

7444 FARNAM

7444 Farnam St, Omaha, NE 68114

FOR SALE or LEASE



GOOGLE MAPS

FEATURES

- Ideal owner user opportunity located in the heart of Central Omaha
- In very close proximity to The Crossroads, a 40-acre \$860MM mixed-use project scheduled for completion in 2027-28
- Nearby business include Nebraska Furniture Mart, Lowe's, Freddy's, Dollar Tree, and more
- Total Lot Size: 0.94 AC
- Total Building Size: 10,905 SF

Asking Price	Asking Rent	Additional
\$1,100,000.00	\$10.50 PSF Modified Gross	Contact Broker for more information

The Lerner Company

BROKERAGE • DEVELOPMENT • MANAGEMENT
TENANT REPRESENTATION • INVESTMENT SALES
A MEMBER OF
CHAINLINKS
RETAIL ADVISORS



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NK JOHNSON
COMMERCIAL REAL ESTATE ADVISORS

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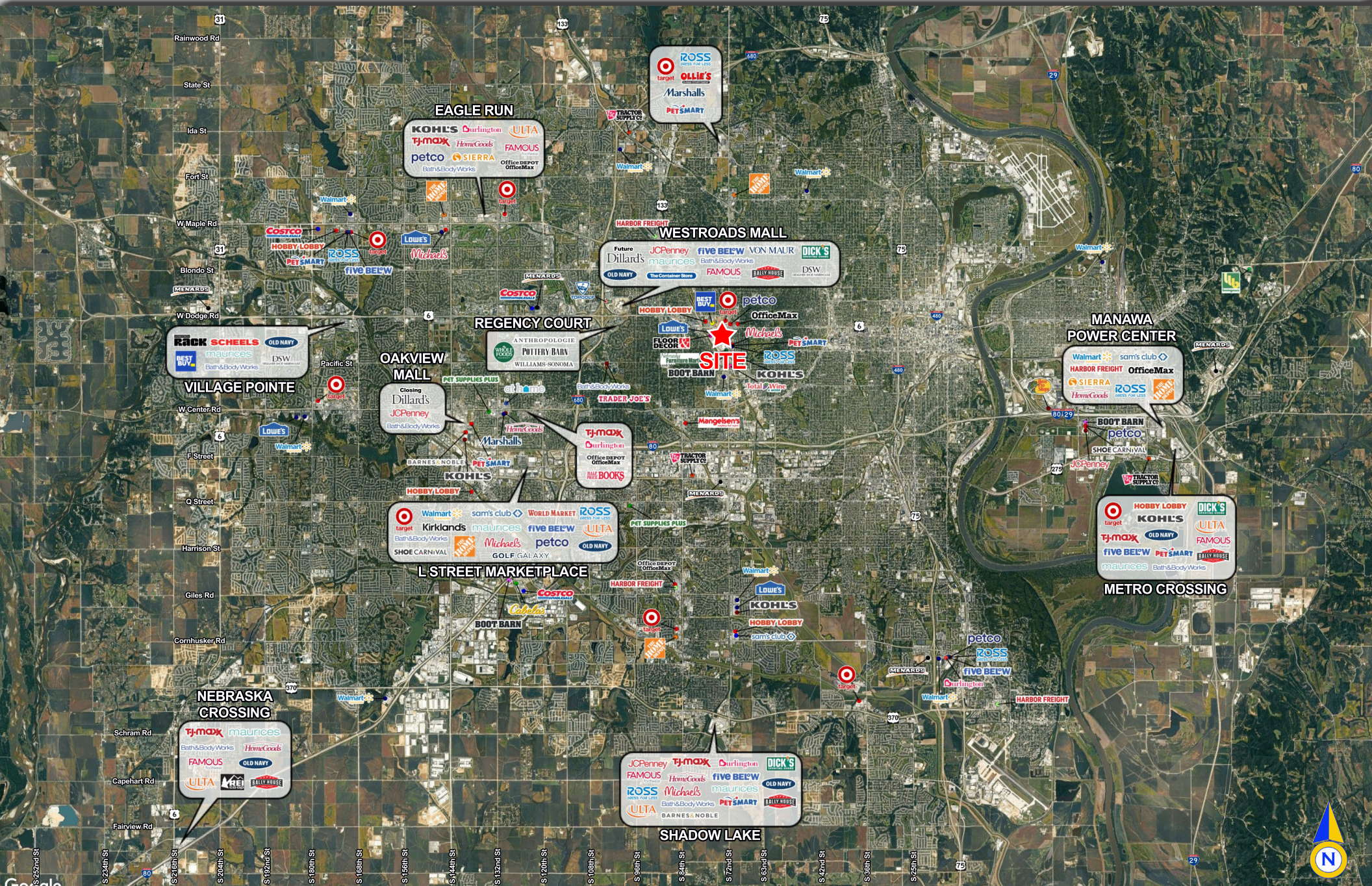
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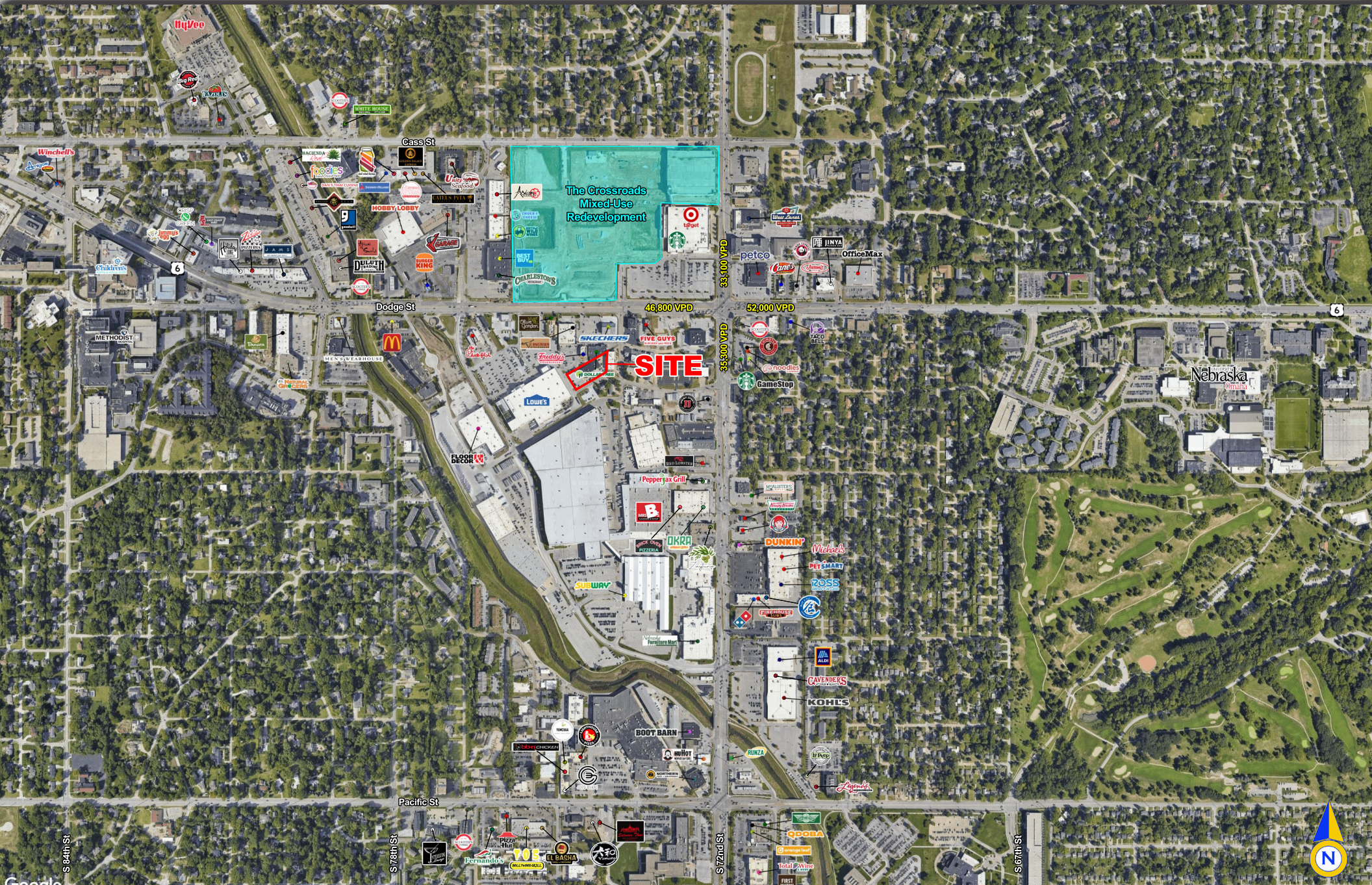
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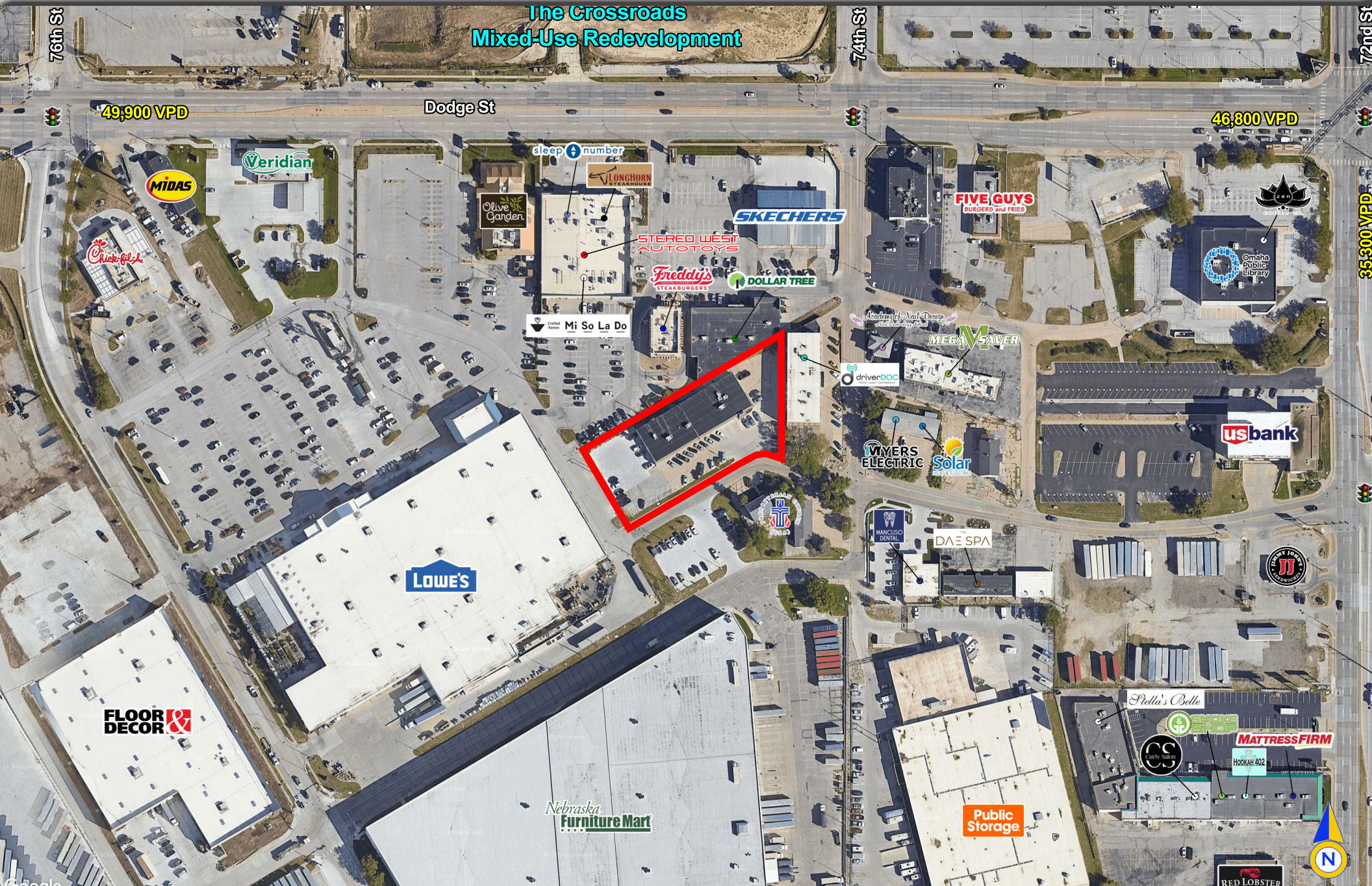
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Lat/Lon: 41.2583/-96.0278

7444 Farnam St Omaha, NE 68114	1 mi radius	3 mi radius	5 mi radius
Population			
2026 Estimated Population	9,554	107,543	309,370
2031 Projected Population	9,519	106,431	308,729
2020 Census Population	9,092	108,000	304,694
2010 Census Population	9,073	104,135	289,952
Projected Annual Growth 2026 to 2031	-	-0.2%	-
Historical Annual Growth 2010 to 2026	0.3%	0.2%	0.4%
2026 Median Age	34.1	35.8	34.0
Households			
2026 Estimated Households	4,335	49,138	133,487
2031 Projected Households	4,345	48,851	134,030
2020 Census Households	4,037	48,111	128,440
2010 Census Households	3,935	46,029	120,463
Projected Annual Growth 2026 to 2031	-	-0.1%	-
Historical Annual Growth 2010 to 2026	0.6%	0.4%	0.7%
Race and Ethnicity			
2026 Estimated White	73.9%	72.9%	62.7%
2026 Estimated Black or African American	9.1%	11.3%	16.6%
2026 Estimated Asian or Pacific Islander	8.2%	5.4%	5.7%
2026 Estimated American Indian or Native Alaskan	0.4%	0.6%	1.0%
2026 Estimated Other Races	8.5%	9.9%	14.0%
2026 Estimated Hispanic	9.0%	10.6%	16.2%
Income			
2026 Estimated Average Household Income	\$121,558	\$113,671	\$97,335
2026 Estimated Median Household Income	\$80,855	\$80,761	\$73,789
2026 Estimated Per Capita Income	\$55,725	\$52,169	\$42,232
Education (Age 25+)			
2026 Estimated Elementary (Grade Level 0 to 8)	2.6%	3.7%	5.8%
2026 Estimated Some High School (Grade Level 9 to 11)	2.4%	3.4%	5.0%
2026 Estimated High School Graduate	18.3%	20.1%	23.2%
2026 Estimated Some College	15.0%	19.4%	21.0%
2026 Estimated Associates Degree Only	9.8%	7.5%	7.9%
2026 Estimated Bachelors Degree Only	26.4%	26.8%	22.9%
2026 Estimated Graduate Degree	25.4%	19.1%	14.2%
Business			
2026 Estimated Total Businesses	942	5,322	13,047
2026 Estimated Total Employees	12,914	79,515	197,137
2026 Estimated Employee Population per Business	13.7	14.9	15.1
2026 Estimated Residential Population per Business	10.1	20.2	23.7