

FOR SALE/LEASE

7419 N 30TH ST, OMAHA, NE 68112

RETAIL/OFFICE/FLEX | 12,640 SF TOTAL BUILDING | \$1,400,000 - SALE PRICE; \$15.00 PSF (NNN) - LEASE RATE



PRESENTED BY:

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PROPERTY DESCRIPTION

Completely renovated in 2017, this property is ready for an owner-user or investor looking for a high-profile location on the North 30th corridor.

- Domino's occupies 2,584 SF
- The remainder of main floor is approx. 10,000 SF of retail/office or flex, and can be leased or occupied by owner-user.
- Bonus 12,000 SF of lower level storage space with freight elevator access.

PROPERTY HIGHLIGHTS

- All new mechanical, fully heated and cooled
- ESFR Sprinkler
- One dock
- Ceiling Height - 10'-14'

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LOCATION DESCRIPTION

189' of frontage on N 30th Street, this submarket's main retail corridor. The property features ample parking on north & south sides.

OFFERING SUMMARY

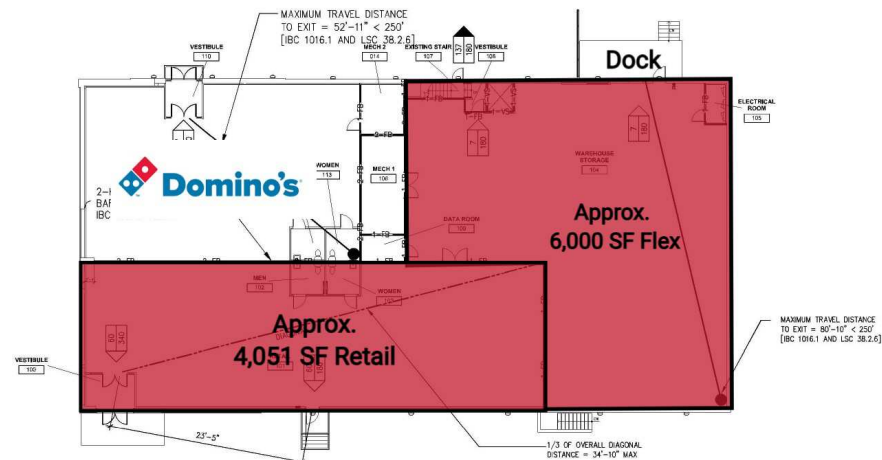
Sale Price:	\$1,400,000
Lease Rate:	\$15.00 SF/yr (NNN)
NNNs:	\$2.17 PSF
Available SF for Lease:	10,000 SF
Total Building Size:	12,640 SF

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.

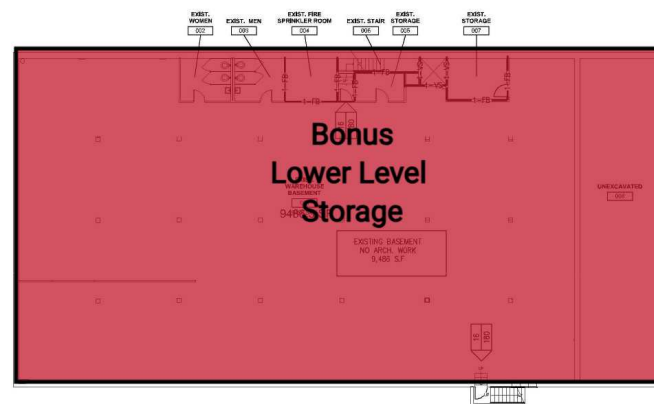
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BUILDING CODE COMPLIANCE PLAN - MAIN LEVEL
1/8"=1'-0"



BUILDING CODE COMPLIANCE PLAN - BASEMENT LEVEL
1/8"=1'-0"

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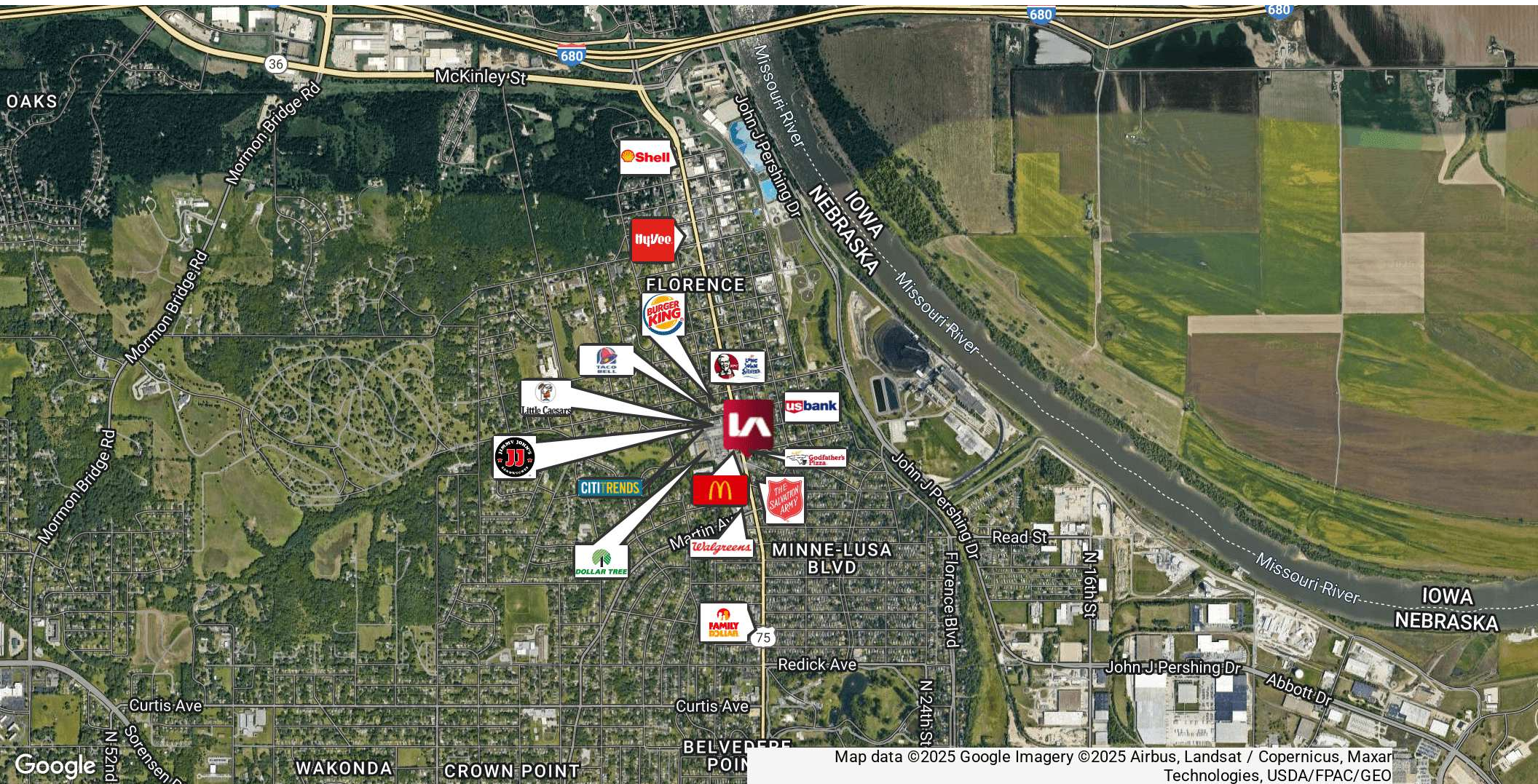
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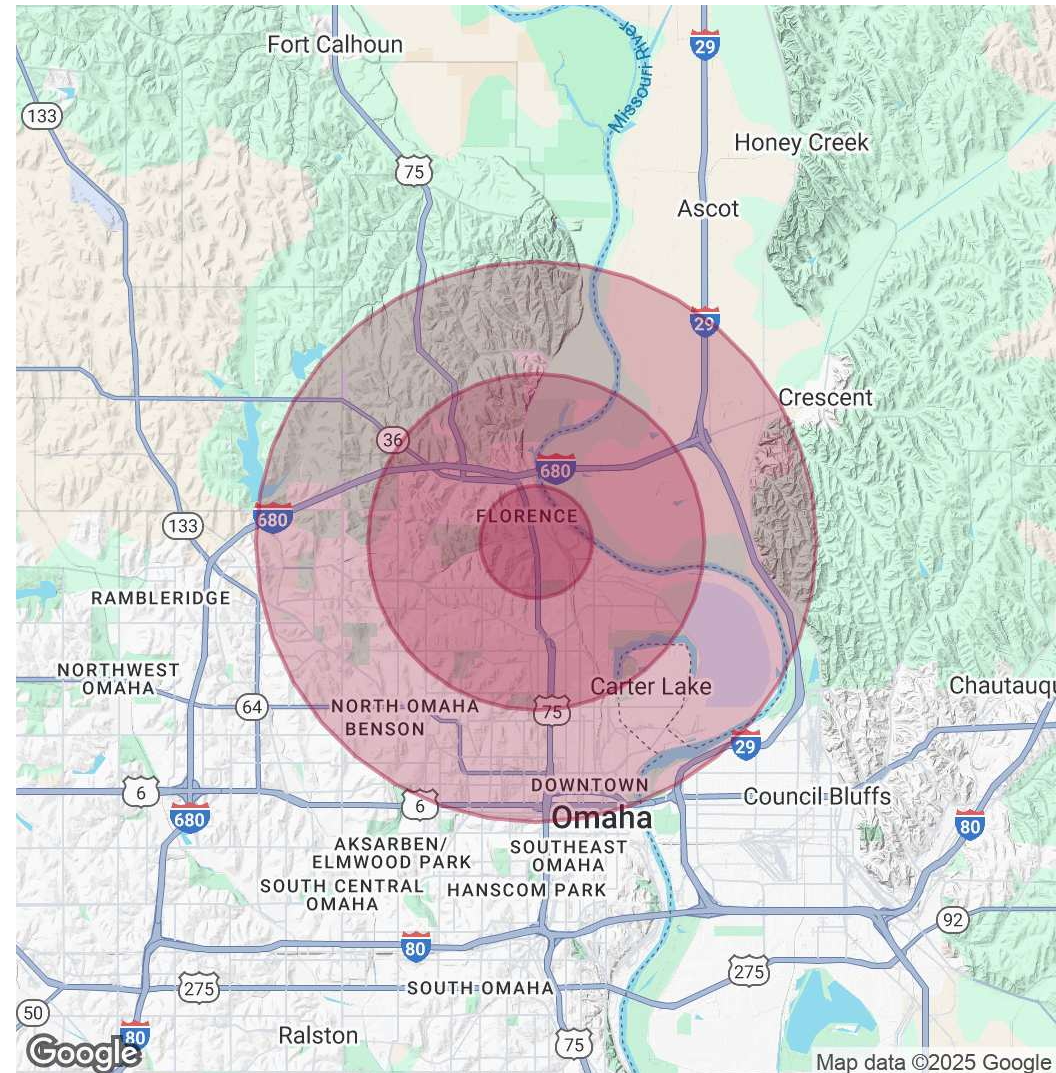
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,863	47,754	135,739
Average Age	38	37	36
Average Age (Male)	36	35	36
Average Age (Female)	39	38	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,656	17,620	52,223
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$69,716	\$60,333	\$71,898
Average House Value	\$151,126	\$167,713	\$219,224

Demographics data derived from AlphaMap



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