



3915 CUMING STREET | OMAHA, NE 68131

**RETAIL/OFFICE BUILDING
FOR LEASE: \$13.25 PSF NNN**

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LEASE SUMMARY

Tenant pays rent, NNN fees, and all separately metered utilities servicing the space. All real estate taxes, building insurance, and common area maintenance costs are shared between Tenants.

LEASE TERMS

- Rental Rate:** \$13.25 PSF
- Rent Escalations:** 3% Annually
- Operating Type:** NNN
- Estimated NNN Expenses:** \$2.50 PSF
- Lease Term:** 3+ Years
- Tenant Improvement Allowance:** Negotiable

LEASE AVAILABILITY

Suite	SF	Status	Rent \$ PSF	Est. NNN \$ PSF	Total Monthly \$
3915 Cuming Street	1,920	Vacant	\$13.25	\$2.50	\$2,520.00



PROPERTY HIGHLIGHTS

Discover the exceptional opportunity to join a thriving business community at the southeast corner of 40th and Cuming Street in Omaha. This versatile retail/office space is nestled among other local businesses like Erin Ren Photography, Lisa’s Radial Café, Sweet Magnolia’s Bake Shop, and Amateur Coffee, providing an ideal environment for both established and emerging enterprises.

Boasting a strategic location in the heart of Omaha, this property offers high visibility and accessibility along Cuming Street, a bustling arterial route. With its adaptable layout, it’s perfectly suited for a variety of business models, whether retail, office, or a hybrid. The space is ready for customization, allowing you to craft an environment that resonates with your brand. The surrounding area, a melting pot of residential and commercial zones, ensures a diverse and growing customer base right at your doorstep.

- **Strategic Location**
- **Versatile Space**
- **Local Demographic Advantage**
- **High Traffic Counts**
- **Proximity to Key Landmarks**
- **Ready for Customization**
- **Ample Parking**
- **Competitive Lease Terms**

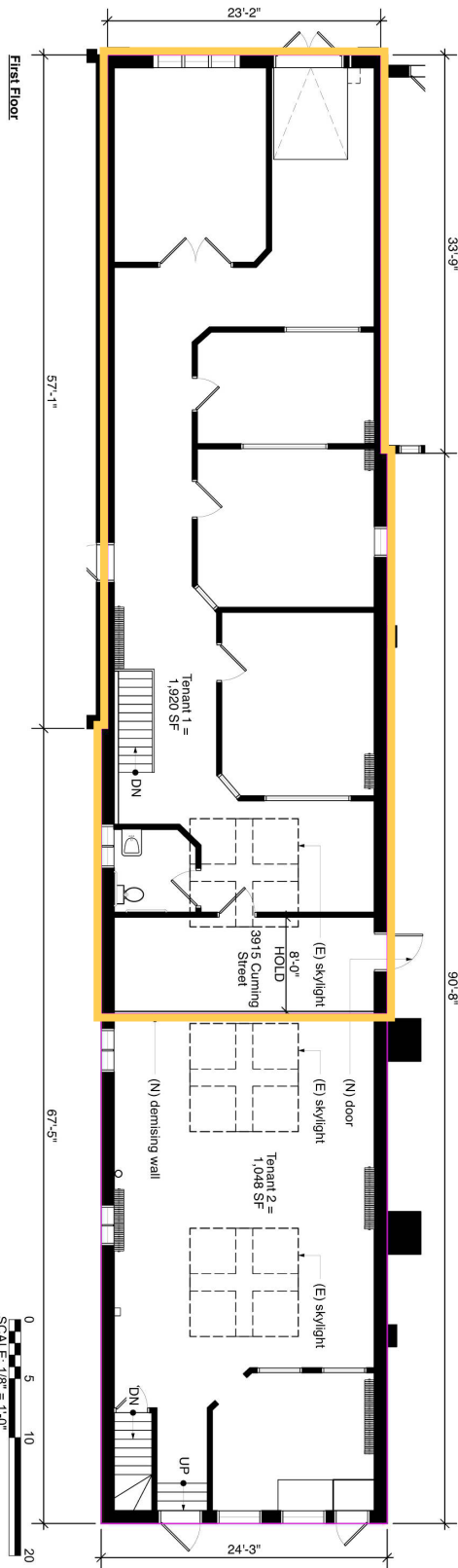
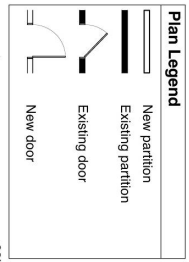
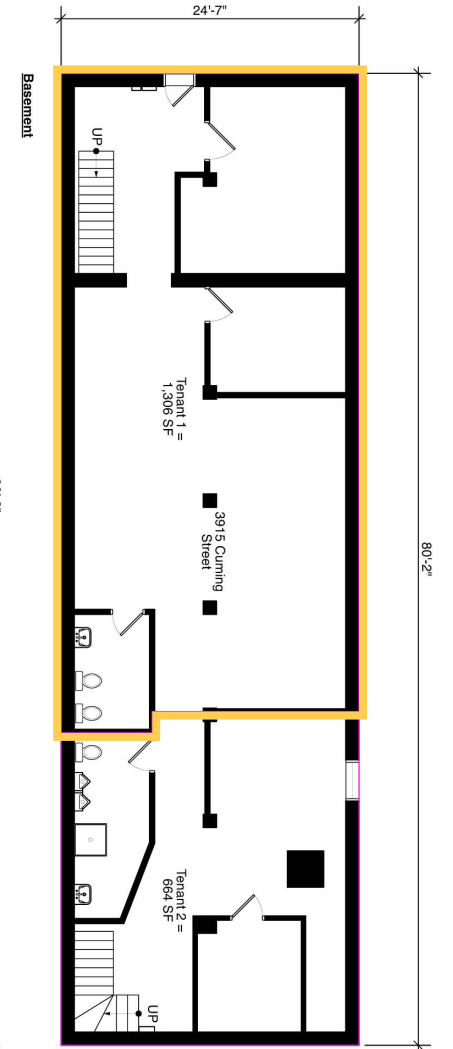
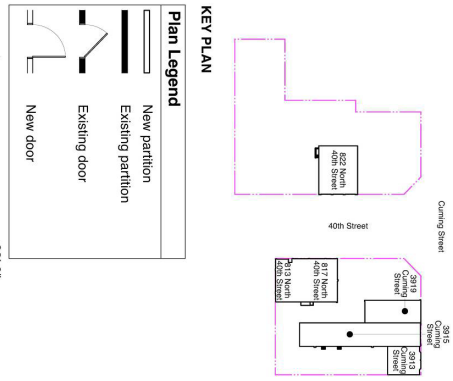


SITE DETAILS

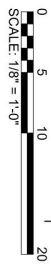
Site Area: 17,843 SF / 0.4 Acres
Site Dimensions: 120' x 150'
Zoning District: General Commercial
Zoning Sub-District: TOD-2-MX
Special Zoning: Community Redevelopment Area
Walking Score: Very Walkable (81)
Transit Score: Some Transit (38)
Bike Score: Very Bikeable (87)
Traffic Count: 26,405 EADT (2022)
Parcel Number: 2206730002
Legal Description: SHERWOOD PARK
 LOT 6 BLOCK 2 ALL LT 5 & -EX
 NWSTLY 25.1 FT TRIA- LT 6 IRREG

IMPROVEMENT DETAILS

Year Built/Renovated: 1920
Building Area: 2,968 SF
Number of Floors: 1 + basement
Original Use: Retail/Office
Foundation: Brick
Construction: Masonry
Exterior: Brick on masonry
Roof: Flat rubber membrane
Utility Metering: Individual gas, electricity, & water/sewer meters
HVAC: Rooftop unit (RTU)
Parking: 19 stalls



40th & Cuming Properties
11.29.22 3915 Cuming Street

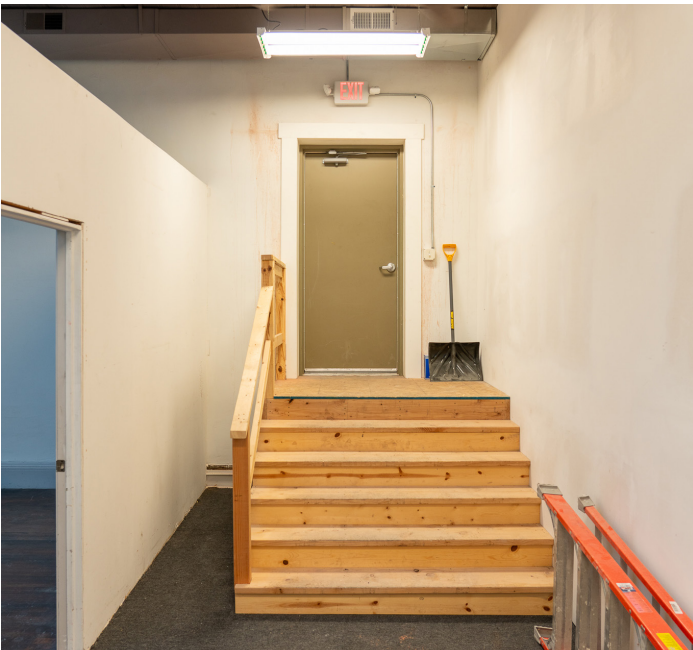


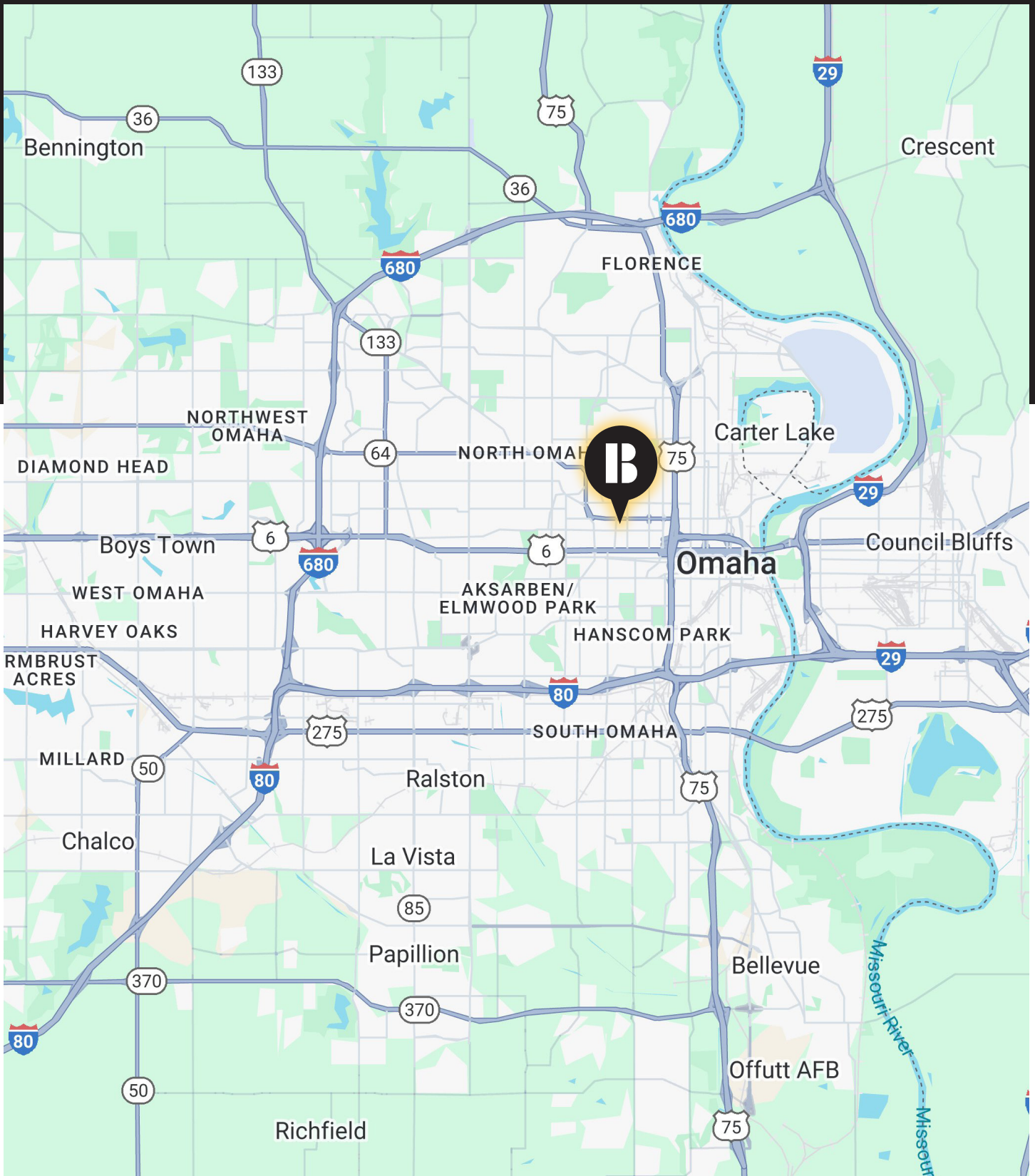
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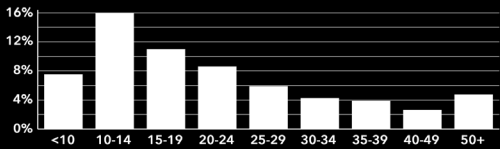


COMMUNITY SUMMARY

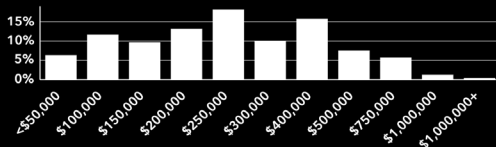
3915 Cuming St, Omaha, Nebraska, 68131
Drive time of 5 minutes

46,395	0.92%	2.15	72.7	\$31.2	\$46,681	\$225,294	\$15,137	21.6%	67.6%	10.8%			
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+	18.4% Services	20.2% Blue Collar	61.4% White Collar

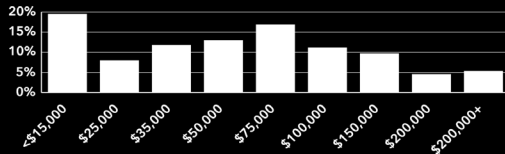
Mortgage as Percent of Salary



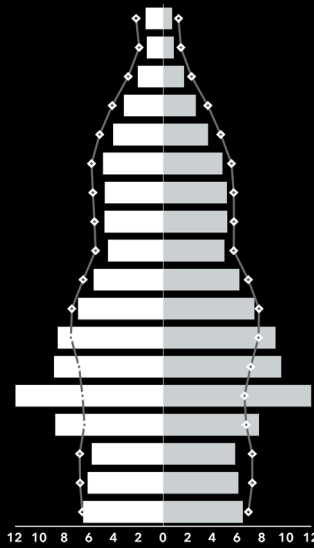
Home Value



Household Income

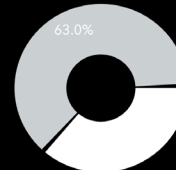


Age Profile: 5 Year Increments

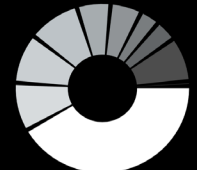


Dots show comparison to Douglas County

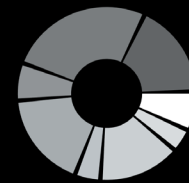
Home Ownership



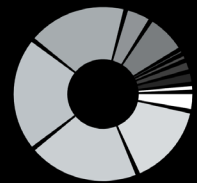
Housing: Year Built



Educational Attainment



Commute Time: Minutes



- < 9th Grade
- HS Diploma
- Some College
- Bach Degree
- No Diploma
- GED
- Assoc Degree
- Grad Degree

- < 5
- 5-9
- 10-14
- 15-19
- 20-24
- 25-29
- 30-34
- 35-39
- 40-44
- 45-59
- 60-89
- 90+



Source: This infographic contains data provided by Esri (2023), ACS (2017-2021).

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POPULATION TRENDS AND KEY INDICATORS

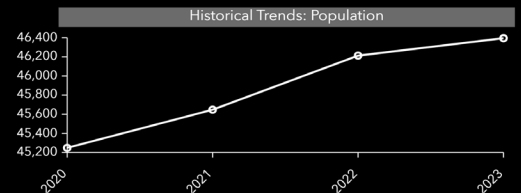
3915 Cuming St, Omaha, Nebraska, 68131
Drive time of 5 minutes

46,395	20,266	2.15	31.2	\$46,681	\$225,294	52	76	73
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

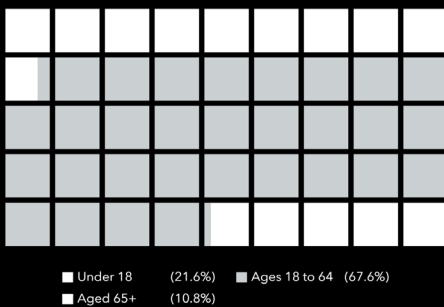
MORTGAGE INDICATORS

\$7,317
Avg Spent on Mortgage & Basics

29.0%
Percent of Income for Mortgage



POPULATION BY AGE



POPULATION BY GENERATION

2.8%
Greatest Gen:
Born 1945/Earlier

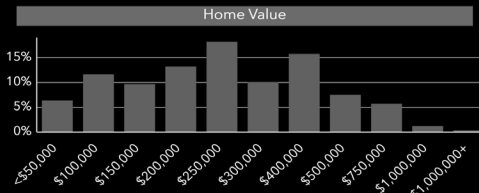
13.8%
Baby Boomer:
Born 1946 to 1964

15.9%
Generation X:
Born 1965 to 1980

28.9%
Millennial:
Born 1981 to 1998

29.6%
Generation Z:
Born 1999 to 2016

9.0%
Alpha: Born
2017 to Present



Source: This infographic contains data provided by Esri (2023, 2028), Esri-U.S. BLS (2023), ACS (2017-2021). © 2024 Esri

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