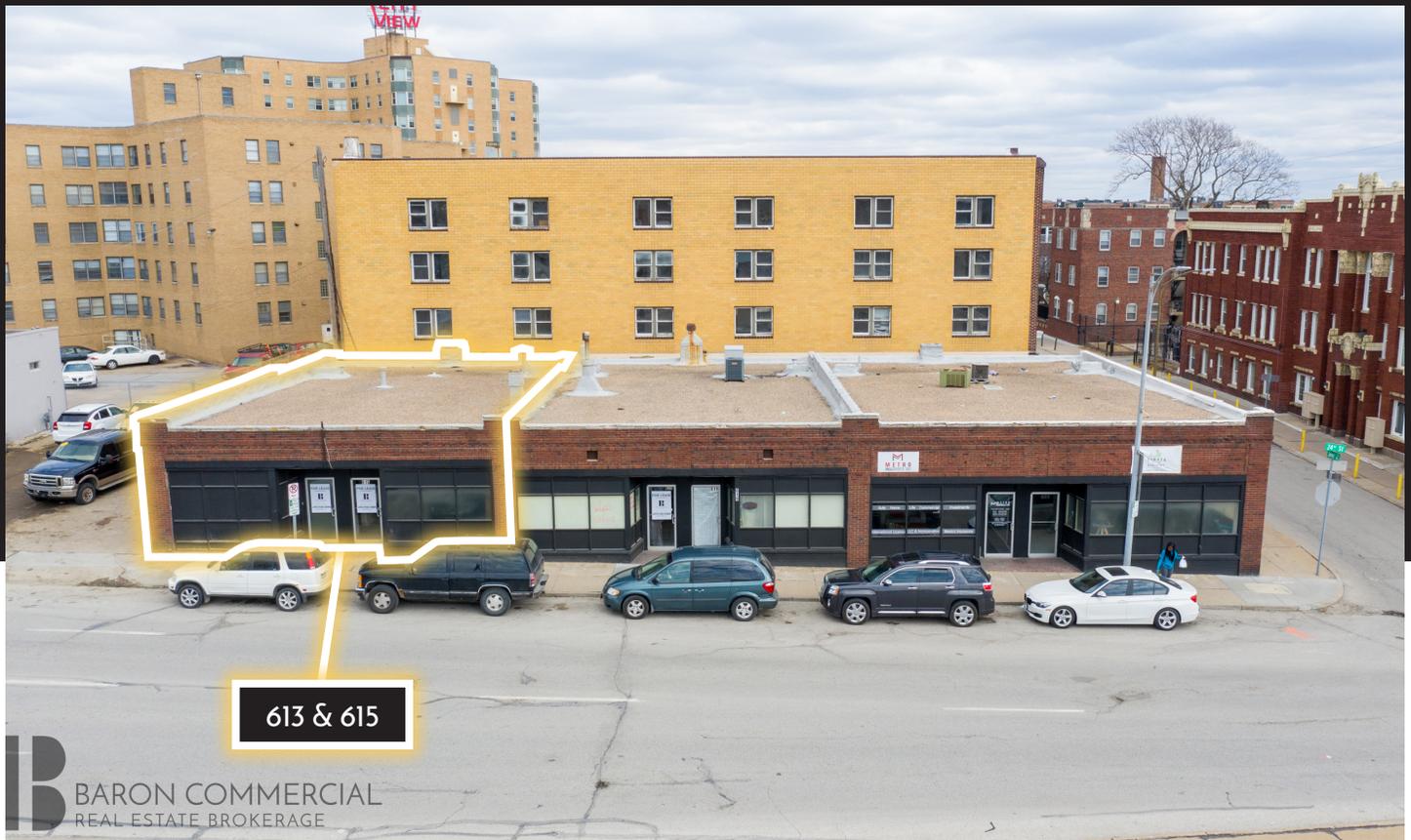




613 S. 24th STREET | OMAHA, NE 68102

24th STREET RETAIL STRIP CENTER
FOR LEASE: \$10.00 PSF MODIFIED GROSS

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B BARON COMMERCIAL
REAL ESTATE BROKERAGE

LEASE SUMMARY

Tenant pays rent and the separately metered electric and gas services, which shall be billed direct to Tenant. No NNN fees. Landlord pays water/sewer, R.E. Taxes, building insurance, and common area maintenance fees. Tenant may make improvements with Landlord's consent.

LEASE TERMS

- Rental Rate:** \$10.00 PSF
- Rent Escalations:** 3% Annually
- Operating Type:** Modified Gross
- Lease Term:** 3+ Years
- Tenant Improvement Allowance:** Negotiable

LEASE AVAILABILITY

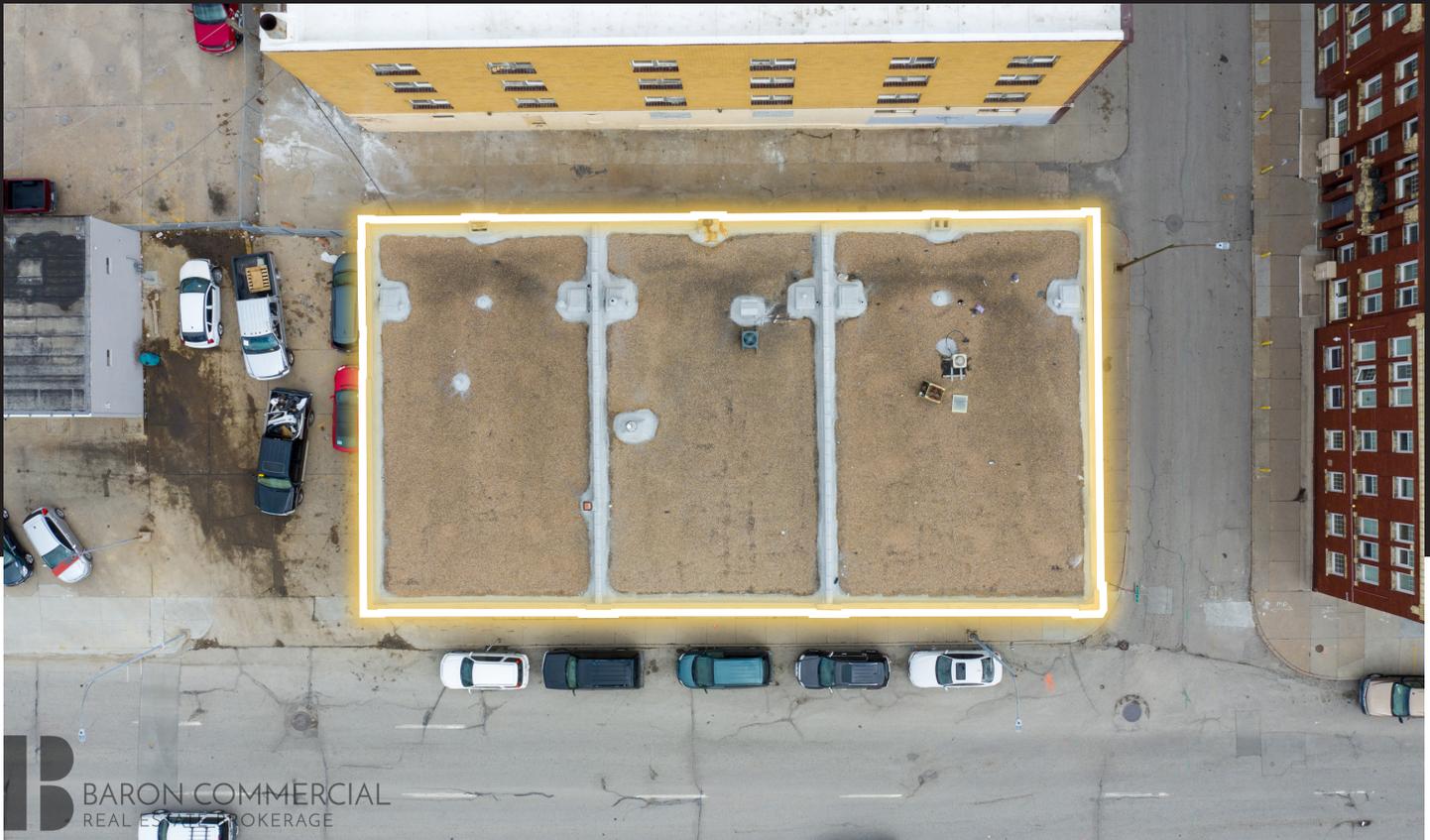
Suite	SF	Tenant	Rent \$ PSF	Total Monthly \$
613	970	Available	\$10.00	\$808.33
615	970	Available	\$10.00	\$808.33
617	970	Jackson Boxing Club	-	-
619	970	Jackson Boxing Club	-	-
621	970	The Beautiful Gate	-	-
623	1,230	The Beautiful Gate	-	-



BARON is excited to offer an exclusive leasing opportunity at 613 S. 24th Street, a retail center strategically located in Omaha's vibrant Quarters Neighborhood. This property, bridging the bustling Downtown and the eclectic Midtown, presents unique suites ideal for businesses aiming to expand or establish their footprint and capitalize on the synergy of a growing neighborhood and a prime location.

PROPERTY HIGHLIGHTS

- **Prime Exposure:** Situated with frontage on 24th Street, the property enjoys high visibility, drawing attention from both pedestrian and vehicular traffic.
- **Accessible Location:** Its proximity to Downtown, Midtown, and easy access to I-480 makes it a conveniently reachable destination for customers and employees alike.
- **Vibrant Surroundings:** The property is surrounded by a mix of dense residential housing and commercial businesses, benefiting from the constant flow of local and visiting patrons.
- **Thriving Neighborhood:** Positioned near new developments, the area is undergoing a transformation, promising an exciting future for businesses located here.
- **Customizable Spaces:** Four available suites offer flexibility and personalization opportunities, with the landlord's approval, to suit diverse business needs.
- **Competitive Lease Terms:** Attractively priced at \$10.00 per square foot per year, and free from NNNs, it represents an affordable entry into a high-potential market.



SITE DETAILS

Site Area: 6,710 SF / 0.15 Acres

Site Dimensions: 60' x 110.5'

Zoning District: DS-ACI-1(PL)

Zoning Sub-District:

Special Zoning:

Walking Score: Very Walkable (86)

Transit Score: Good Transit (55)

Bike Score: Bikeable (67)

Traffic Count: 23,206 EADT (2017)

Parcel Number: 1311400000

Legal Description: HILLCREST ADD
LOT 10 BLOCK O E 60 FT 60 X 110.5

IMPROVEMENT DETAILS

Year Built/Renovated: 1908

Building Area: 6,376 SF

Number of Floors: 1

Original Use: Retail

Foundation: Concrete

Construction: Wood Frame

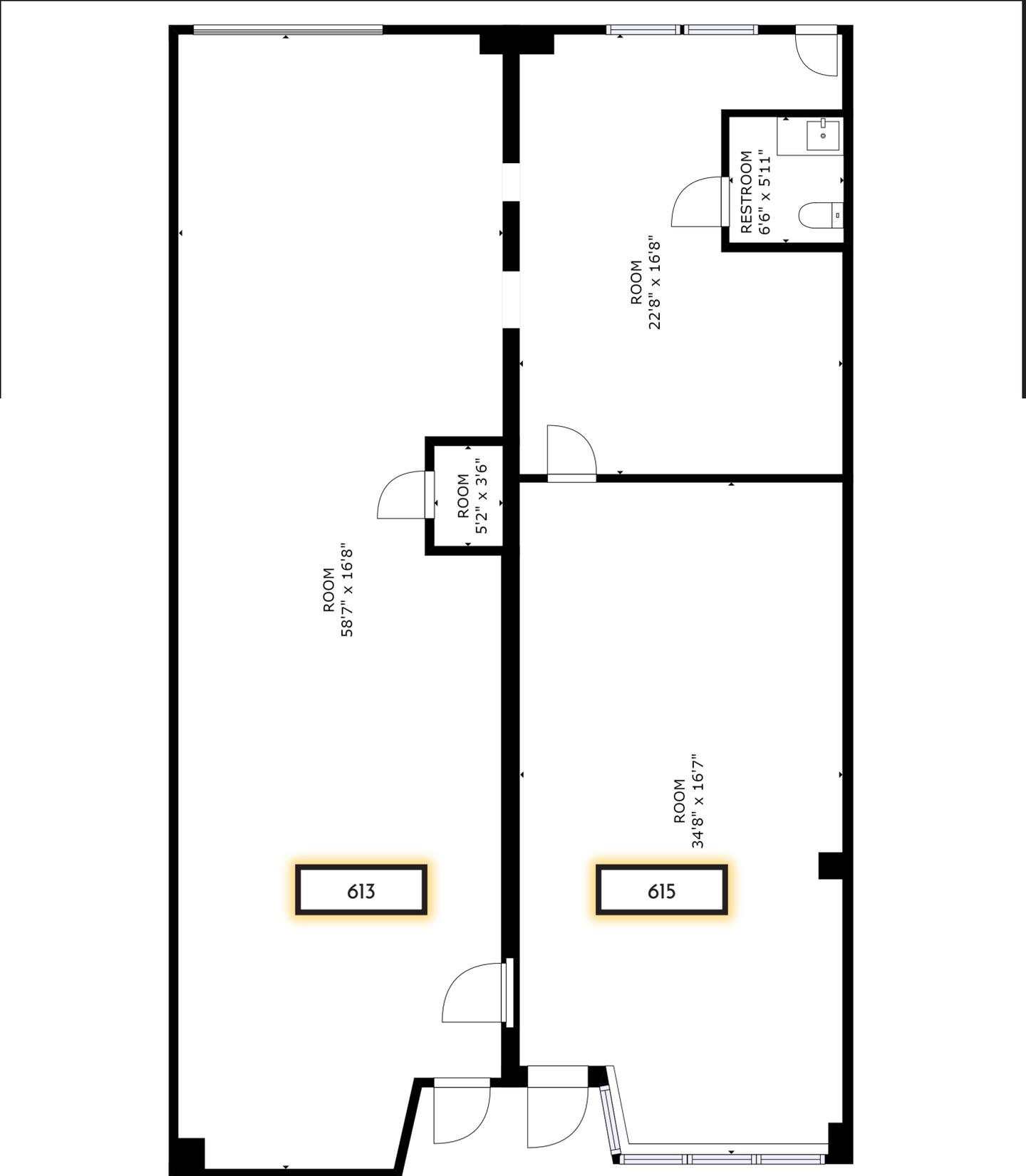
Exterior: Brick

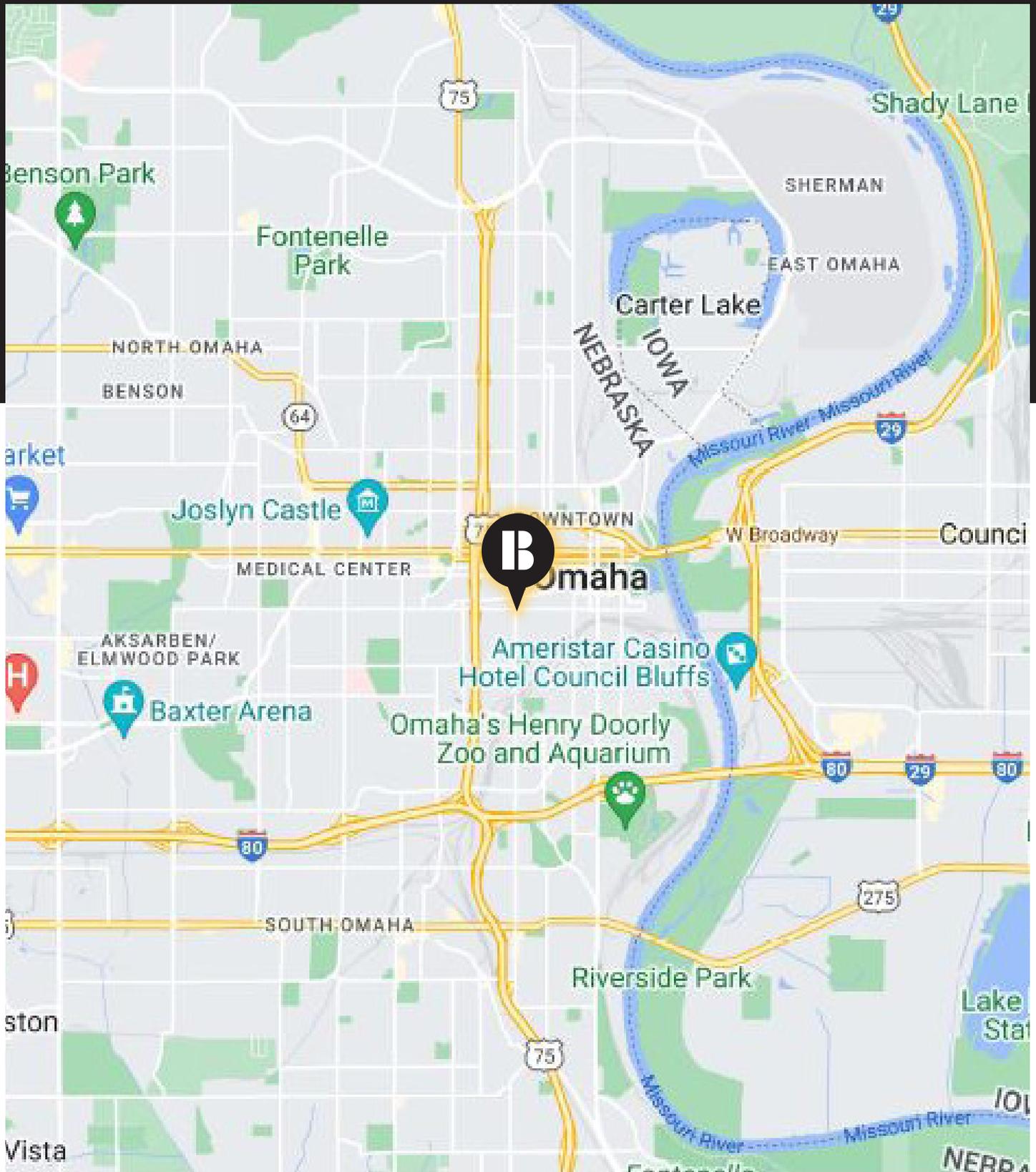
Roof: Flat rubber membrane with rock ballast

Utility Metering: Individual electric & gas meters

HVAC: Individual split systems

Parking: Street parking



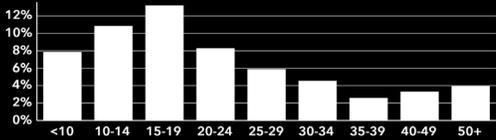


COMMUNITY SUMMARY

613 S 24th St, Omaha, Nebraska, 68102
Drive time of 5 minutes

50,716	0.49%	2.09	80.3	\$31.7	\$47,648	\$201,417	\$14,267	21.3%	68.5%	10.2%			
Population	Population	Average	Diversity	Median	Median	Median	Median Net	Age <18	Age 18-64	Age 65+	Services	Blue Collar	White Collar
Total	Growth	HH Size	Index	Age	HH Income	Home Value	Worth						

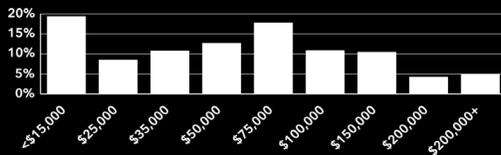
Mortgage as Percent of Salary



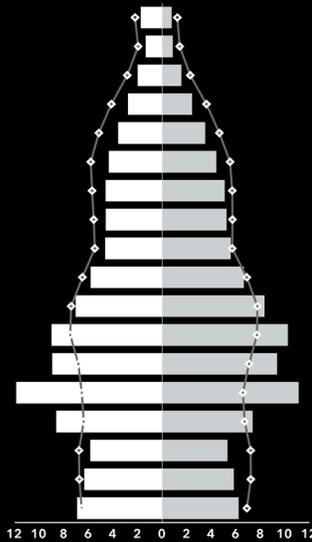
Home Value



Household Income

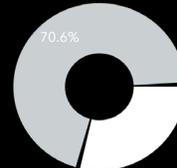


Age Profile: 5 Year Increments

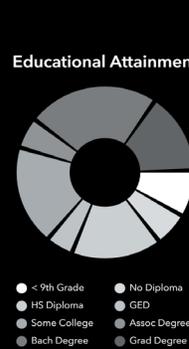


Dots show comparison to 31055 (Douglas County)

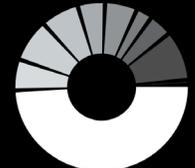
Home Ownership



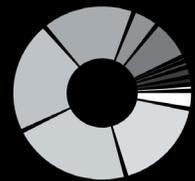
Educational Attainment



Housing: Year Built



Commute Time: Minutes



esri Source: This infographic contains data provided by Esri (2023), ACS (2017-2021).

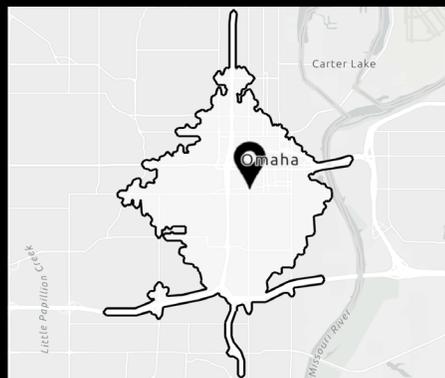
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POPULATION TRENDS AND KEY INDICATORS

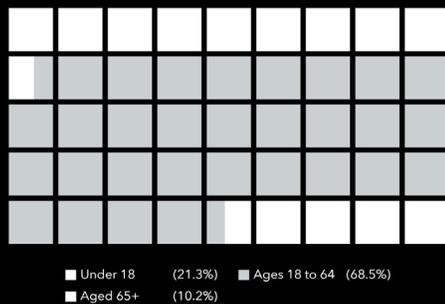
613 S 24th St, Omaha, Nebraska, 68102
Drive time of 5 minutes

50,716	22,242	2.09	31.7	\$47,648	\$201,417	44	86	80
Population	Households	Avg Size	Median	Median	Median	Wealth	Housing	Diversity
		Household	Age	Household Income	Home Value	Index	Affordability	Index

MORTGAGE INDICATORS

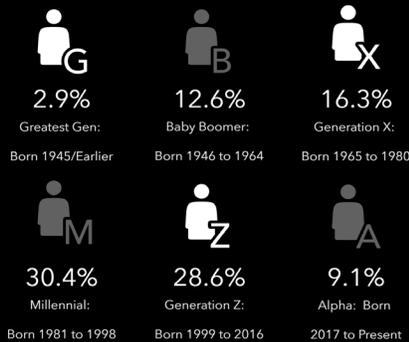


POPULATION BY AGE

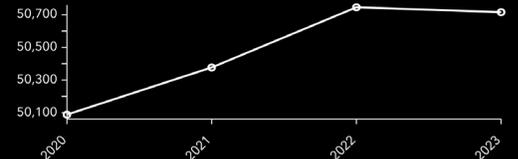


Source: This infographic contains data provided by Esri (2023, 2028), Esri-U.S. BLS (2023), ACS (2017-2021). © 2023 Esri

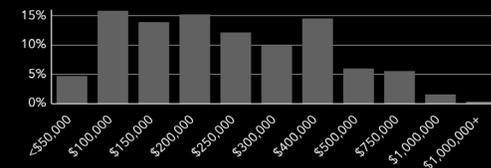
POPULATION BY GENERATION



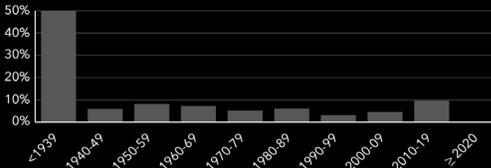
Historical Trends: Population



Home Value



Housing: Year Built



DAVID J. CARRIG

BROKER - NE 20190573 & IA B70191000

dcarrig@baroncre.com

+1 (402) 218-5888

BARON - COMMERCIAL REAL ESTATE

319 S. 17th Street, Suite 310

Omaha, NE 68102



JOHN D. CARRIG

SALESPERSON - NE 20210798

jcarrig@baroncre.com

+1 (402) 499-5999

BARON - COMMERCIAL REAL ESTATE

319 S. 17th Street, Suite 310

Omaha, NE 68102

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