



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

## OFFICE/RETAIL | FOR LEASE | LITTLE BOHEMIA



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## PROPERTY DETAILS

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

## DESCRIPTION

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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!

Information furnished is from sources deemed reliable, but is not guaranteed by PJ Morgan Real Estate, or its agents and is subject to change, corrections, errors, omissions, prior sales or withdrawal, without notice.

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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

## 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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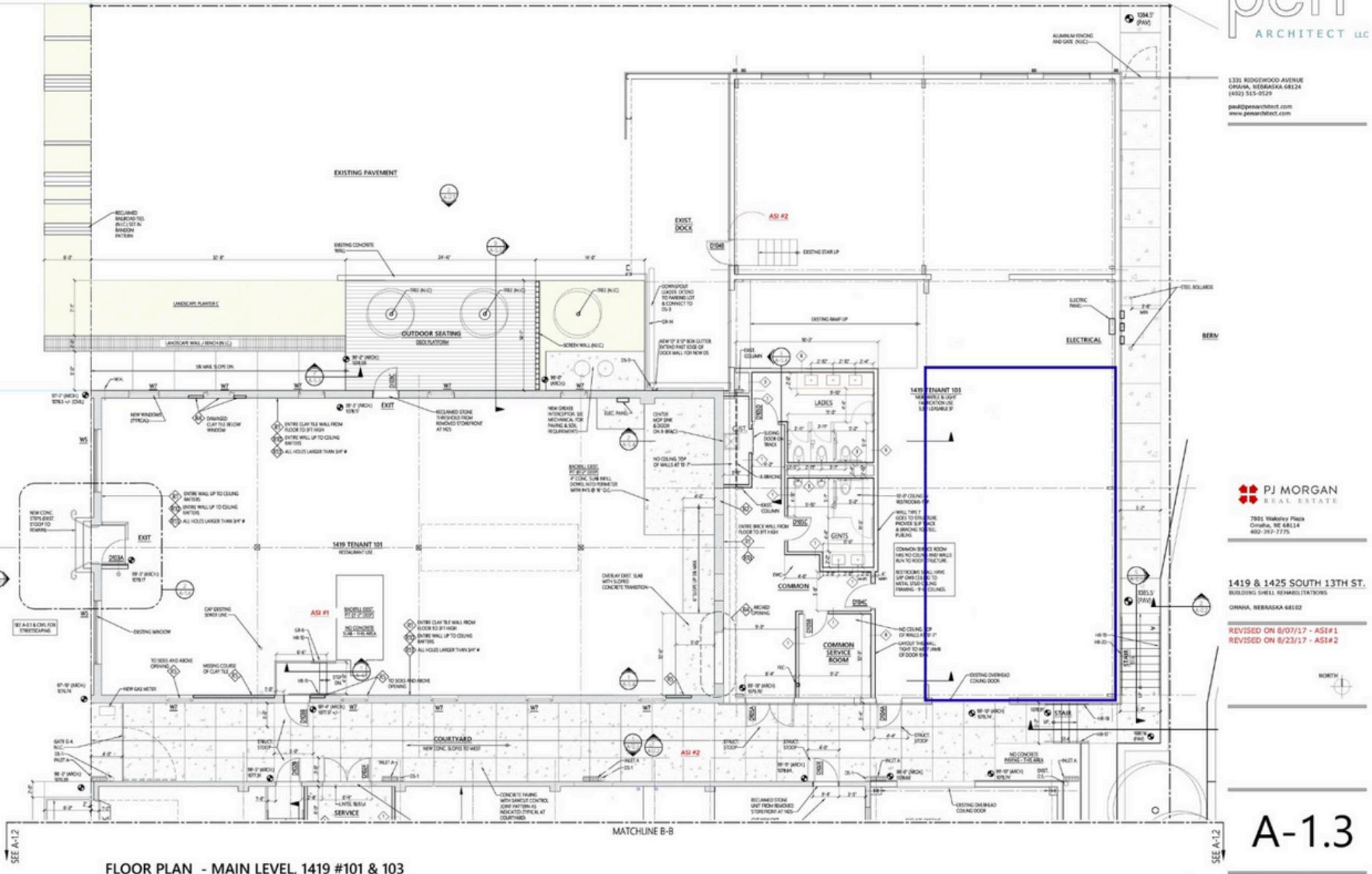


## PHOTOS

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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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