

# 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)



**Empowered Brokers. Exceptional Results.**

## PRESENTED BY:

**Grace Newton**

402.980.0111

[gnewton@lee-associates.com](mailto:gnewton@lee-associates.com)

**Jacob D. Militti**

402.917.0071

[jmilitti@lee-associates.com](mailto:jmilitti@lee-associates.com)

**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



**FOR LEASE**

**7438 NORTH 30TH STREET, OMAHA, NE 68112**

**Retail/Office | 1,300 - 6,500 SF | \$13.50 - \$16.50 SF/yr (NNN)**



## 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

## CONTACT

**Grace Newton**

[gnewton@lee-associates.com](mailto:gnewton@lee-associates.com)  
C 402.980.0111

**Jacob D. Militti**

[jmilitti@lee-associates.com](mailto:jmilitti@lee-associates.com)  
C 402.917.0071

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

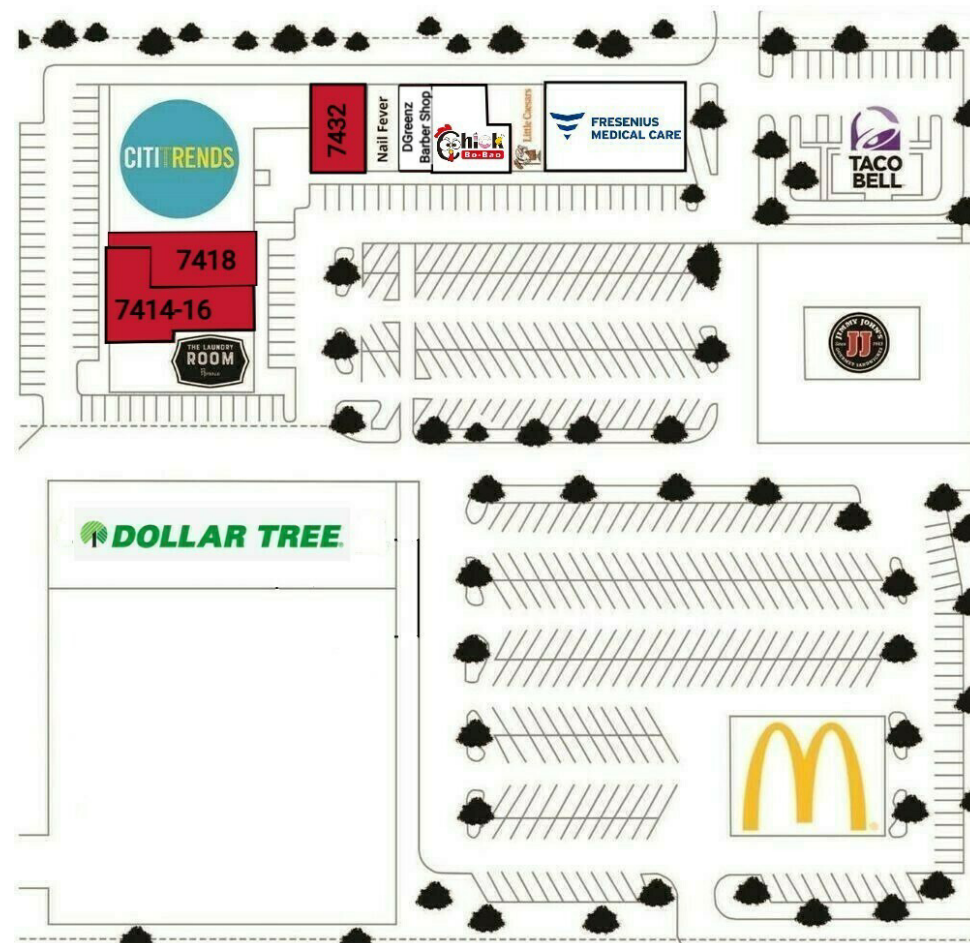
# FOR LEASE

7438 NORTH 30TH STREET, OMAHA, NE 68112

Retail | 1,300 - 6,500 SF | \$13.50 - 16.50 SF/yr (NNN)

## 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.



## CONTACT

**Grace Newton**

gnewton@lee-associates.com  
C 402.980.0111

**Jacob D. Militti**

jmilitti@lee-associates.com  
C 402.917.0071

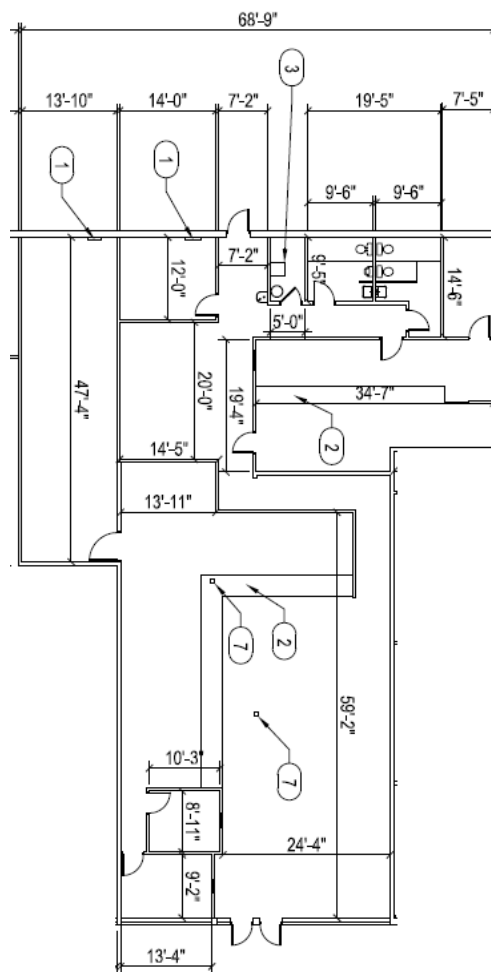
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

**FOR LEASE**

**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



Suite 7414-16



Suite 7414-16

**CONTACT**

**Grace Newton**

gnewton@lee-associates.com  
C 402.980.0111

**Jacob D. Militti**

jmilitti@lee-associates.com  
C 402.917.0071

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

**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

f @ in

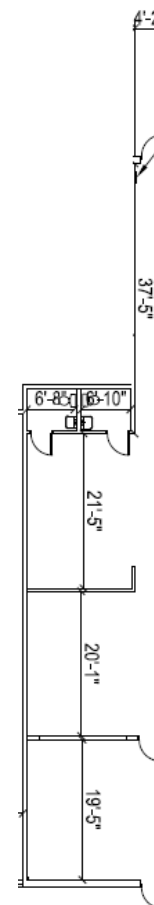
**FOR LEASE**

**7438 NORTH 30TH STREET, OMAHA, NE 68112**

**Retail | 1,300 - 6,500 SF | \$13.50 - \$16.50 SF/yr (NNN)**



Signage



Suite 7418

**CONTACT**

**Grace Newton**

gnewton@lee-associates.com  
C 402.980.0111

**Jacob D. Militti**

jmilitti@lee-associates.com  
C 402.917.0071

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

**FOR LEASE**

**7438 NORTH 30TH STREET, OMAHA, NE 68112**

**Retail | 1,300 - 6,500 SF | \$13.50 - 16.50 SF/yr (NNN)**

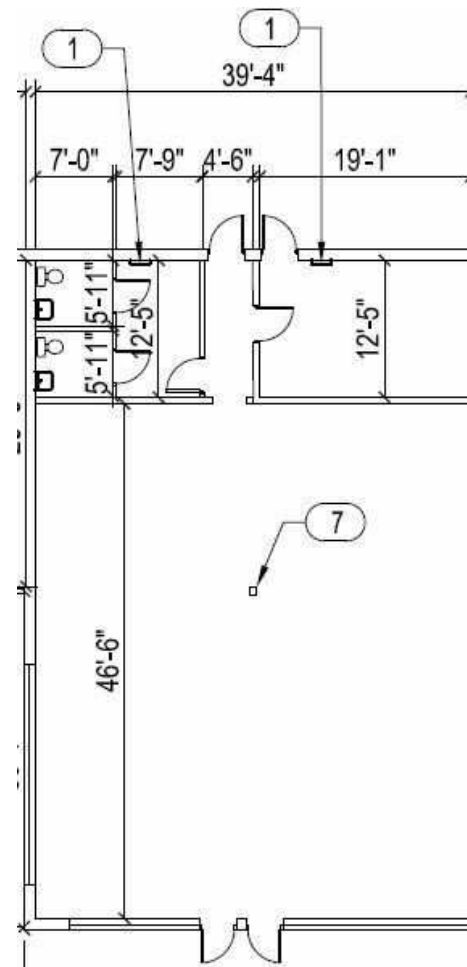
**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



Suite 7432



Suite 7432



Suite 7432

**CONTACT**

**Grace Newton**

[gnewton@lee-associates.com](mailto:gnewton@lee-associates.com)  
C 402.980.0111

**Jacob D. Militti**

[jmilitti@lee-associates.com](mailto:jmilitti@lee-associates.com)  
C 402.917.0071

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

**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

[f](#) [@](#) [in](#)

**FOR LEASE**

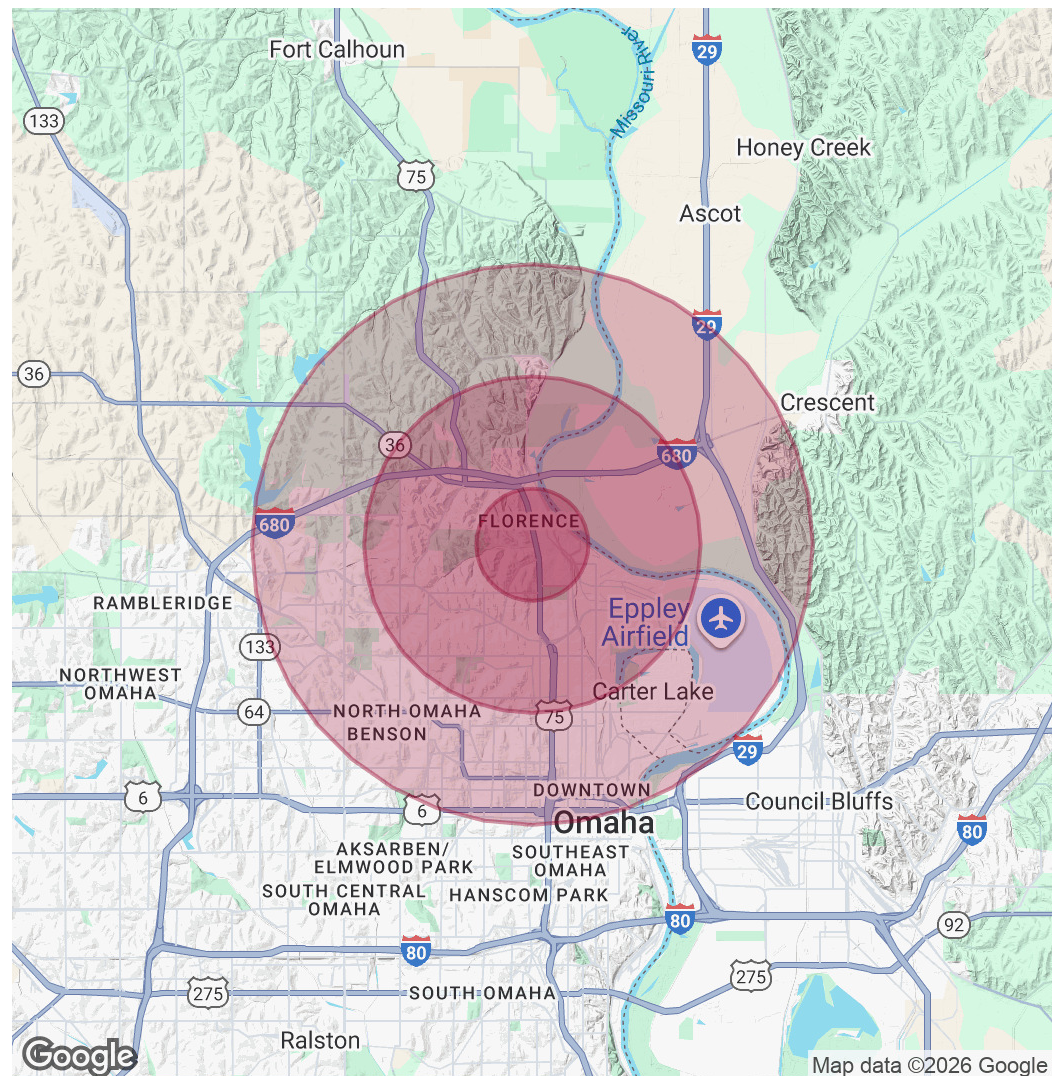
**7438 NORTH 30TH STREET, OMAHA, NE 68112**

**Retail/Office | 1,200 - 6,500 SF | \$13.50 - \$16.50 SF/yr (NNN)**

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



**CONTACT**

**Grace Newton**

gnewton@lee-associates.com  
C 402.980.0111

**Jacob D. Militti**

jmilitti@lee-associates.com  
C 402.917.0071

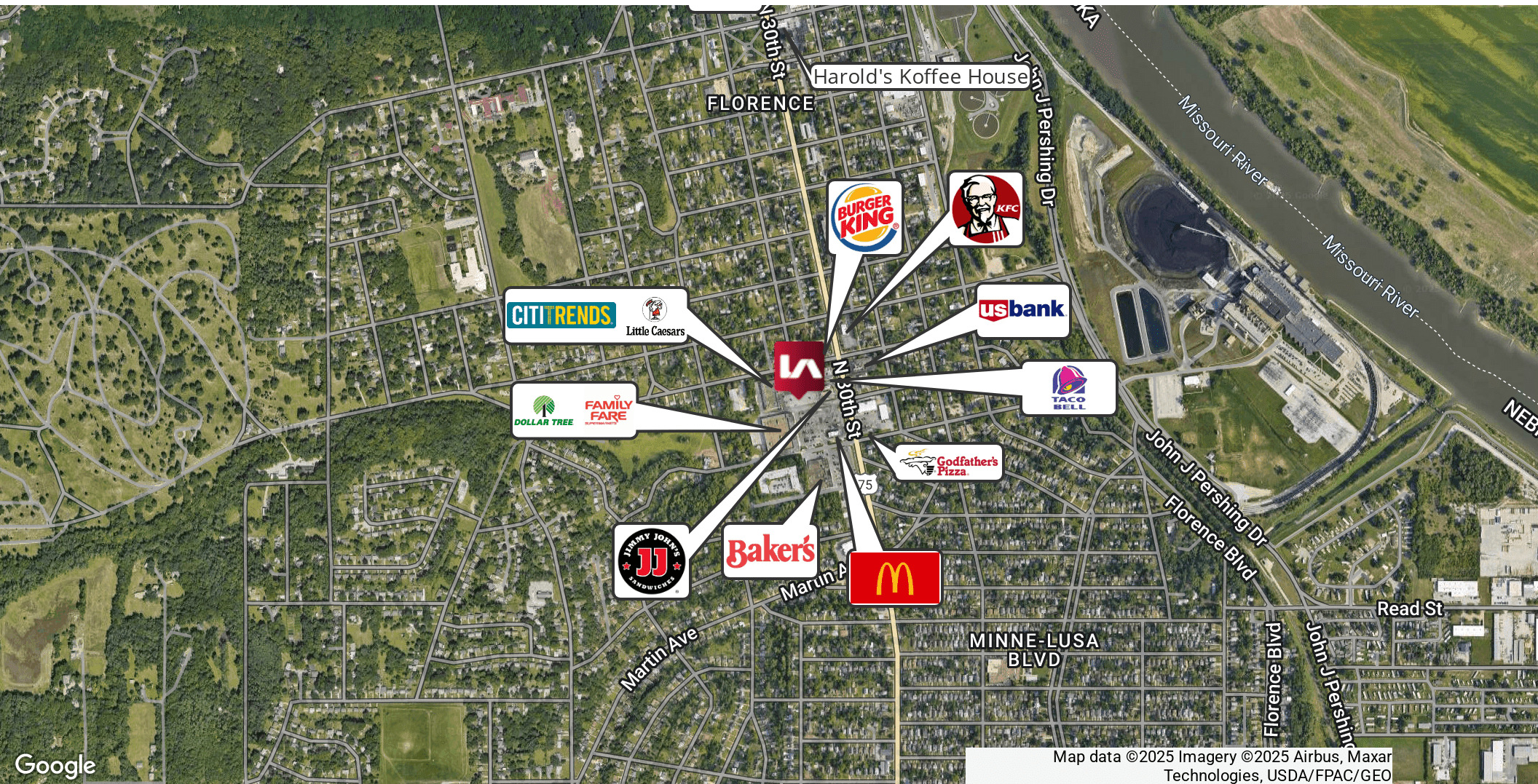
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

**FOR LEASE**

**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



**CONTACT**

**Grace Newton**

[gnewton@lee-associates.com](mailto:gnewton@lee-associates.com)

C 402.980.0111

**Jacob D. Militti**

[jmilitti@lee-associates.com](mailto:jmilitti@lee-associates.com)

C 402.917.0071

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

**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

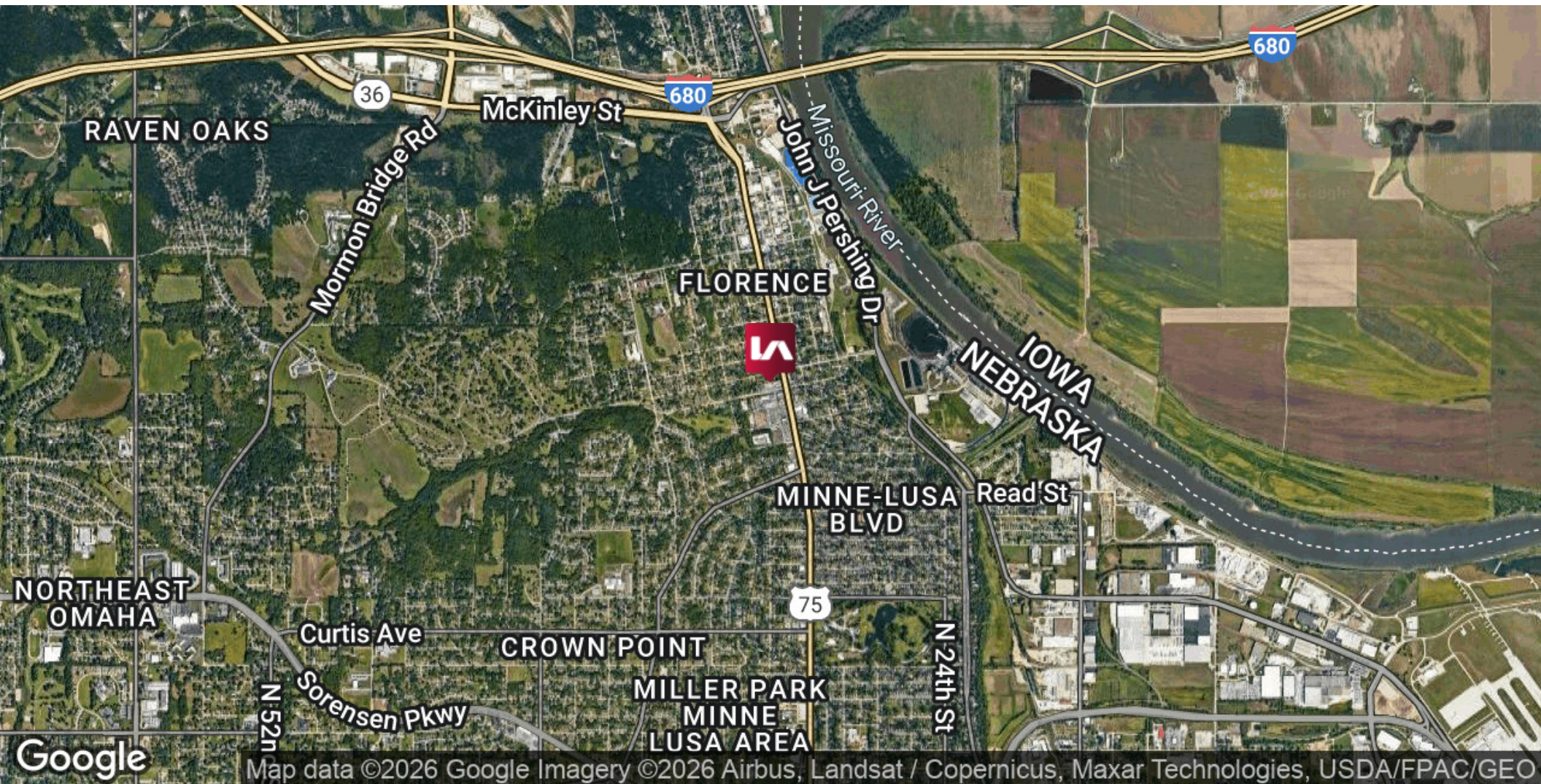
f @ in

**FOR LEASE**

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



**CONTACT**

**Grace Newton**

gnewton@lee-associates.com  
C 402.980.0111

**Jacob D. Militti**

jmilitti@lee-associates.com  
C 402.917.0071

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

**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

f @ in