



1425 S 13TH STREET | OMAHA, NE  
4,500 SF

OFFICE & RETAIL | FOR LEASE | LITTLE BOHEMIA

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REAL ESTATE



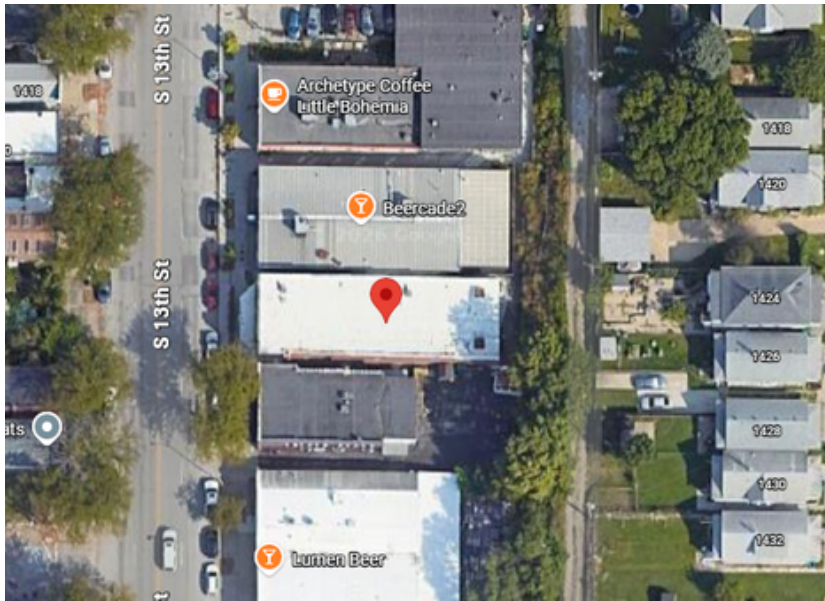
## PROPERTY DETAILS

|                |            |
|----------------|------------|
| RENT           | \$16.50/sf |
| NNN            | \$9.29/sf  |
| SF AVAILABLE   | 4,500      |
| BUILDING CLASS | B          |

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## DESCRIPTION

Here's a golden opportunity to lease a historic building in the Little Bohemia business district. There's 4,500 square foot on the main floor with a flexible build out perfect for retail or office use. The building features include 20' open, exposed ceilings, two offices, a large conference room, a gated & private patio space, and storage in the lower level. Marquee lights are working and tenant can regularly change lettering. Signage also available. Parking available on street or in lots a few doors down!



## BUILDING INFORMATION

|                  |          |
|------------------|----------|
| BUILDING SIZE    | 4,500 sf |
| NUMBER OF FLOORS | 1        |
| YEAR BUILT       | 1916     |
| YEAR REMODELED   | 2017     |

## ADDITIONAL INFORMATION

|                 |       |
|-----------------|-------|
| ZONING          | NBD   |
| NUMBER OF ACRES | 0.158 |

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## PARKING & TRANSPORTATION

|               |                      |
|---------------|----------------------|
| PARKING TYPE  | Parking Lot & Street |
| TRAFFIC COUNT | 12,229               |

## PROPERTY & LOCATION HIGHLIGHTS

- Join the Little Bohemia historic business district
- Beautiful all brick building completely renovated 2017 by Lund Ross with all new HVAC, roof, electrical, plumbing, windows, and patio space.
- Originally, the Maryland Theatre opened in November of 1915 with seating listed at 492. At the conclusion of its 25-year lease, Epstein's Theatres took on the venue in 1940 renaming it as the Berkley Theatre and operated the theatre until 1953. The theatre was in continuous use for other businesses including Bumper & Auto of Omaha until it was fully remodeled in 2017.

## DEMOGRAPHICS

| POPULATION       | 1 MILE | 3 MILES | 5 MILES |
|------------------|--------|---------|---------|
| TOTAL POPULATION | 20,638 | 111,085 | 252,715 |
| AVERAGE AGE      | 33.2   | 33.1    | 34.2    |

| HOUSEHOLDS        | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS  | 8,650     | 45,313    | 99,791    |
| PEOPLE PER HH     | 2.1       | 2.3       | 2.4       |
| AVERAGE HH INCOME | \$71,687  | \$65,238  | \$68,723  |
| AVERAGE HH VALUE  | \$155,793 | \$153,869 | \$156,058 |

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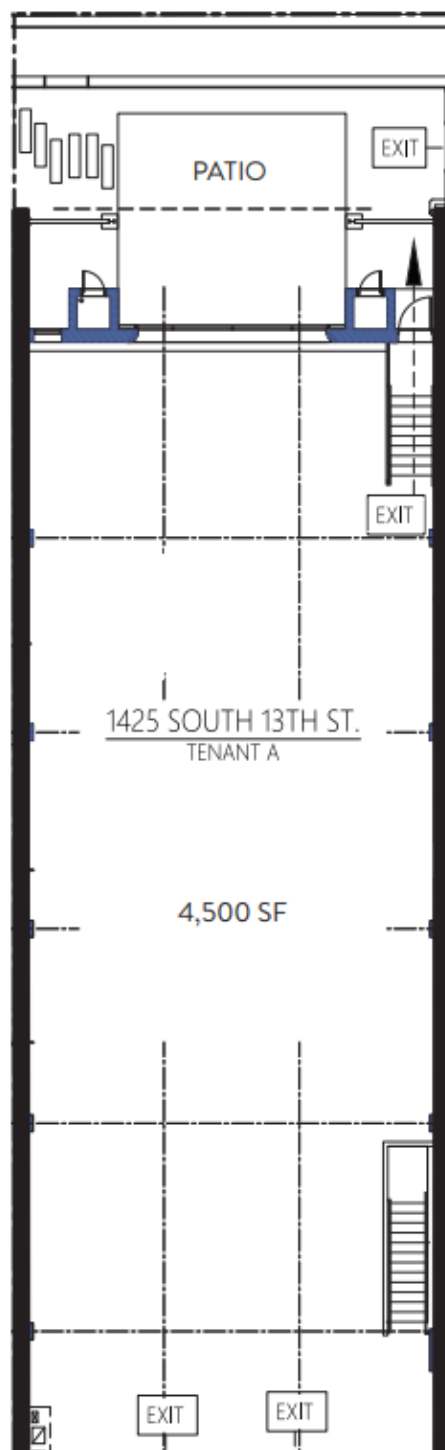
## PHOTOS

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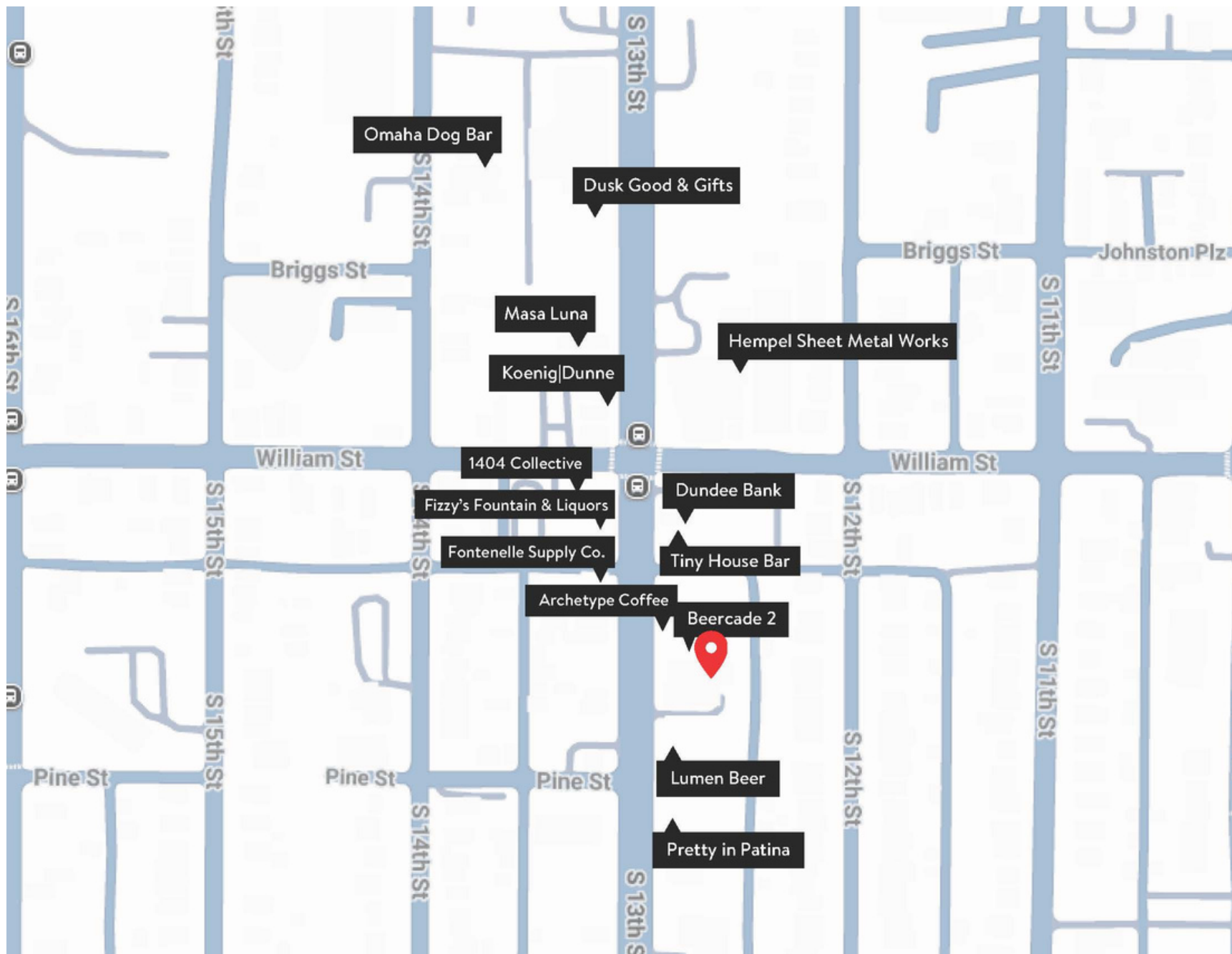
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# FLOOR PLAN



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## AREA BUSINESSES

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