

**1402 S 13TH STREET | OMAHA, NE**  
**THE PRAGUE | 1,036 SF**

OFFICE | FOR SUBLEASE | LITTLE BOHEMIA



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**PJ MORGAN**  
REAL ESTATE





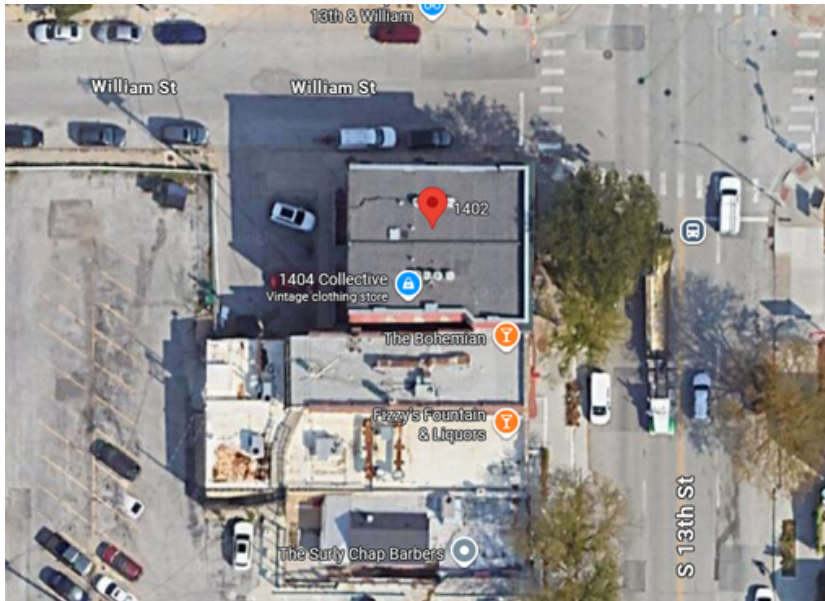
PROPERTY DETAILS

RENT	\$17.50/SF
NNN	\$4.85/SF
SF AVAILABLE	1,036
BUILDING CLASS	B

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DESCRIPTION

Hard to find space in the heart of Little Bohemia that can be either Retail or Office space. Incredible street presence in the historic Prague Hotel Apartment building. Built as a hotel in the 1890's, the building now has prime commercial space on the main floor and apartments on upper floors.



## PARKING & TRANSPORTATION

PARKING TYPE	Street Paid Parking
TRAFFIC COUNT	12,229

## PROPERTY & LOCATION HIGHLIGHTS

- Beautiful storefront
- Located in the very heart of Little Bohemia
- Perfect for retail or office space

## BUILDING INFORMATION

BUILDING SIZE	8,287
MIN DIVISIBLE	1,036
MAX CONTIGUOUS	1,036
NUMBER OF FLOORS	3
YEAR BUILT	1898

## ADDITIONAL INFORMATION

ZONING	GI
NUMBER OF ACRES	0.11
STORY	1st

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## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	21,129	112,663	253,989
AVERAGE AGE	33.1	33.1	34.2

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	9,008	46,036	100,263
PEOPLE PER HH	2.1	2.2	2.4
AVERAGE HH INCOME	\$71,081	\$64,994	\$68,578
AVERAGE HH VALUE	\$53,489	\$47,518	\$50,795





## PHOTOS

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## AREA BUSINESS MAP