



RETAIL | FOR LEASE

TURN-KEY COFFEE SHOP

2452 HARNEY STREET | OMAHA | NEBRASKA | 68131

CBRE

PROPERTY INFORMATION

Space Available 3,300 SF

- Main Floor 2,200 SF
- Basement 1,100 SF
- Roast Room 350 SF

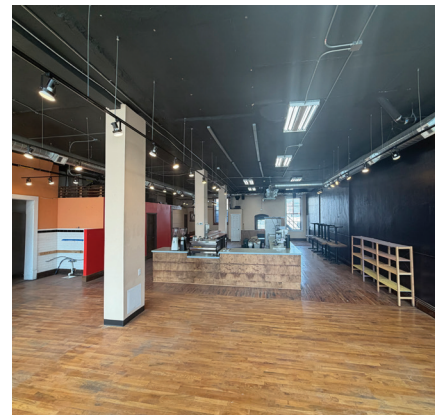
Lease Rate \$13.50 PSF, NNN

Estimated NNN \$6.02 PSF

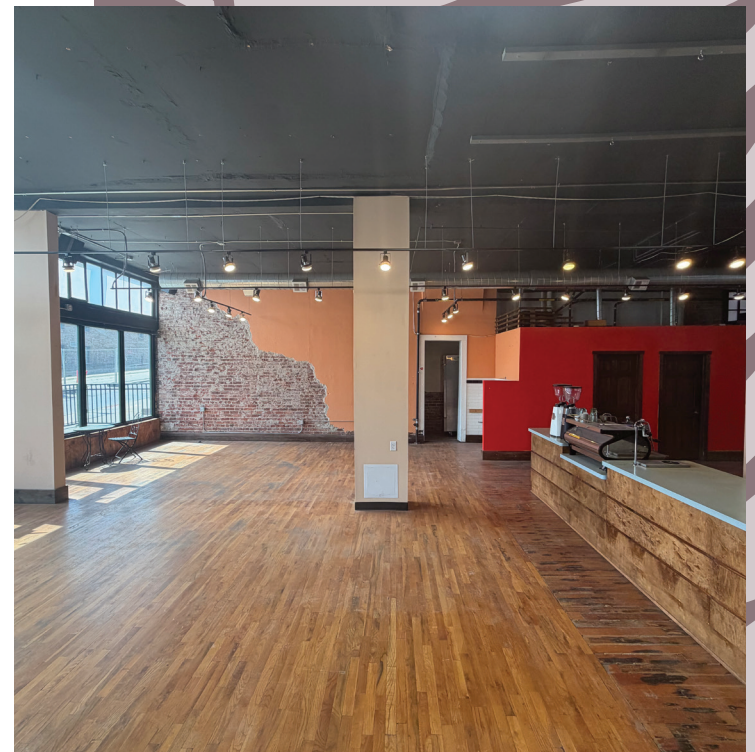
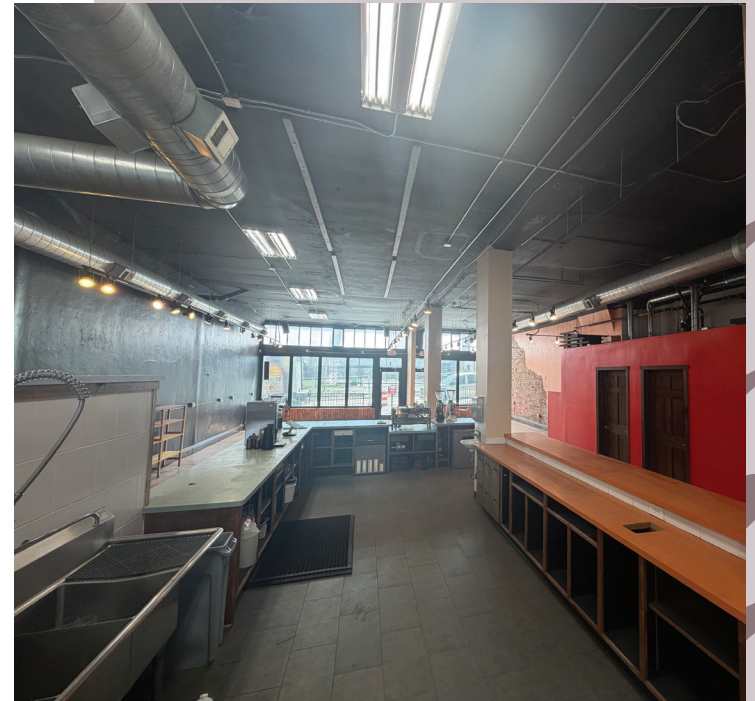
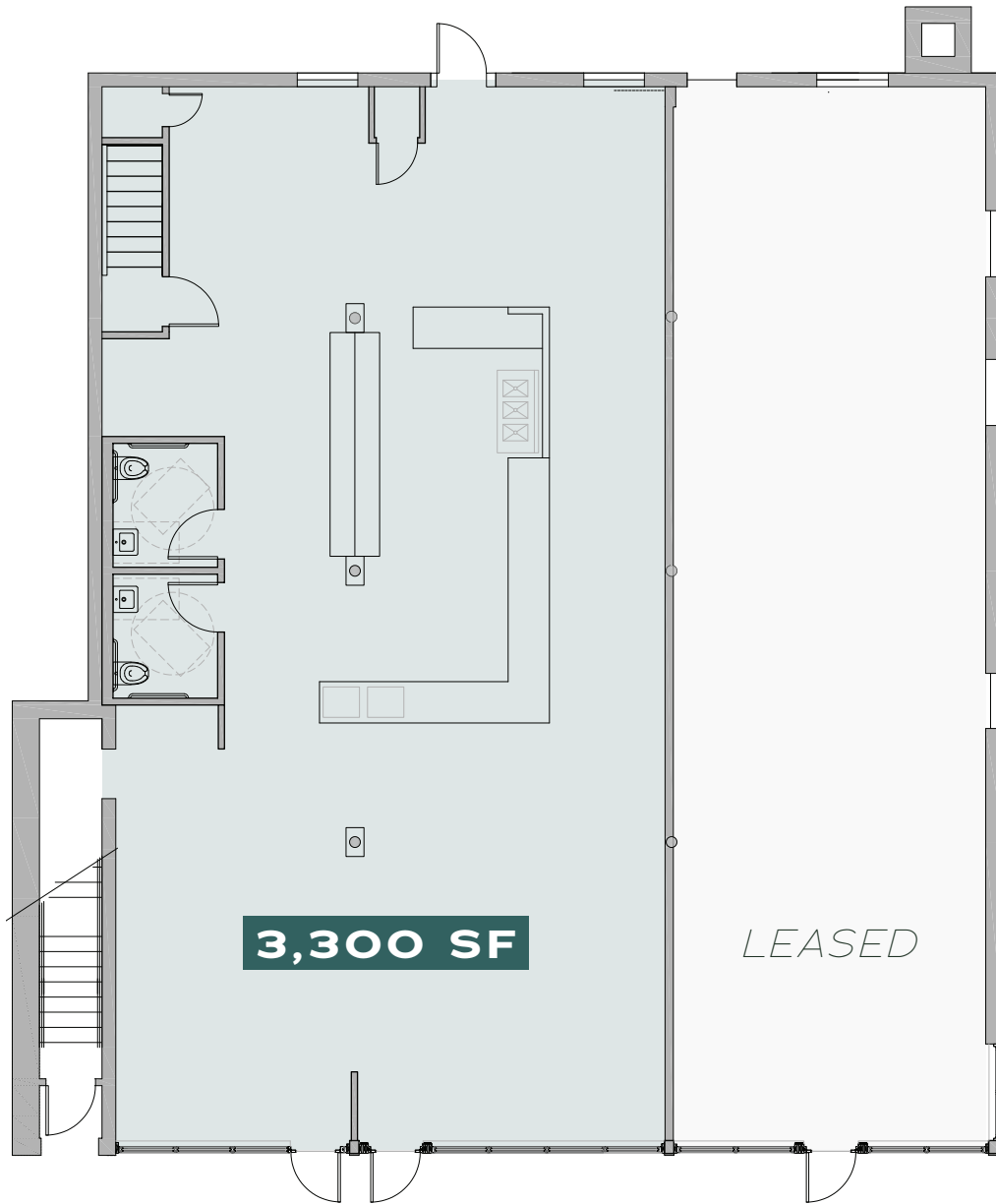
Features

- + Turn-key coffee shop with equipment available
- + Prominent signage
- + On-street parking
- + Steps from streetcar stop

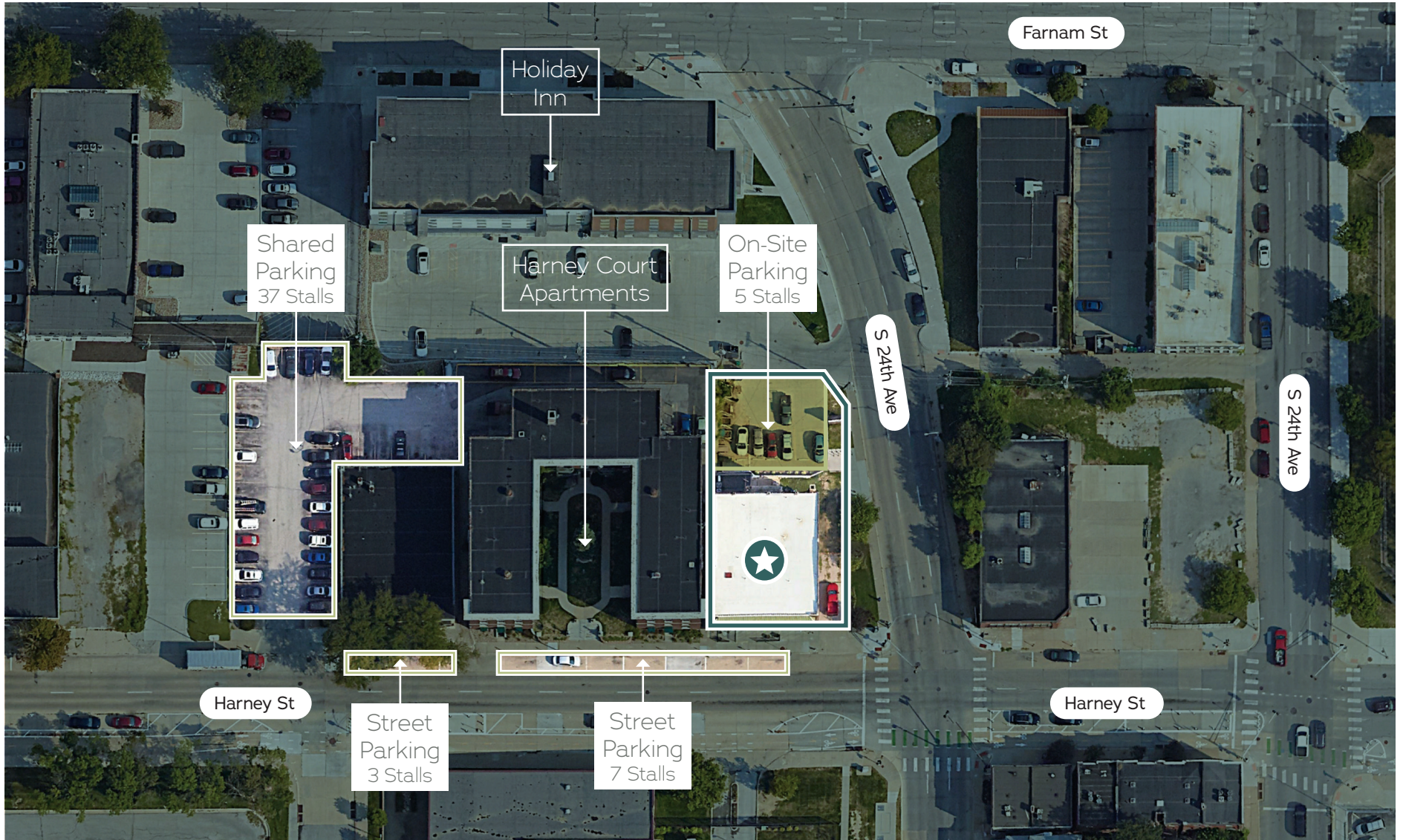
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Businesses	1,765	4,547	9,125
Employees	45,894	96,806	173,857
Population	25,412	129,999	273,167
Daytime Population	54,449	158,394	311,789
Average Household Income	\$70,252	\$81,924	\$81,854



FLOOR PLAN



ON-SITE & NEARBY PARKING



LOCATION



STREETCAR



Omaha's Streetcar Project is Underway.

When the streetcar begins operating in 2028, the initial route will connect neighborhoods, business districts, tourist attractions and community amenities between downtown Omaha and the Blackstone District.

The streetcar is more than just a transit solution — it's a driving force for economic growth and has already spurred billions of dollars in new development in Omaha's urban core to create new jobs, new housing and new opportunities.

— [Source: omahastreetcar.org](http://omahastreetcar.org)





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CBRE