

FOR LEASE



FORMER WALGREENS

2323 L St, Omaha, NE 68107

CONNER DANA

Managing Broker

402.598.9637

Conner@CampbellDana.com

SETH V. CAMPBELL

President

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Seth@CampbellDana.com



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REAL ESTATE

FORMER WALGREENS | RETAIL PROPERTY FOR LEASE

2323 L ST, OMAHA, NE 68107



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PROPERTY DESCRIPTION

Prime retail location available for lease near downtown Omaha. Retail space on a high traffic corner coming available May of 2025. Agent has equity.

LOCATION DESCRIPTION

Located on the southeast corner of S 24th and L streets, just south of downtown Omaha.

OFFERING SUMMARY

Lease Rate:	\$19.95 PSF
Lease Type:	NNN
Available SF:	13,857 SF
Lot Size:	1.5 Acres

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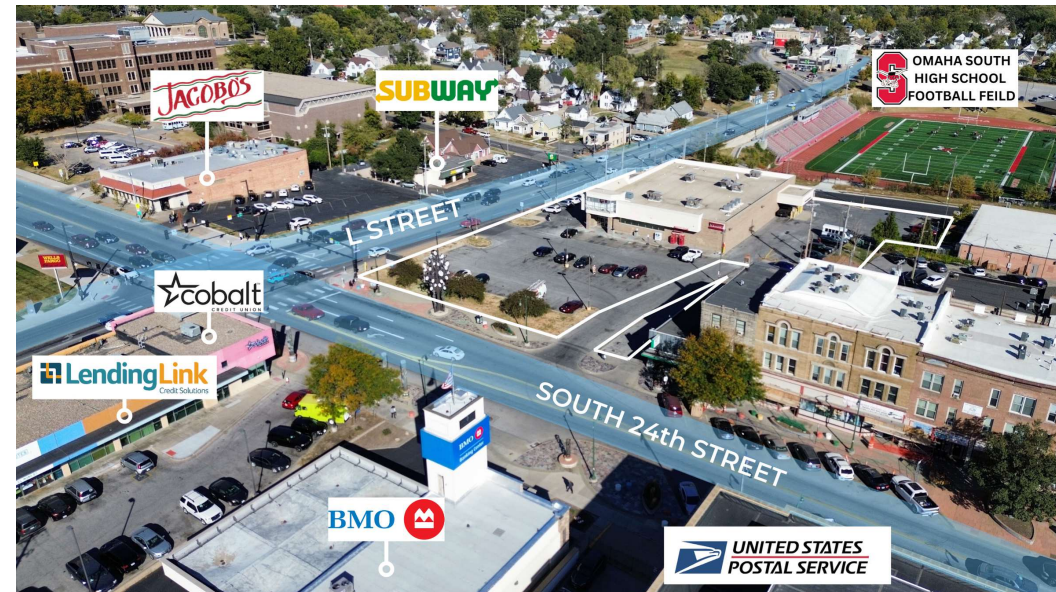


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,299	93,140	220,205
Average Age	32	35	37
Average Age (Male)	32	35	36
Average Age (Female)	33	36	37
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,465	32,904	87,733
# of Persons per HH	3.2	2.8	2.5
Average HH Income	\$61,466	\$74,461	\$80,640
Average House Value	\$158,680	\$205,785	\$247,570

Demographics data derived from AlphaMap



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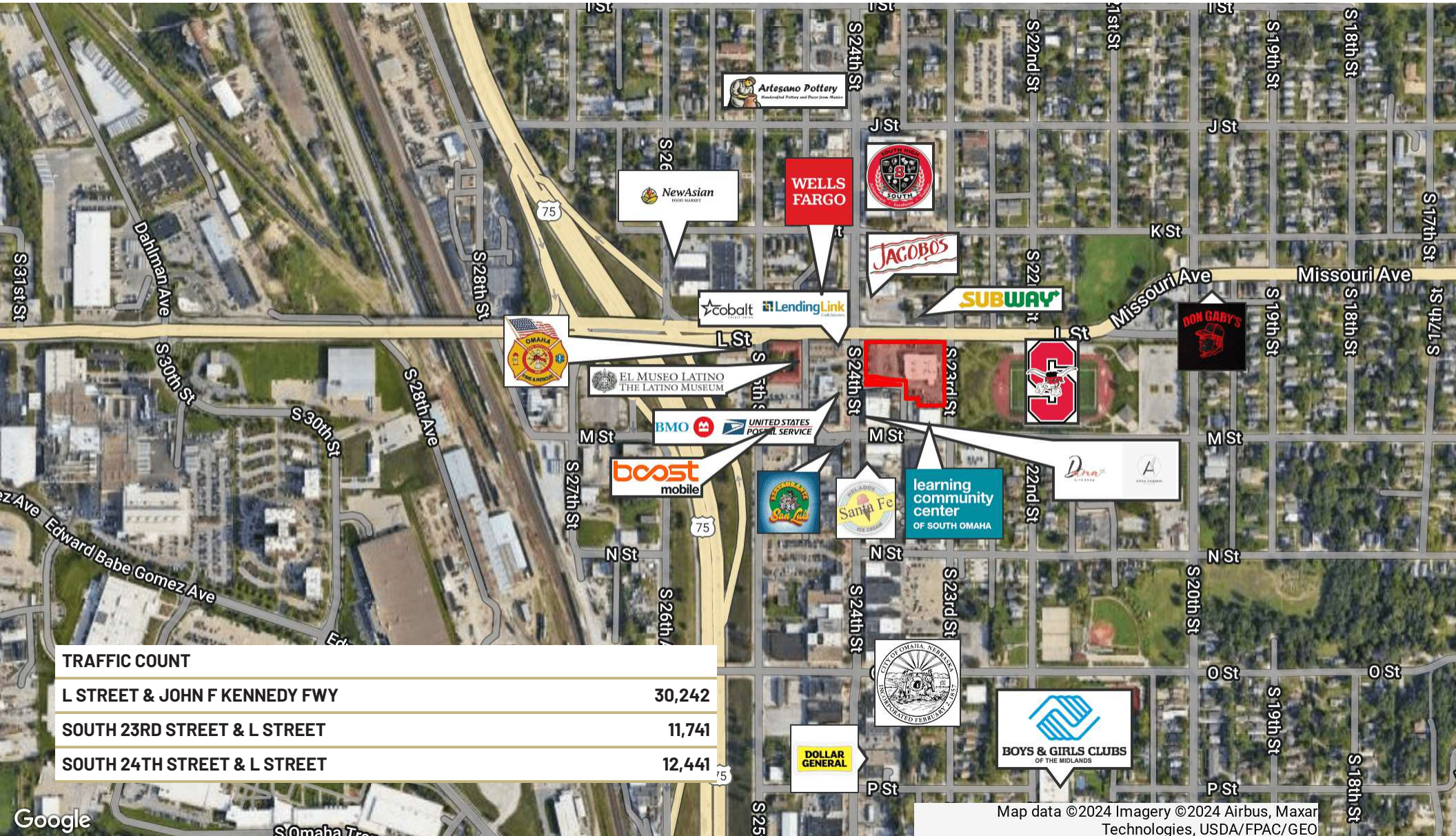
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TRAFFIC COUNT

L STREET & JOHN F KENNEDY FWY	30,242
SOUTH 23RD STREET & L STREET	11,741
SOUTH 24TH STREET & L STREET	12,441

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies, USDA/FPAC/GEO

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