



1419 S 13TH STREET | OMAHA, NE
SUITE 102 | 1,063 SF

OFFICE/RETAIL | FOR LEASE | LITTLE BOHEMIA



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REAL ESTATE



PROPERTY DETAILS

RENT PER SF	\$15
NNN PER SF	\$10.09
UTILITIES PER SF	\$1.31
SF AVAILABLE	1,063
BUILDING CLASS	A

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DESCRIPTION

Available in March 2026, this unique space located in the Historic Little Bohemia neighborhood is perfect for a small retail business or amazing small office space . The storefront has a glass overhead door or traditional retail entrance for maximum flexibility. The space is located between Archetype Coffee and Beercade 2 with unique patio opportunity and signage availability! Don't miss your chance to join the Little Bohemia business district!

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BUILDING INFORMATION

BUILDING SIZE	6,412
MIN DIVISIBLE	1,063
MAX CONTIGUOUS	1,063
NUMBER OF FLOORS	1
YEAR BUILT	1909

ADDITIONAL INFORMATION

ZONING	NBD
NUMBER OF ACRES	0.475

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PARKING & TRANSPORTATION

TRAFFIC COUNT	12,250
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PROPERTY & LOCATION HIGHLIGHTS

- Little Bohemia Historic Neighborhood
- Originally built in 1909, building underwent a fully renovation in 2017
- Overhead door, concrete floors, unique space
- Totally remodeled building adding modern amenities and mechanical systems but respecting the buildings historic charm

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	21,169	113,115	254,419
AVERAGE AGE	33.2	33.1	34.2

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	9,111	46,277	100,422
PEOPLE PER HH	2.1	2.2	2.4
AVERAGE HH INCOME	\$71,714	\$64,937	\$68,499
AVERAGE HH VALUE	\$162,516	\$154,073	\$155,161

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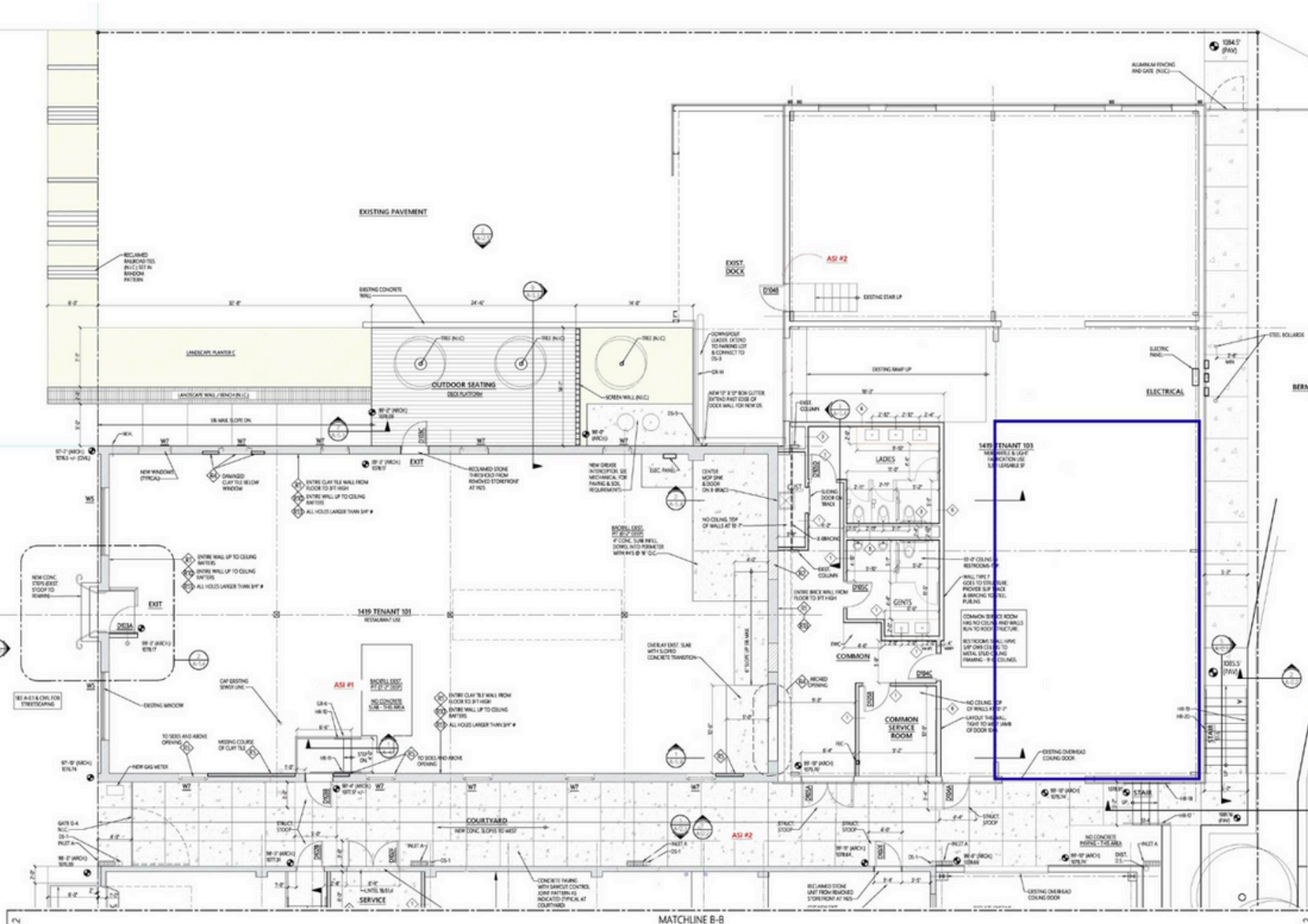


PHOTOS

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FLOOR PLAN - MAIN LEVEL, 1419 #101 & 103

SCALE: 1/8" = 1'-0"

FLOOR PLAN

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AREA BUSINESSES

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