

FOR LEASE - WEBER PLACE

7438 NORTH 30TH STREET, OMAHA, NE 68112

RETAIL/OFFICE | 1,200 SF | \$16.50 SF/YR (NNN)



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:

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PROPERTY DESCRIPTION

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

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

PROPERTY HIGHLIGHTS

- Last space available!
- Ample parking
- Monument signage

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OFFERING SUMMARY

Lease Rate:	\$16.50 SF/yr (NNN)
NNN Expenses:	\$5.41 p.s.f.
Available SF:	1,200 SF
Building Size:	37,120 SF
Parking Ratio:	5.2:1

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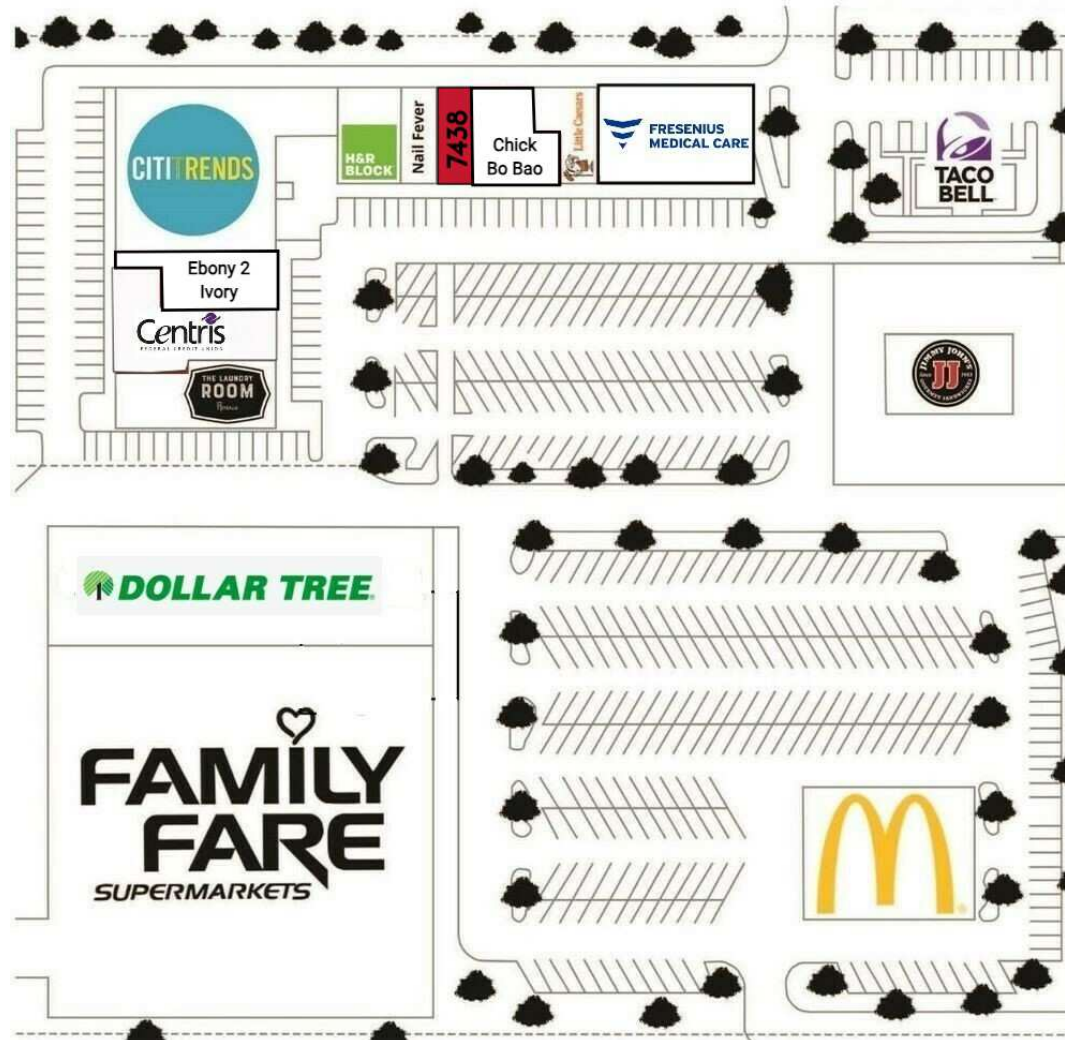
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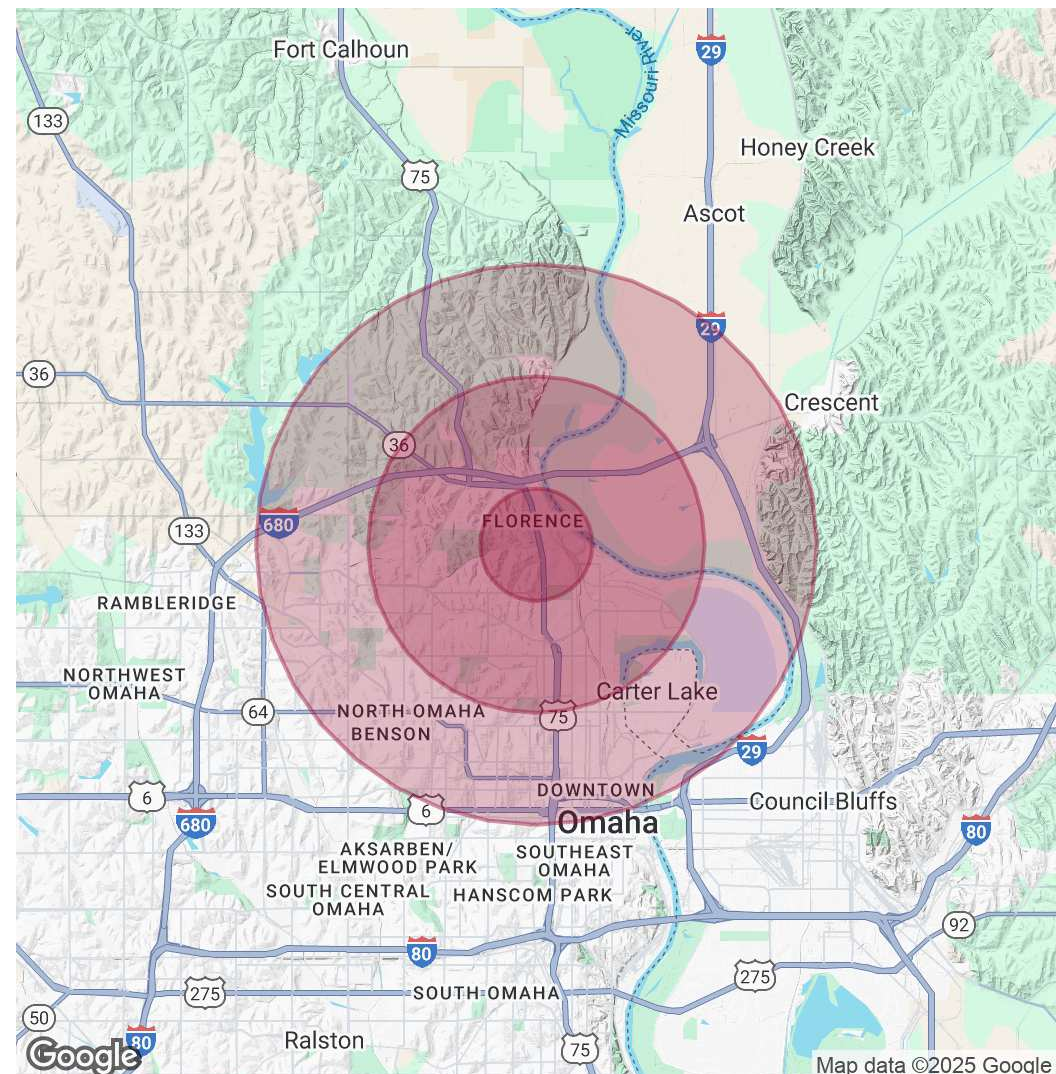


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,423	49,436	138,411
Average Age	33.5	34.6	34.7
Average Age (Male)	32.8	32.4	33.4
Average Age (Female)	36.8	36.7	36.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,899	20,540	58,629
# of Persons per HH	2.7	2.4	2.4
Average HH Income	\$59,177	\$48,167	\$59,033
Average House Value	\$97,535	\$102,858	\$126,930

* Demographic data derived from 2020 ACS - US Census



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Omaha: 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

Lincoln: 200 South 21st Street, Suite A113 | Lincoln, NE 68510 | 531.721.2888



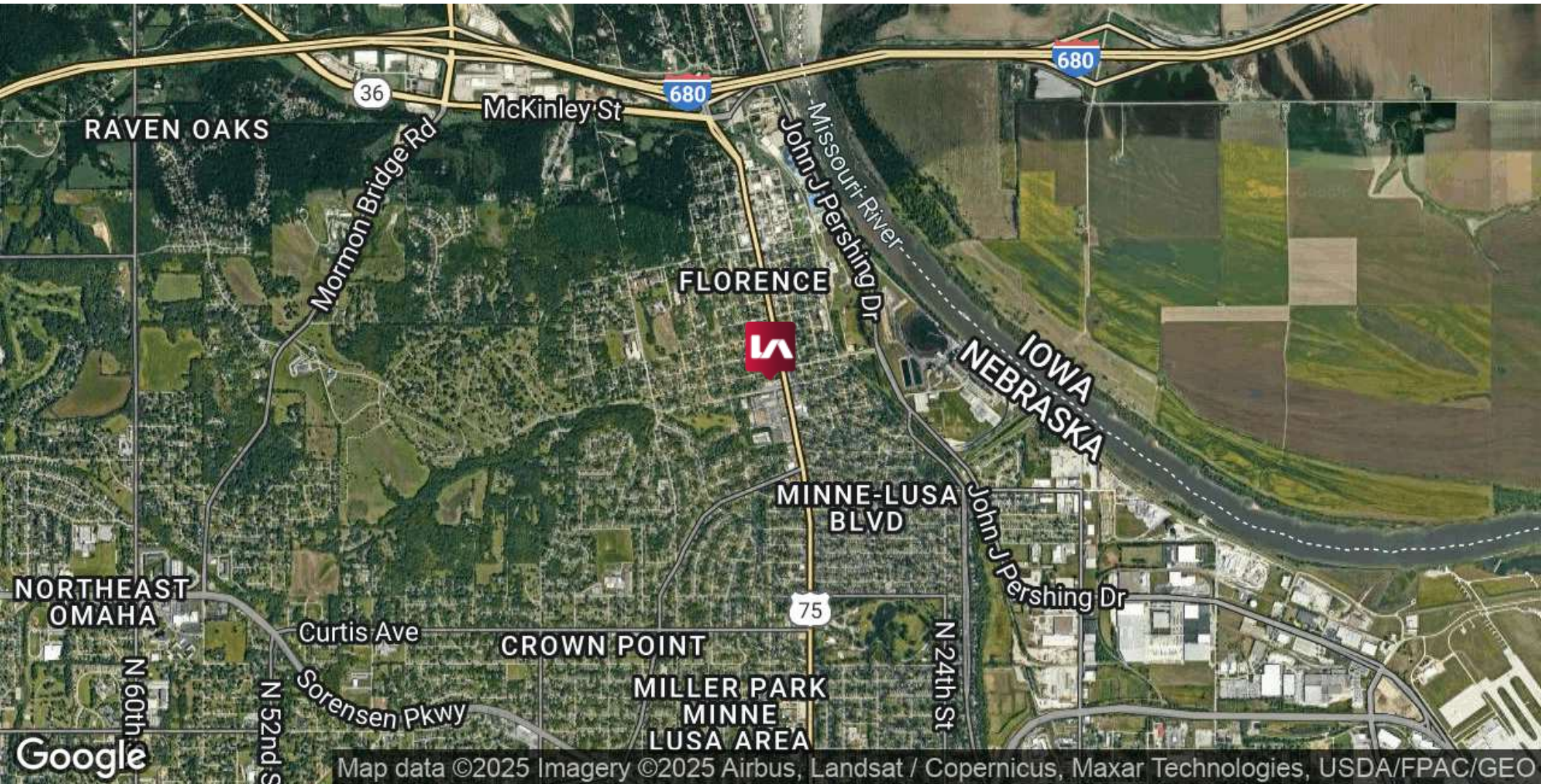
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