



**1262 S 13TH STREET | OMAHA, NE**  
2,223 SF

OFFICE/RETAIL | FOR LEASE | LITTLE BOHEMIA



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**PJ MORGAN**  
REAL ESTATE





PROPERTY DETAILS

RENT	\$17.50/sf
NNN	\$6.50 est.
SF AVAILABLE	2,223
BUILDING CLASS	A

Information furnished is from sources deemed reliable, but is not guaranteed by PJ Morgan Real Estate, or its agents and is subject to change, corrections, errors, omissions, prior sales or withdrawal, without notice.

DESCRIPTION

Historic charm meets modern amenities in Little Bohemia! Unlock a unique investment in the heart of Omaha’s rapidly ascending Little Bohemia district! This exceptional property at 1262 S 13<sup>th</sup> Street offers a rare blend of historic character, modern updates, and versatile potential. Originally built in 1893, this distinctive single-family property was completely remodeled in 2015, seamlessly integrating contemporary comforts with timeless appeal. It is currently home to a law firm, but the space could serve as a dynamic retail space as well.



## PROPERTY & LOCATION HIGHLIGHTS

- Ideal Little Bohemia location
- A+ features
- Property also for sale

## BUILDING INFORMATION

BUILDING SIZE	4,473 SF
MIN DIVISIBLE	2,223 SF
MAX CONTIGUOUS	2,223 SF
NUMBER OF FLOORS	2
YEAR BUILT	1893

## ADDITIONAL INFORMATION

ZONING	GI-ACI-1
NUMBER OF ACRES	0.1
TRAFFIC COUNT	11,981

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## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	21,169	113,115	254,419
AVERAGE AGE	33.2	33.1	34.2

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	9,111	46,277	100,422
PEOPLE PER HH	2.1	2.2	2.4
AVERAGE HH INCOME	\$71,714	\$64,937	\$68,499
AVERAGE HH VALUE	\$162,516	\$154,073	\$155,161





## PHOTOS

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## 1262 S 13th St, Omaha, NE

Main Floor Finished Area 2158.56 sq ft



## MAIN FLOOR FLOORPLAN

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## AREA BUSINESSES

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