

WEBER PLACE - 7438 N 30th ST

RETAIL FOR LEASE | 1,200 - 6,500 SF | \$13.50 - \$16.50 SF/YR (NNN)



GRACE NEWTON

Principal

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

EXECUTIVE SUMMARY



SPACES

SUITE	SIZE (SF)	LEASE RATE
7414-7416	5,200 - 6,500 SF	\$13.50 SF/yr
7418	1,300 - 6,500 SF	\$16.50 SF/yr
7432	2,400 SF	\$16.50 SF/yr
7438	1,200 SF	\$16.50 SF/yr

PROPERTY DETAILS:

ASKING RATE:	\$13.50 - 16.50 SF/yr (NNN)
NNN EXPENSES:	\$5.03 PSF
AVAILABLE SF:	1,200 - 6,500 SF
TOTAL BUILDING SF:	± 37,120 SF
ZONING:	CC

PROPERTY HIGHLIGHTS:

- Tenant Improvement Allowance available
- Ample Parking
- Monument Signage

PROPERTY & LOCATION DESCRIPTION



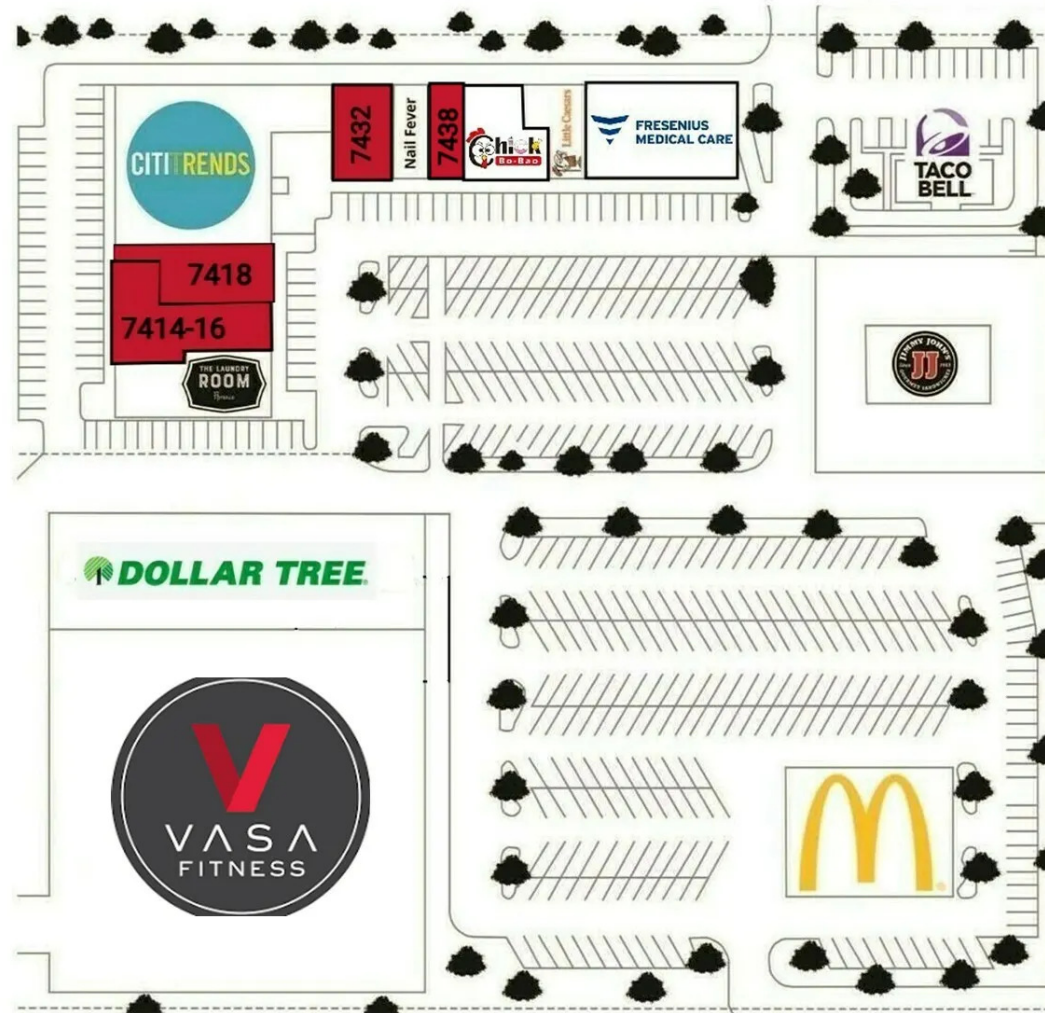
PROPERTY DESCRIPTION

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

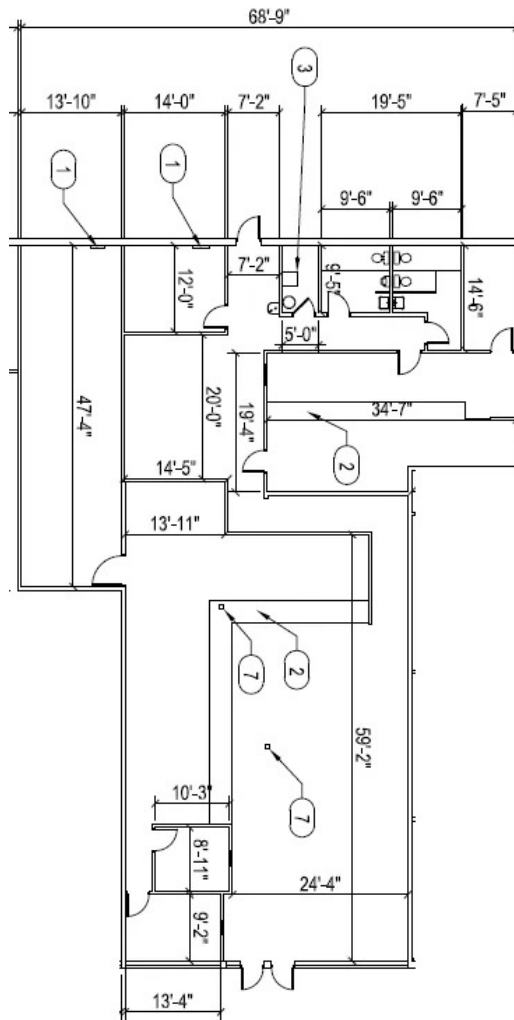
LOCATION DESCRIPTION

North Omaha's retail destination. Located near Metropolitan Community College, Weber Place tenants include 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.

SITE PLAN



FLOOR PLAN & SUITE PHOTO

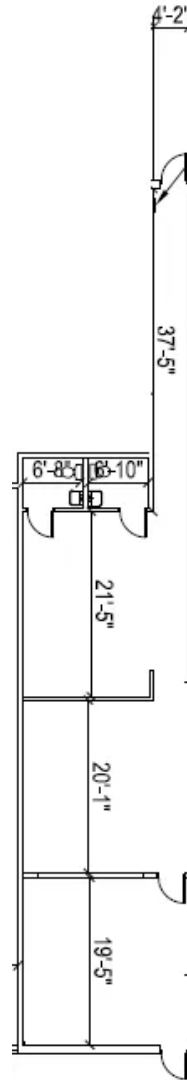


Suite 7414-16



Suite 7414-16

FLOOR PLAN



Suite 7418

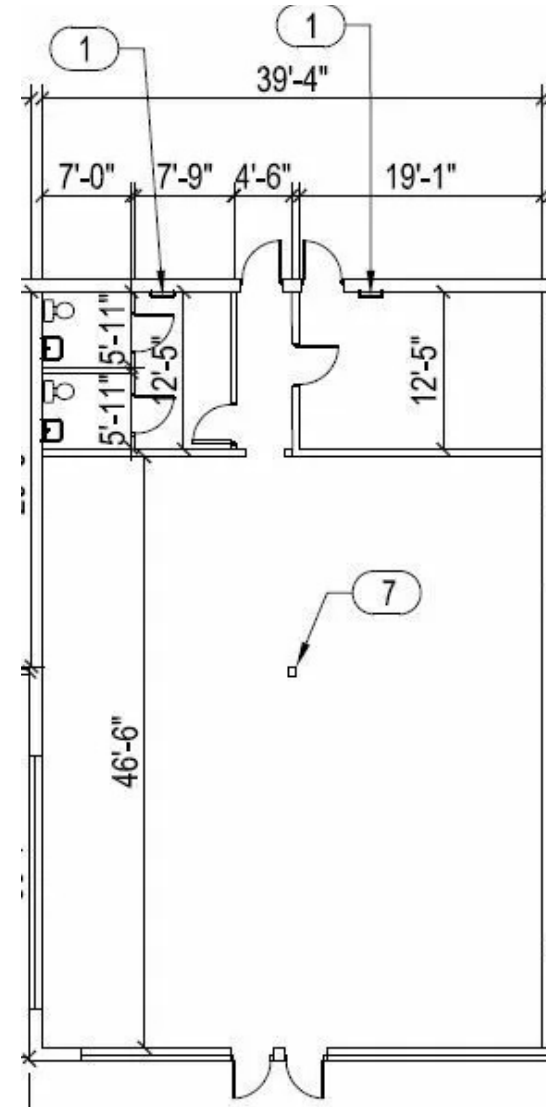
FLOOR PLAN & SUITE PHOTOS



Suite 7432

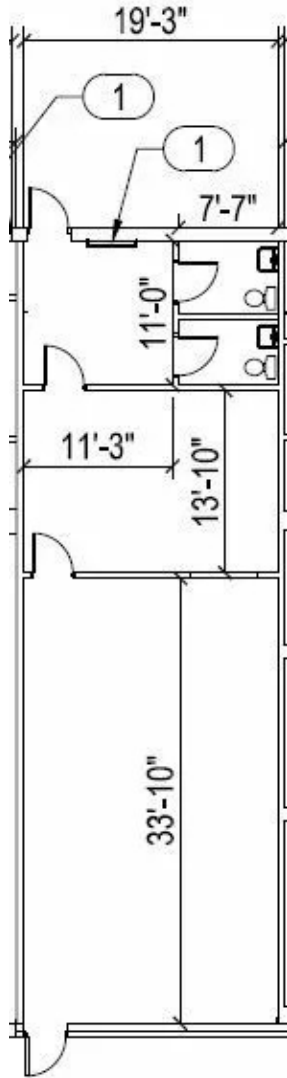


Suite 7432



Suite 7432

FLOOR PLAN & SUITE PHOTO

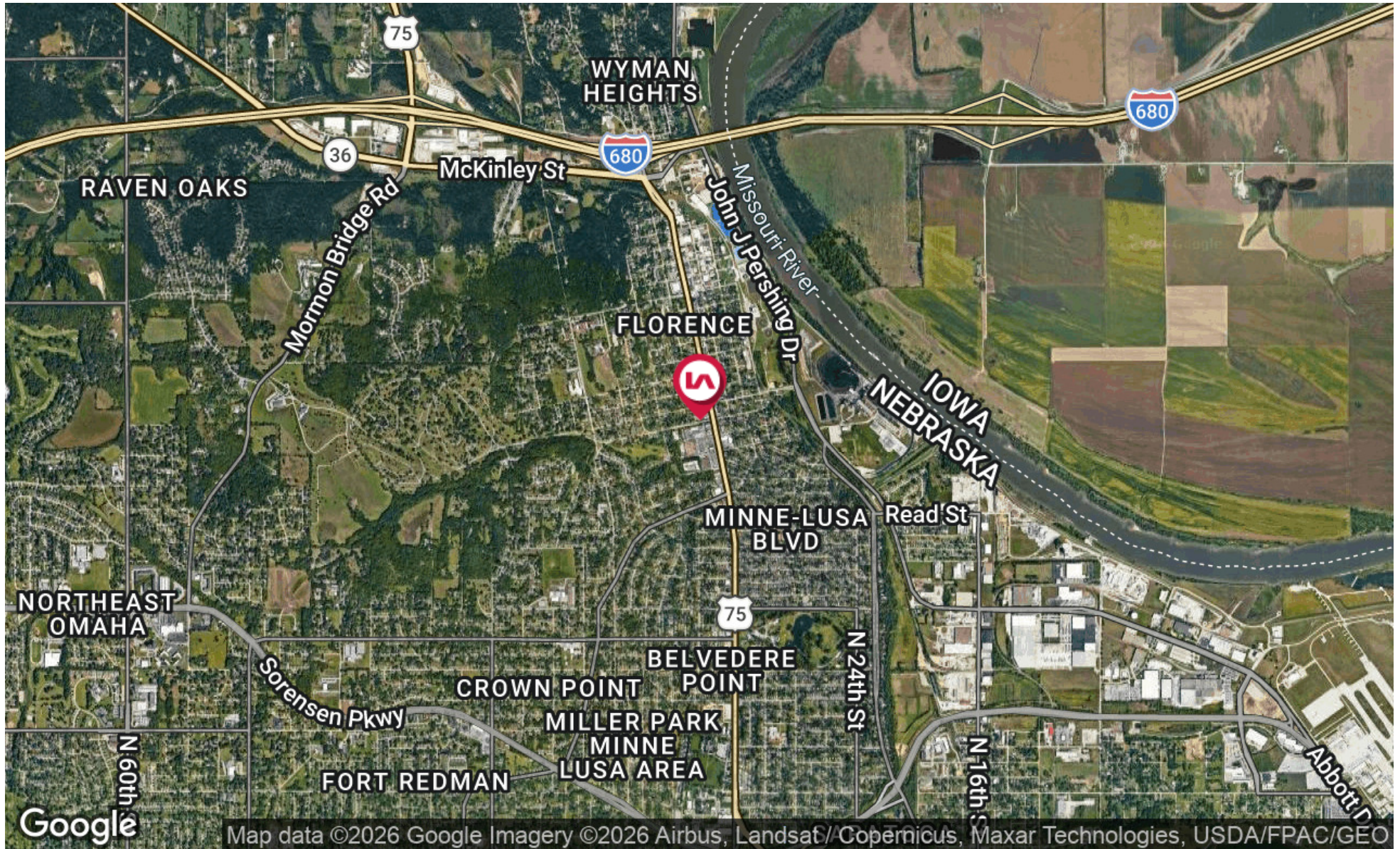


Suite 7438



Suite 7438

LOCATION MAP



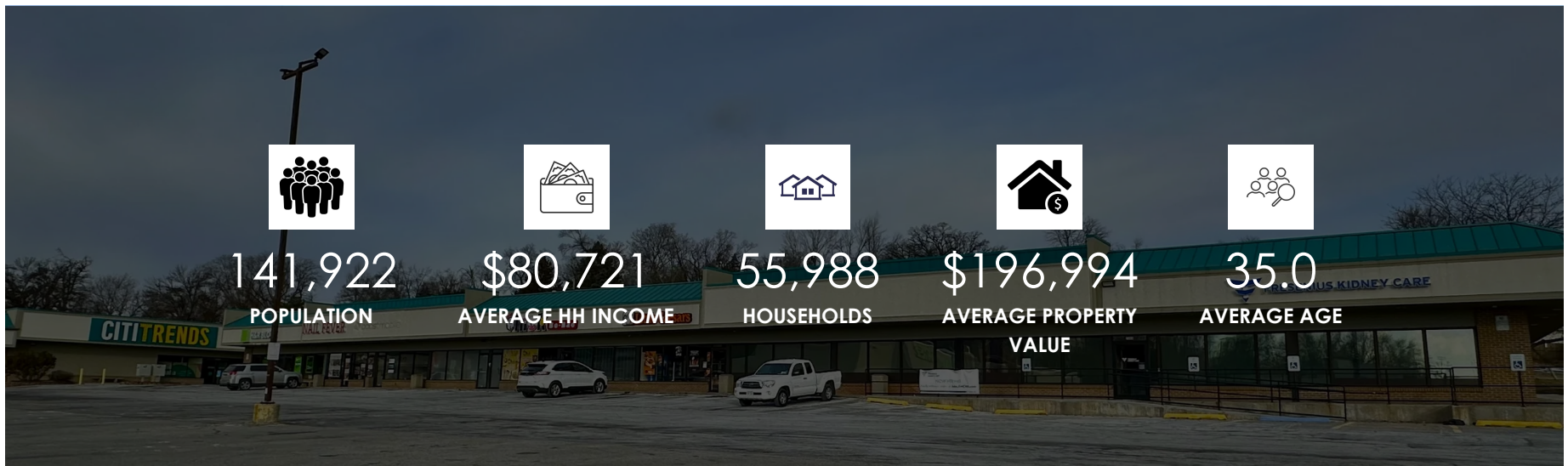
RETAILER MAP



OMAHA OVERVIEW

	1 Mile	3 Miles	5 Miles
Total Population	11,170	50,913	141,922
Average Age	31.3	34.3	35.0
Average HH Income	66,687	66,068	80,721

2023 American Community Survey (ACS)



FOR
LEASE

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OMAHA, NE 68112



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