

FOR LEASE - FORMER SCOOTERS

1209 S 119TH ST, OMAHA, NE 68144

RETAIL | 3,100 SF | \$32.00 SF/YR (NNN)



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY DESCRIPTION

This former coffee shop presents an outstanding leasing opportunity in a thriving neighborhood with strong demographics and consistent traffic. The property features a convenient drive-thru, ample parking, and excellent visibility, making it ideal for coffee, quick-service, or restaurant operators seeking to expand or establish a new location.

PROPERTY HIGHLIGHTS

- Former Coffee Shop with existing drive-thru
- Located in a high-traffic neighborhood with strong demographics
- Ideal for quick-service, café, or restaurant concepts
- Ample parking and easy access from main thoroughfares
- Surrounded by tenured local retailers and a dense residential community
- Excellent opportunity to establish or expand your business in a thriving, proven location

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LOCATION DESCRIPTION

Surrounded by local retailers and a dense residential neighborhood, this site offers a prime position for sustained customer traffic and long-term success.

OFFERING SUMMARY

Lease Rate:	\$32.00 SF/yr (NNN)
Available SF:	3,100 SF
Lot Size:	22,862 SF

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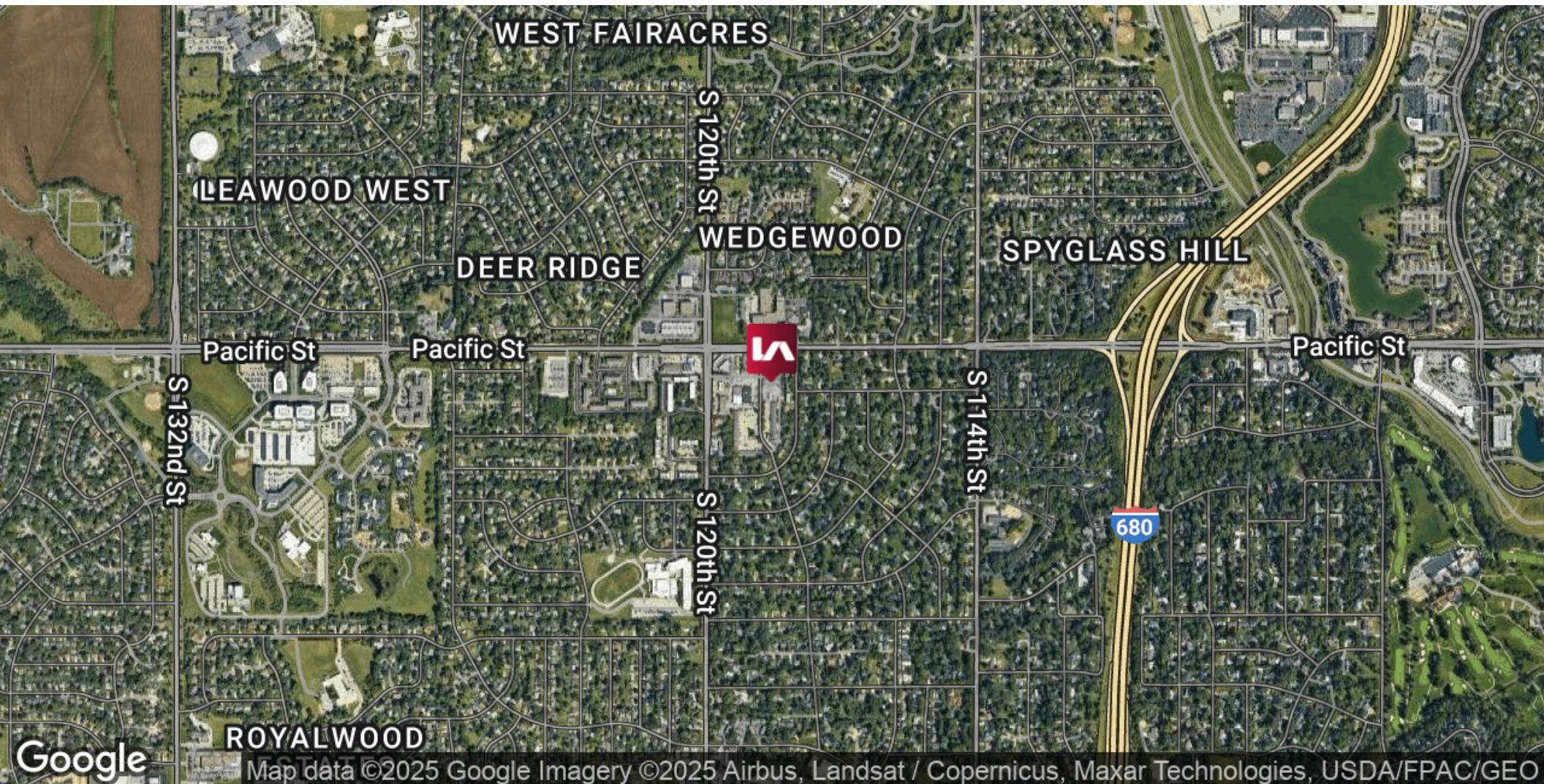
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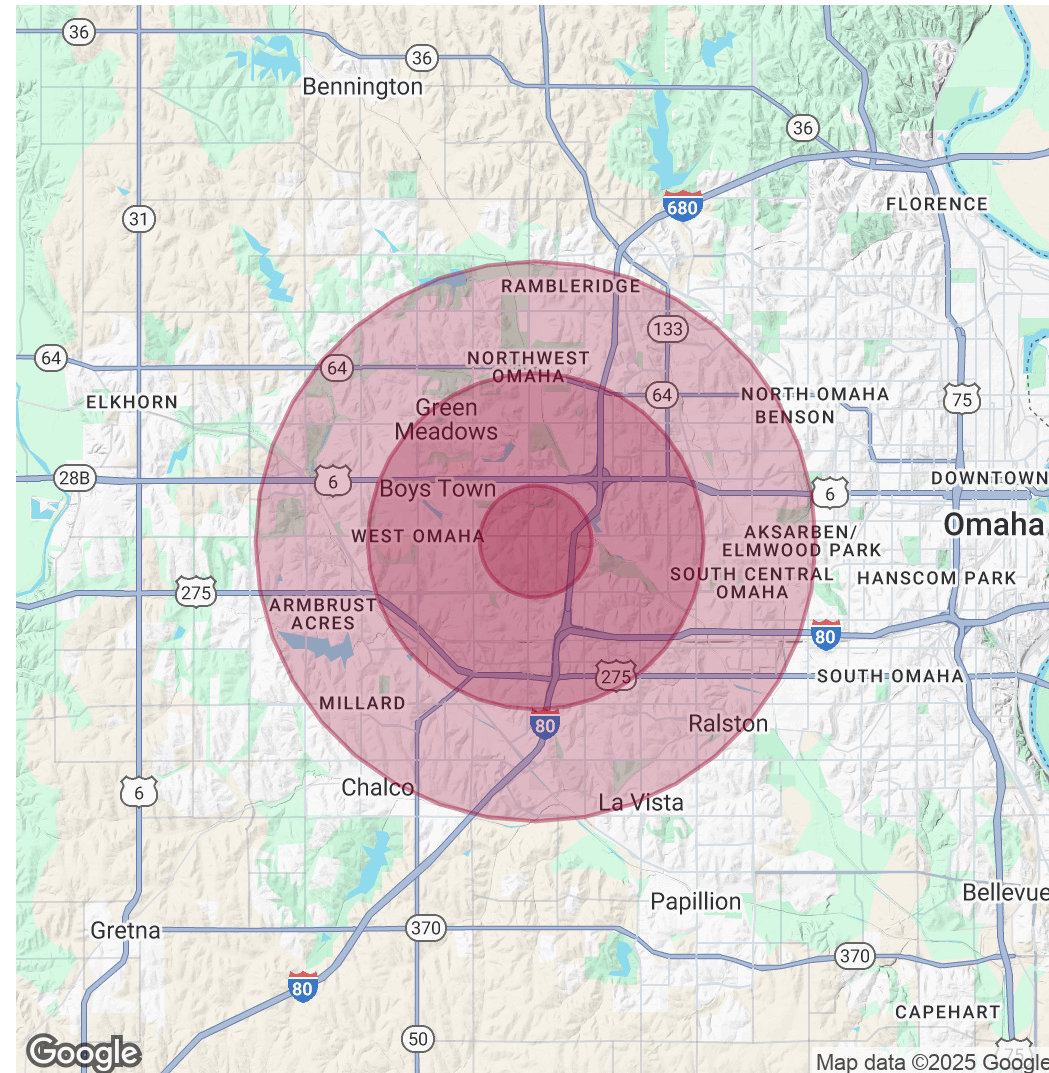
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,394	76,224	249,694
Average Age	43	41	40
Average Age (Male)	41	39	38
Average Age (Female)	44	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,429	33,311	105,476
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$112,849	\$115,116	\$111,720
Average House Value	\$372,786	\$337,697	\$313,187

Demographics data derived from AlphaMap



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