

Retail/Office | For Lease

CBRE

Retail/Office Building

Located Along L Street

4930 L Street
Omaha, Nebraska 68117
www.cbre.com/nebraska

2,600 SF + 1,065 SF Basement



Retail/Office Building

4930 L Street | Omaha, Nebraska 68117

For Lease



Property Information

Space Available

First Floor 2,600 SF
– 1,065 SF Basement Included at No Cost

Lease Rate \$19.50 PSF, NNN

Estimated NNNs \$4.00 PSF

Zoning General Commercial

Demographics	1 Mile	3 Miles	5 Miles
Population	10,259	105,420	268,702
Average Household Income	\$85,094	\$88,334	\$99,901
Households	3,702	41,555	111,040
Pop. Growth Rate 2020-2025	-0.22%	-0.25%	0.09%

Features

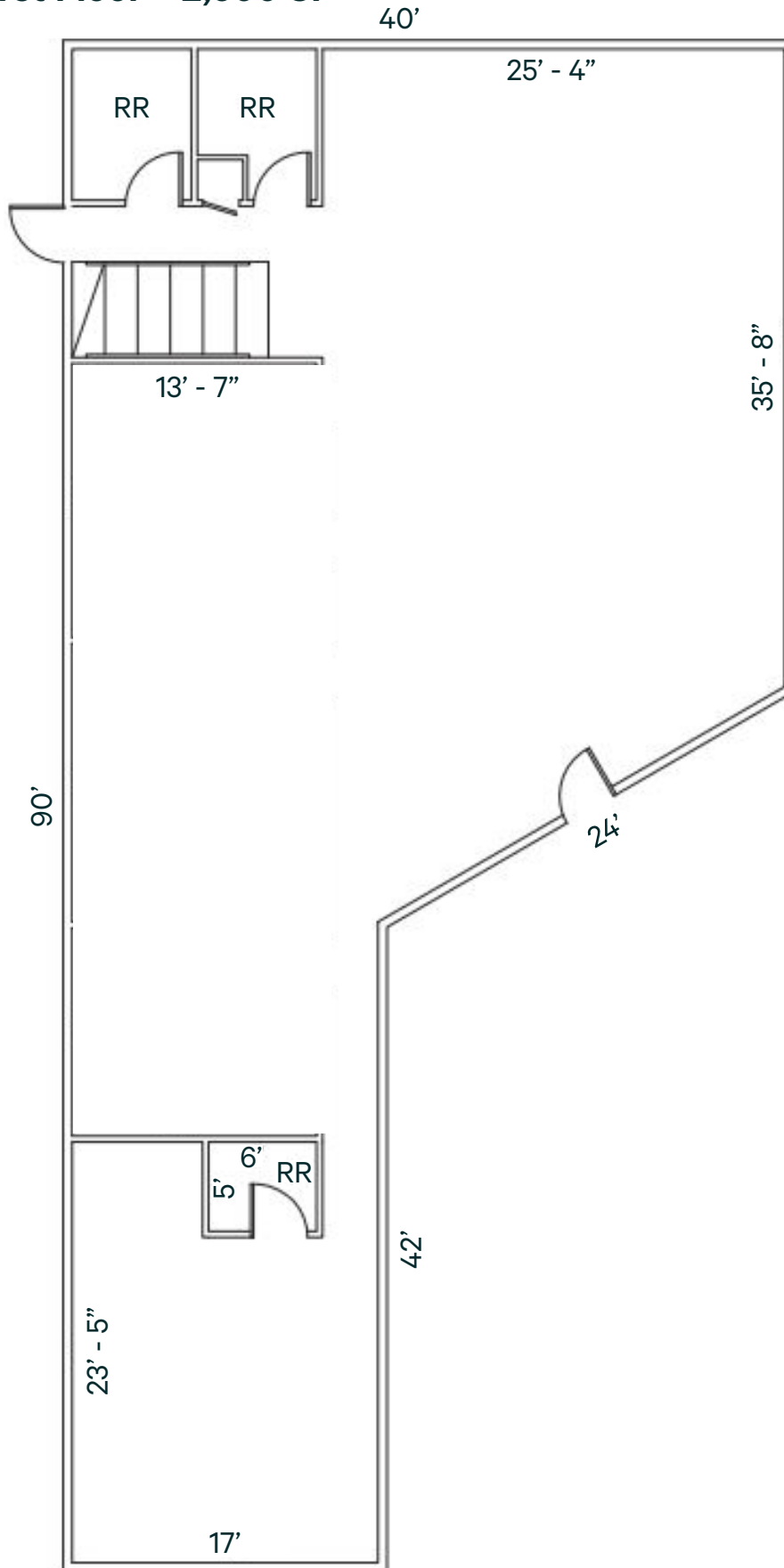
- + Newly remodeled commercial space
- + Great location for office or retail space
- + Traffic Counts
 - 60th & L Streets – 52,618 VPD (2019)
 - 50th & L Streets – 38,190 VPD (2024)
- + 1,500 student OPS High School at 60th & L along with numerous other schools within a 3-mile radius
- + High population density location
- + Excellent surrounding demographics

Retail/Office Building

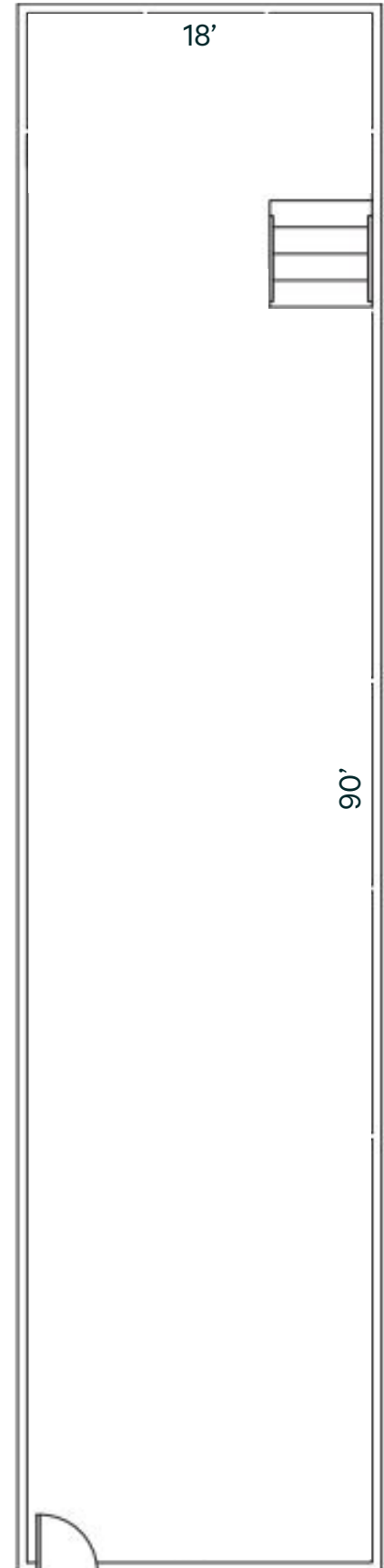
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First Floor – 2,600 SF



Lower Level – 1,065 SF

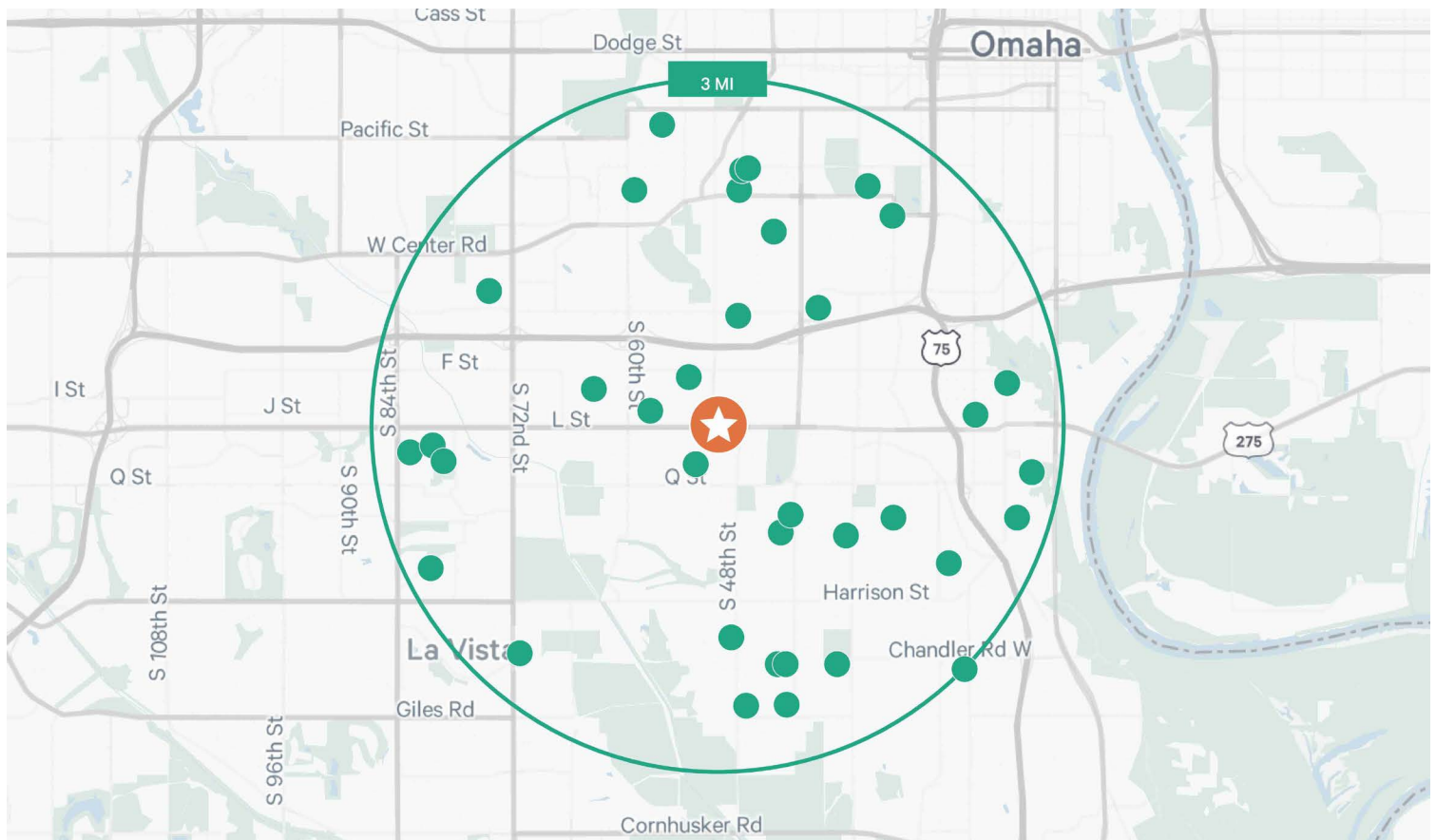


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36 Schools within a 3-Mile Radius





Contact Us

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Building Information

Building Size	2,600 SF
Lot Size	0.35 AC
Year Built	1963
Parking	21 Stalls
Zoning	GC - General Commercial

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