

# FOR LEASE - WEBER PLACE

7438 NORTH 30TH STREET, OMAHA, NE 68112

RETAIL/OFFICE | 1,200 SF | \$16.50 SF/YR (NNN)



 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**PRESENTED BY:**

**Grace Newton**

402.980.0111

[gnewton@lee-associates.com](mailto:gnewton@lee-associates.com)

**Jordan Potthoff**

308.765.1822

[jpottthoff@lee-associates.com](mailto:jpottthoff@lee-associates.com)

# FOR LEASE

7438 NORTH 30TH STREET, OMAHA, NE 68112

Retail/Office | 1,200 SF | \$16.50 SF/yr (NNN)



## PROPERTY DESCRIPTION

This shopping center, located at 30th & Weber Street, offers move-in-ready retail/office bay as it is a former Boost Mobile. Spaces can be combined or demised to fit your needs. Ample parking and monument signage is available.

North Omaha's retail destination. Located near Metropolitan Community College, Weber Place tenants include Centris Credit Union, Little Caesars, Citi Trends, The Laundry Room, and other national and local tenants. Surrounded by national fast food chains and grocery stores. This center has easy access to Hwy 75 and I-680.

## PROPERTY HIGHLIGHTS

- Last space available!
- Ample parking
- Monument signage

## CONTACT

**Grace Newton**  
gnewton@lee-associates.com  
C 402.980.0111

**Jordan Potthoff**  
jpotthoff@lee-associates.com  
C 308.765.1822

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$16.50 SF/yr (NNN)
<b>NNN Expenses:</b>	\$5.18 p.s.f.
<b>Available SF:</b>	1,200 SF
<b>Building Size:</b>	37,120 SF
<b>Parking Ratio:</b>	5.2:1

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

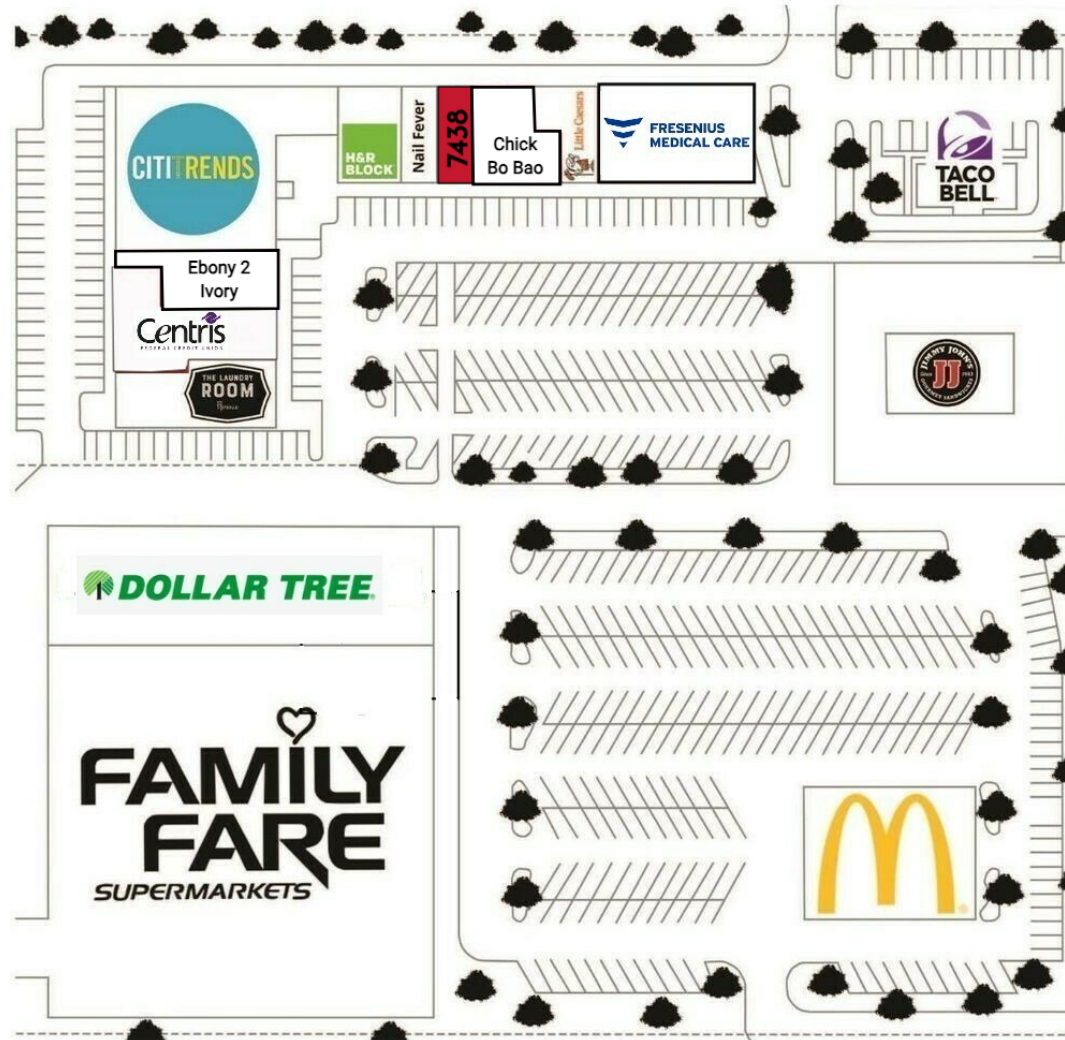
**FOR LEASE**

**7438 NORTH 30TH STREET, OMAHA, NE 68112**

**Retail/Office | 1,200 SF | \$16.50 SF/yr (NNN)**



COMMERCIAL REAL ESTATE SERVICES



**CONTACT**

**Grace Newton**

[gnewton@lee-associates.com](mailto:gnewton@lee-associates.com)

C 402.980.0111

**Jordan Potthoff**

[jpotthoff@lee-associates.com](mailto:jpotthoff@lee-associates.com)

C 308.765.1822

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**FOR LEASE**

**7438 NORTH 30TH STREET, OMAHA, NE 68112**

**Retail | 1,200 SF | \$16.50 SF/yr (NNN)**

**LEE & ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES



**CONTACT**

**Grace Newton**

[gnewton@lee-associates.com](mailto:gnewton@lee-associates.com)

C 402.980.0111

**Jordan Potthoff**

[jpotthoff@lee-associates.com](mailto:jpotthoff@lee-associates.com)

C 308.765.1822

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# FOR LEASE

7438 NORTH 30TH STREET, OMAHA, NE 68112

Retail/Office | 1,200 SF | \$16.50 SF/yr (NNN)

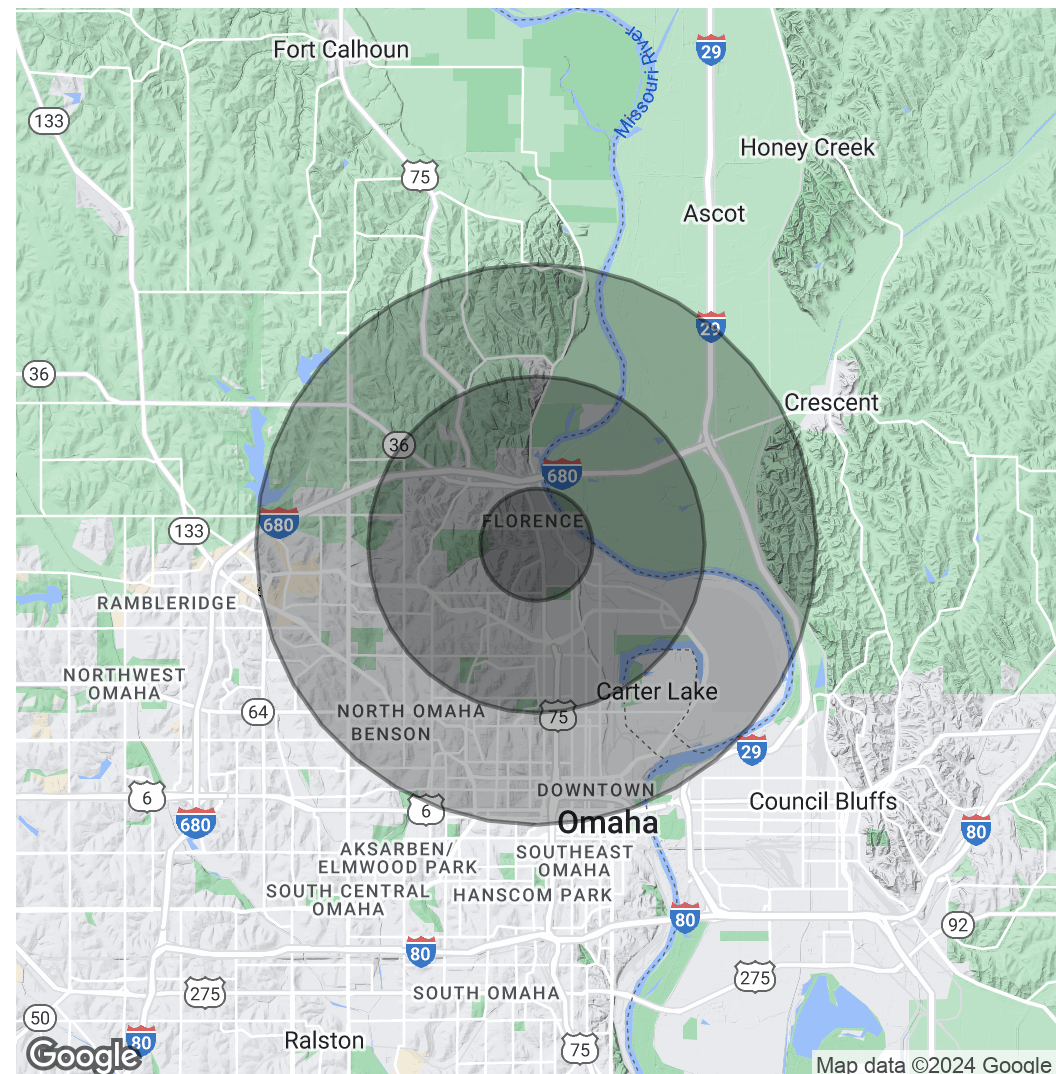


COMMERCIAL REAL ESTATE SERVICES

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,423	49,436	138,411
Average Age	33.5	34.6	34.7
Average Age (Male)	32.8	32.4	33.4
Average Age (Female)	36.8	36.7	36.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,899	20,540	58,629
# of Persons per HH	2.7	2.4	2.4
Average HH Income	\$59,177	\$48,167	\$59,033
Average House Value	\$97,535	\$102,858	\$126,930

\* Demographic data derived from 2020 ACS - US Census



## CONTACT

**Grace Newton**  
 gnewton@lee-associates.com  
 C 402.980.0111

**Jordan Potthoff**  
 jpotthoff@lee-associates.com  
 C 308.765.1822

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**FOR LEASE**

**7438 NORTH 30TH STREET, OMAHA, NE 68112**

**Retail/Office | 1,200 SF | \$16.50 SF/yr (NNN)**

**LEE & ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES



Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

**CONTACT**

**Grace Newton**

[gnewton@lee-associates.com](mailto:gnewton@lee-associates.com)  
C 402.980.0111

**Jordan Potthoff**

[jpotthoff@lee-associates.com](mailto:jpotthoff@lee-associates.com)  
C 308.765.1822

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

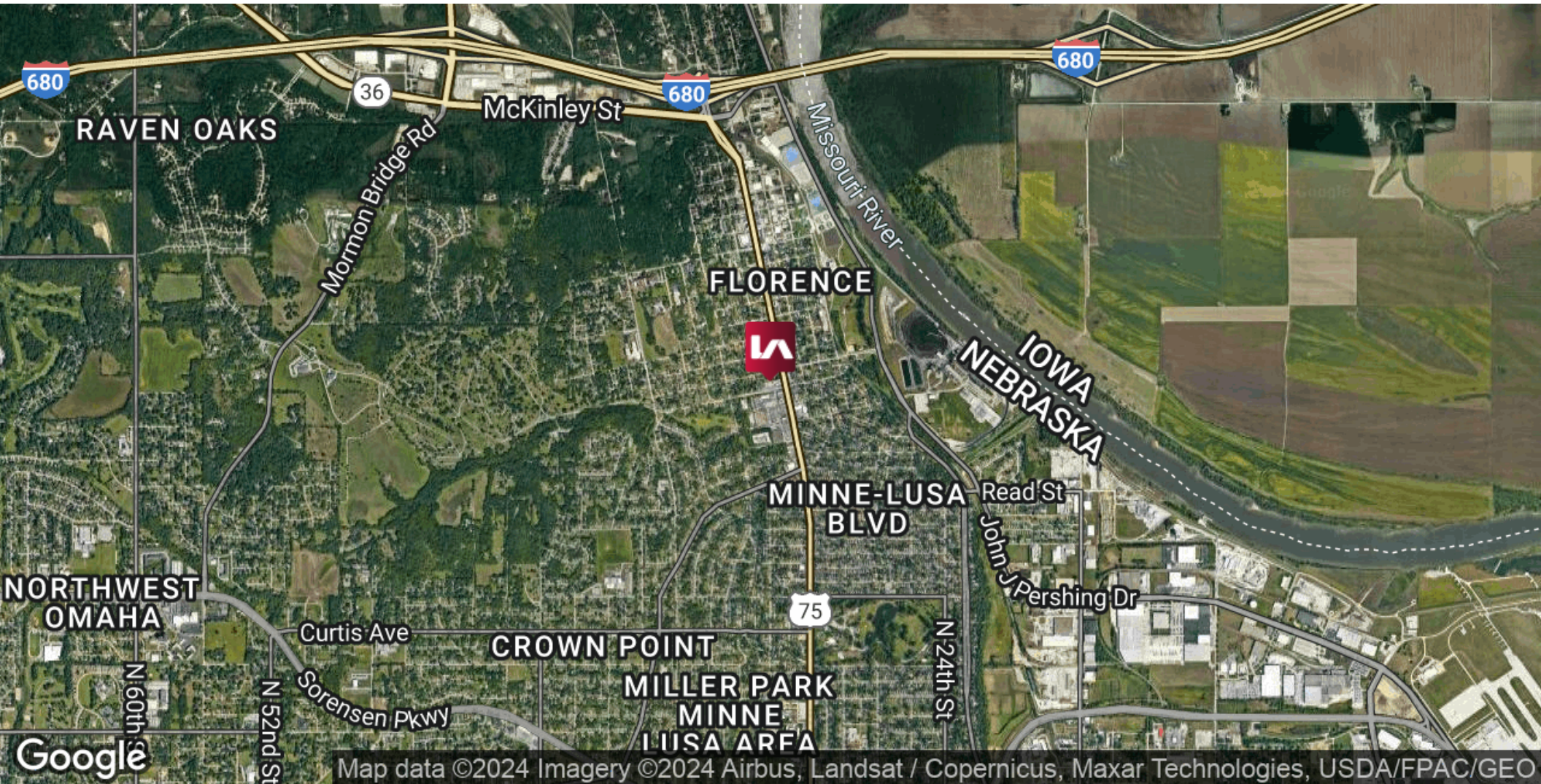
**FOR LEASE**

7438 NORTH 30TH STREET, OMAHA, NE 68112

Retail/Office | 1,200 SF | \$16.50 SF/yr (NNN)

**LEE & ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES



**CONTACT**

**Grace Newton**

[gnewton@lee-associates.com](mailto:gnewton@lee-associates.com)

C 402.980.0111

**Jordan Potthoff**

[jpotthoff@lee-associates.com](mailto:jpotthoff@lee-associates.com)

C 308.765.1822

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.