CAMPBELL
DANA** | COMMERCIAL
REAL ESTATE

STARBUCKS | RETAIL PROPERTY FOR SALE

4178 L ST, OMAHA, NE 68107



**CAMPBELL
DANA** | COMMERCIAL
REAL ESTATE



OFFERING SUMMARY

Sale Price:	\$2,809,524.00
Cap Rate:	5.25%
Lot Size:	0.91 Acres
Building Size:	2,015 SF

PROPERTY DESCRIPTION

This property provides a prime investment opportunity to own a long-term leased asset positioned at the high-traffic intersection of 42nd and L Street.

PROPERTY HIGHLIGHTS

- Single Tenant Freestanding Building
- Limited Landlord Responsibility
- Lease Expiration in 2033
- 23,245 Average Daily Vehicle Traffic



CONNER DANA

Managing Broker
402.598.9367
conner@campbelldana.com

SETH V. CAMPBELL

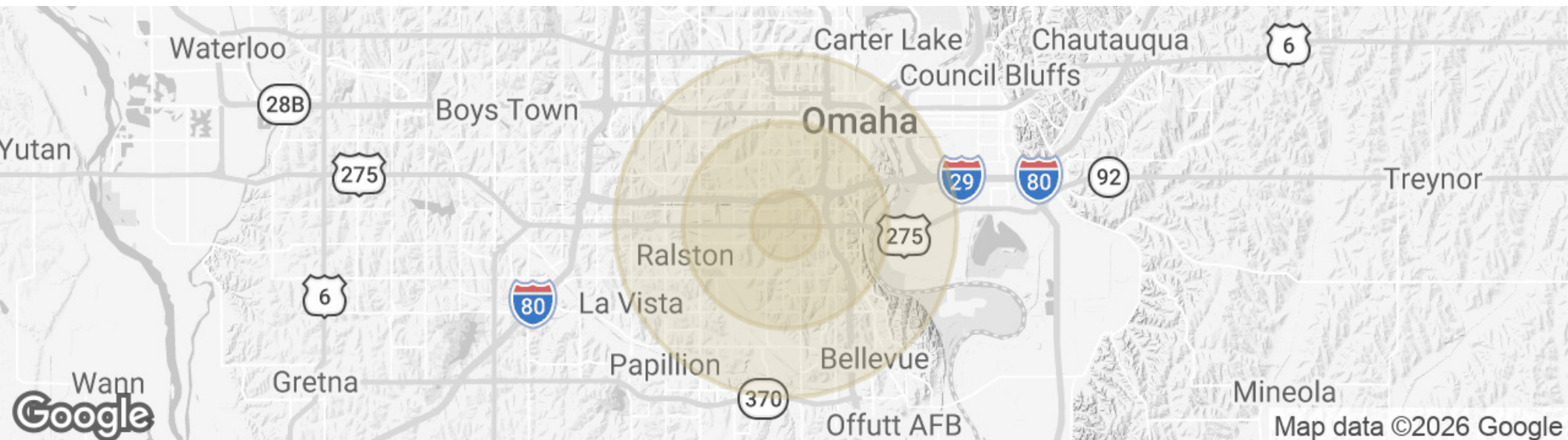
President
402.214.6106
seth@campbelldana.com

STARBUCKS | RETAIL PROPERTY FOR SALE

4178 L ST, OMAHA, NE 68107



**CAMPBELL
DANA** | COMMERCIAL
REAL ESTATE



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,346	104,374	254,566
Average Age	31.0	33.7	34.7
Average Age (Male)	30.9	32.7	33.9
Average Age (Female)	31.7	34.8	35.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,218	40,535	104,837
# of Persons per HH	2.9	2.6	2.4
Average HH Income	\$72,896	\$78,957	\$92,226
Average House Value	\$150,788	\$176,443	\$230,560

2023 American Community Survey (ACS)



CONNER DANA

Managing Broker
402.598.9367
conner@campbelldana.com

SETH V. CAMPBELL

President
402.214.6106
seth@campbelldana.com

STARBUCKS | RETAIL PROPERTY FOR SALE

4178 L ST, OMAHA, NE 68107



**CAMPBELL
DANA** | COMMERCIAL
REAL ESTATE



CONNER DANA
Managing Broker
402.598.9367
conner@campbelldana.com

SETH V. CAMPBELL
President
402.214.6106
seth@campbelldana.com

STARBUCKS | MEET THE TEAM

4178 L ST, OMAHA, NE 68107



**CAMPBELL
DANA** | COMMERCIAL
REAL ESTATE



CONNER DANA

Managing Broker

Direct: 402.598.9367
conner@campbelldana.com

NE #20200307



SETH V. CAMPBELL

President

Direct: 402.214.6106
seth@campbelldana.com

NE #20240218

DISCLOSURE

© 2026 Campbell Dana | Commercial Real Estate. All rights reserved. The information provided herein has been sourced from what is believed to be reliable, but its accuracy and completeness have not been independently verified. Campbell Dana | Commercial Real Estate does not make any guarantees, representations, or warranties, and disclaims any responsibility or liability for the accuracy, completeness, or reliability of this information. It is recommended that you perform your own independent investigation and verification of all property details. Any reliance on this information is at your own risk. The Campbell Dana | Commercial Real Estate name and logo are service marks of Campbell Dana | Commercial Real Estate. All other trademarks appearing in this document are the property of their respective owners and are used for identification purposes only, without implying any endorsement or affiliation with Campbell Dana | Commercial Real Estate. All images in this document are owned by their respective copyright holders. Unauthorized use of these images is prohibited without express written permission from the owner.

CONNER DANA
Managing Broker
402.598.9367
conner@campbelldana.com

SETH V. CAMPBELL
President
402.214.6106
seth@campbelldana.com