

Colliers



For Sale or Lease

Opportunity

**Cori Adcock**

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7419 North 30th Street  
Omaha, NE 68112

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

Owner will vacate approximately 9,000 ± SF space upon closing which creates opportunity for a tenant or new owner to occupy. Domino's occupies 2,584 SF.

Bonus 12,000 ± SF of storage space in basement with freight elevator access.

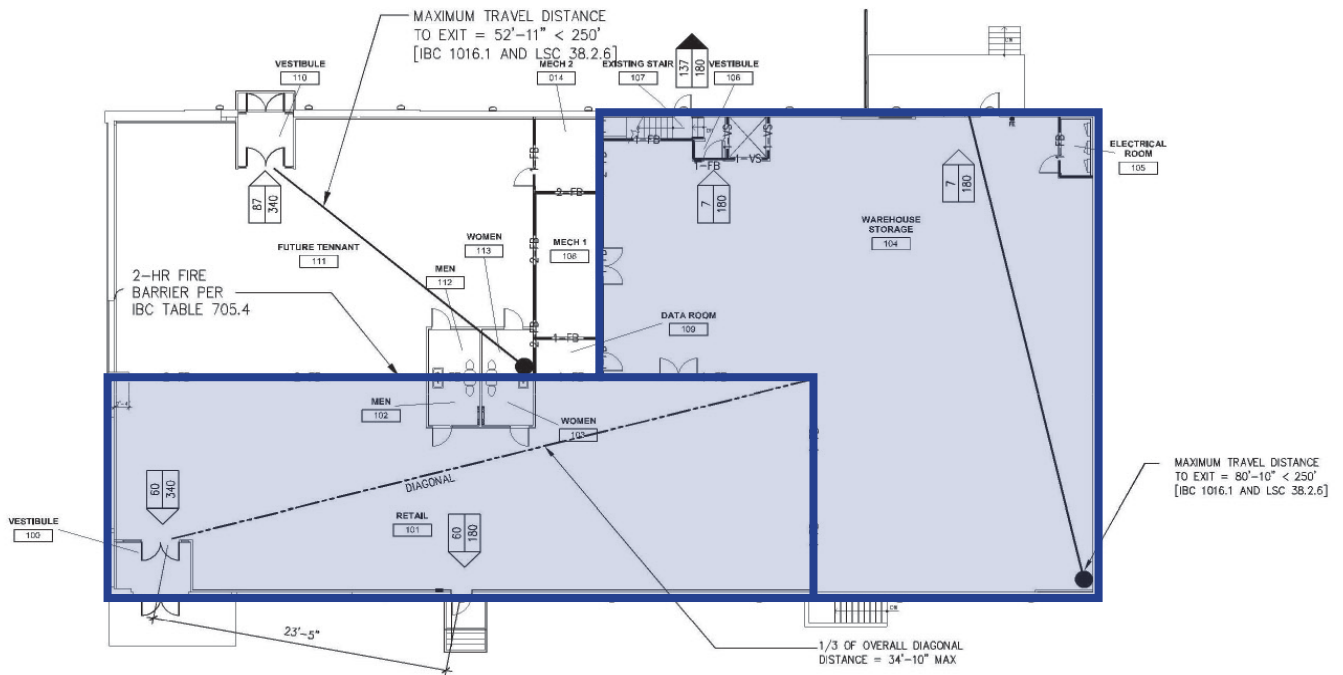
11516 Miracle Hills Drive  
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Omaha, NE 68154  
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Accelerating success.

# Floor Plan

7419 North 30th Street, Omaha, NE 68112

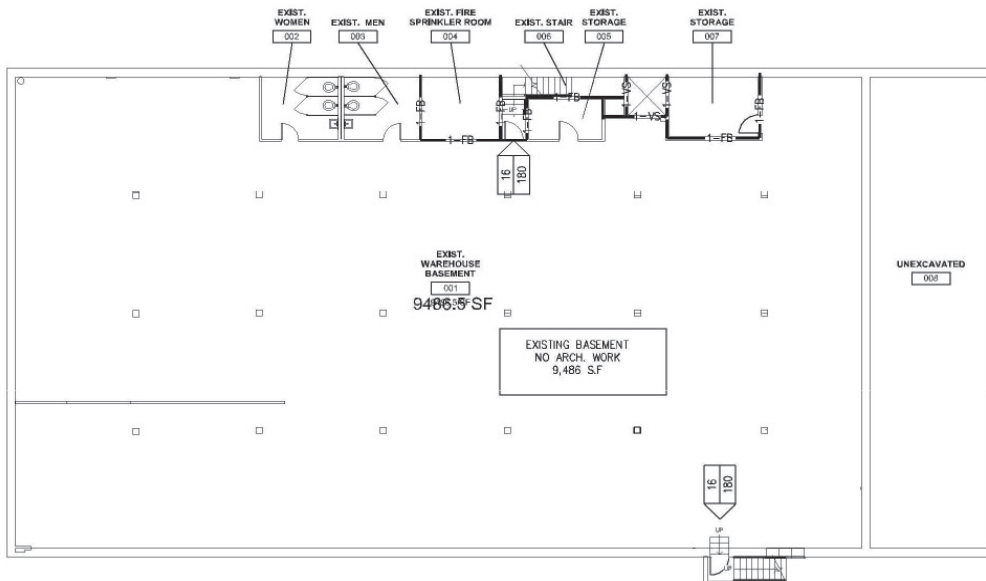


## BUILDING CODE COMPLIANCE PLAN - MAIN LEVEL

1/8"=1'-0"



## BUILDING CODE COMPLIANCE PLAN - BASEMENT LEVEL



# Aerial

7419 North 30th Street, Omaha, NE 68112



Estimated Average Daily  
Traffic - 22,434 Total Vehicles  
North: 20,596 | South: 17,686

# For Sale or Lease

## Retail Space

7419 North 30th Street, Omaha, NE 68112

Type of Listing:	Retail for Sale or Lease	
Sale Price:	\$ 1,400,000	
Lease Price:	\$ 15.00	
Operating Type:	NNN	
Estimated Expenses:	\$ 1.90 (2021)	
Available:	30 day notice	
Total Building SF:	12,640 SF	
Space Available for Lease:	Suite 3	9,000 ± SF
Lot Size:	32,697 SF	
Year Built/Renovated:	1960 / 2017	
Real Estate Taxes:	\$ 11,428.76 (2022)	
Parking:	Onsite and curb	

### Construction

Heat & A/C:	Yes	
Construction:	Brick/block	
Ceiling Height:	10' - 14'	
Sprinkler:	Yes, ESFR	
Restrooms:	Yes, ADA	

### Lease Specifics

Length of Lease:	3 - 5 years	
TI Allowance:	Negotiable	
Rent Escalator:	3%	
Lease Form:	Landlord	

### Location

Intersection:	30th & Weber	
Submarket:	Northeast	

### Contact us:

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