

FOR LEASE - WEBER PLACE

7438 NORTH 30TH STREET, OMAHA, NE 68112

RETAIL/OFFICE | 1,300 - 6,500 SF | \$13.50 - \$16.50 SF/YR (NNN)



**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
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DOLLAR TREE



PROPERTY DESCRIPTION

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

PROPERTY HIGHLIGHTS

- Move-in ready retail (former H&R Block)
- Ample Parking
- Monument signage

LOCATION DESCRIPTION

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

OFFERING SUMMARY

Lease Rate:	\$13.50 - \$16.50 SF/yr (NNN)
NNN Expenses:	\$5.03 p.s.f.
Available SF:	1,300 - 6,500 SF
Building Size:	37,120 SF

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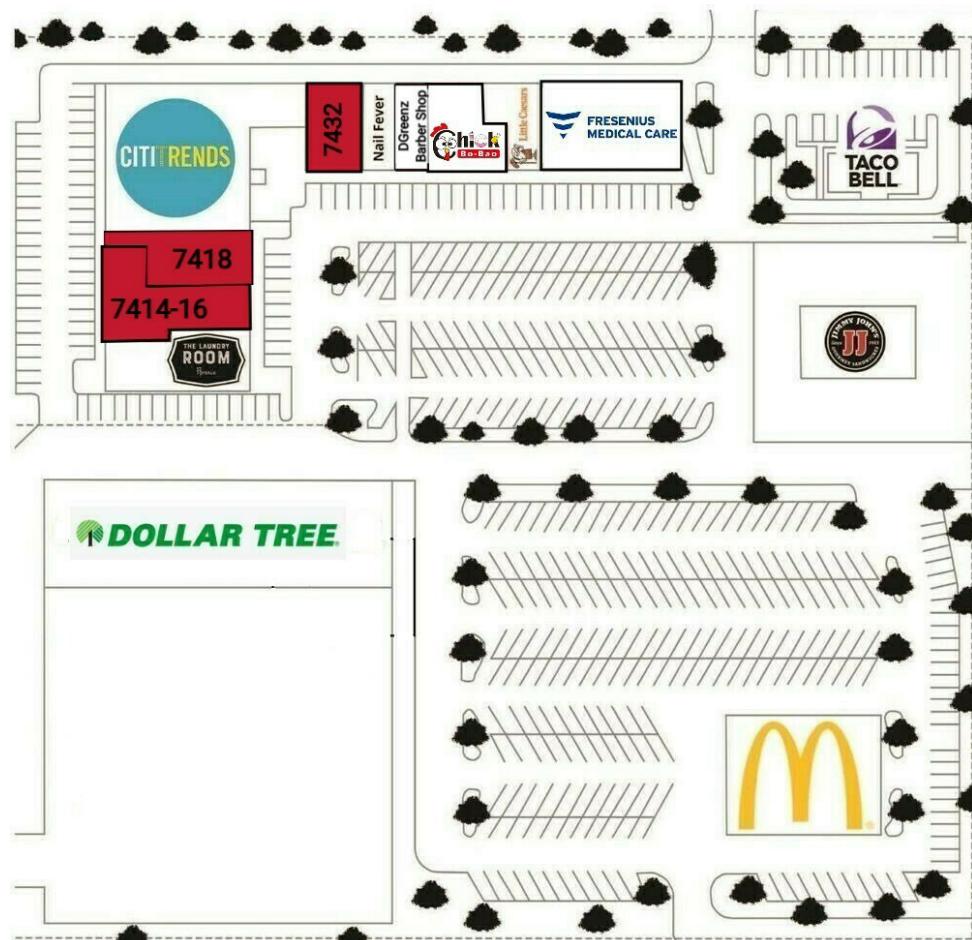
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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
7414-7416	5,200 - 6,500 SF	NNN	\$13.50 SF/yr	Former Douglas County office.
7418	1,300 - 6,500 SF	NNN	\$16.50 SF/yr	Beauty supply store.
7432	2,400 SF	NNN	\$16.50 SF/yr	Former H&R Block.



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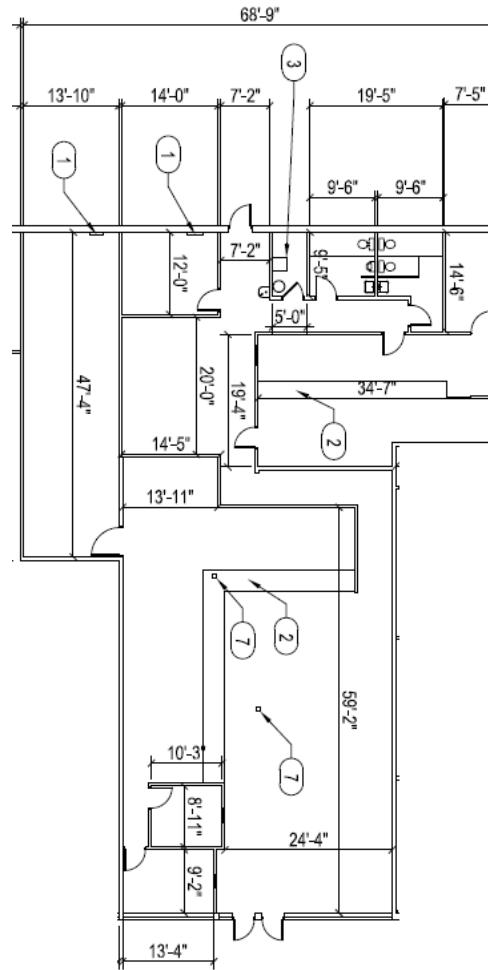
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Suite 7414-16



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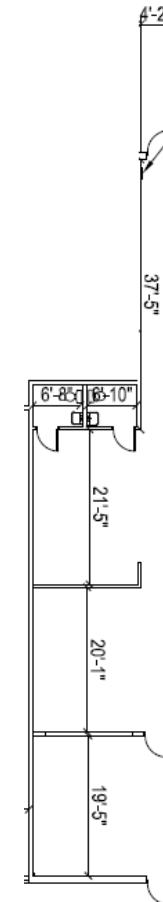
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ROOM
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Suite 7418

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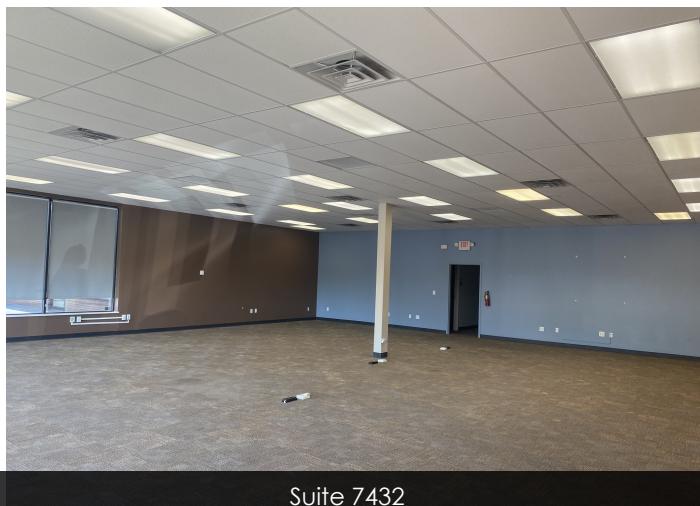
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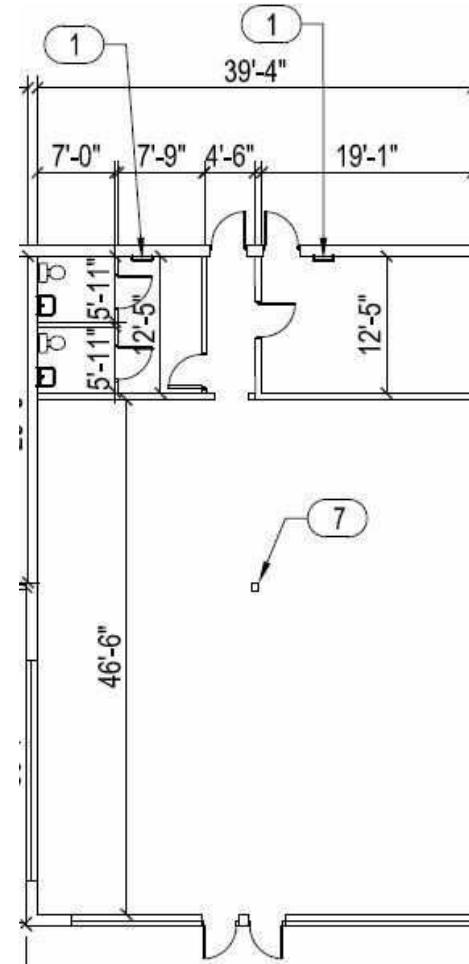
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Suite 7432



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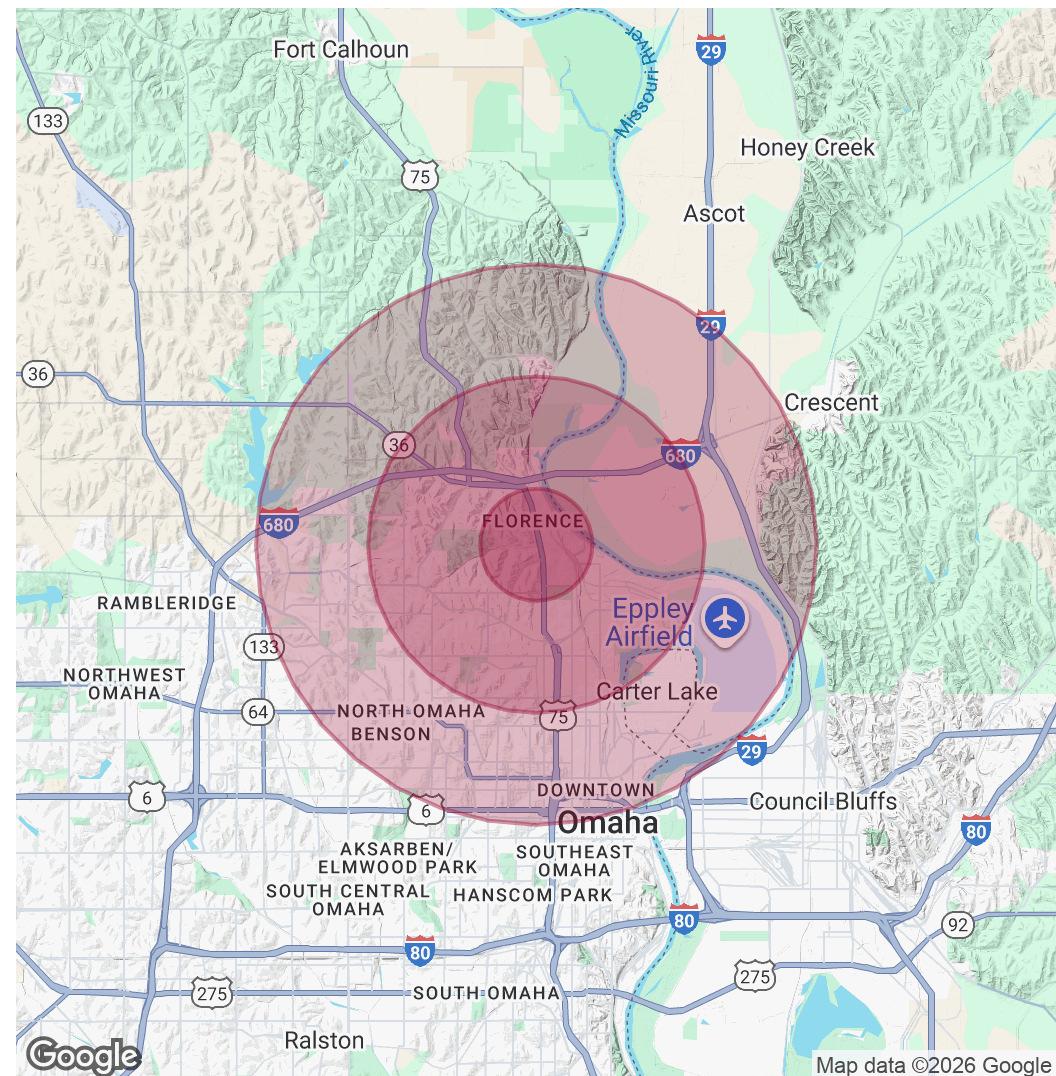
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,423	49,436	138,411
Average Age	33.5	34.6	34.7
Average Age (Male)	32.8	32.4	33.4
Average Age (Female)	36.8	36.7	36.0

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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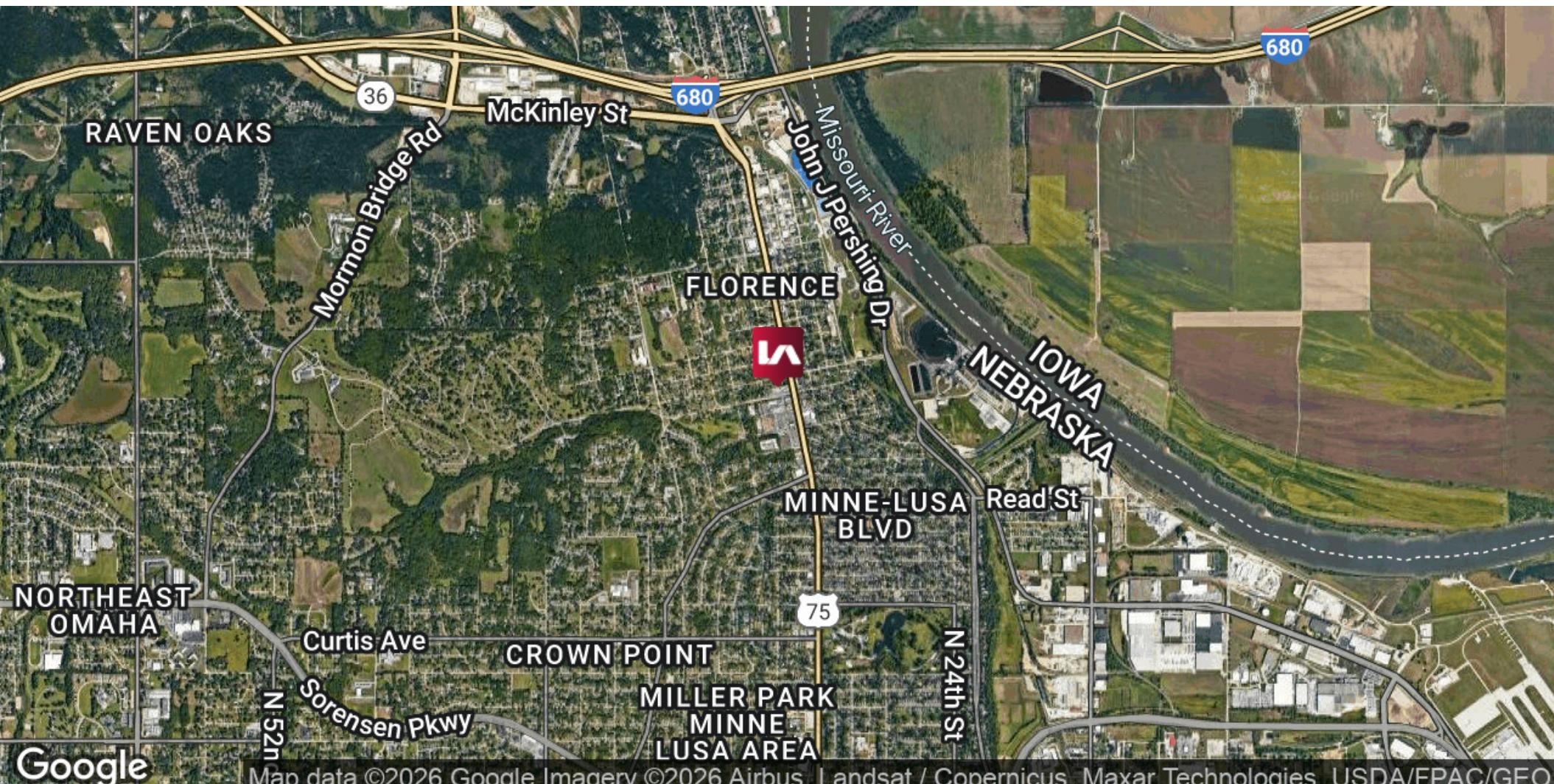
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