



3116 NORTH 24TH STREET | OMAHA, NE
UNIT B | 1,196 SF

OFFICE FOR LEASE



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PJ MORGAN
REAL ESTATE



PROPERTY DETAILS

DESCRIPTION

RENT	\$12/sf
NNN	\$4/sf
TOTAL MONTHLY RENT	\$1,594.67
SF AVAILABLE	1,196
BUILDING CLASS	B

Beautiful historic brick building along the revitalized North 24th St business district. Join Brittany's Balance and get great visibility. A new storefront, great natural light and ample off-street parking make this a great location for an office or creative space. The second floor is available and ready for your vision!



PARKING & TRANSPORTATION

PARKING RATIO	7/1000
PARKING SPACES	15
TRAFFIC COUNT	7,034

PROPERTY & LOCATION HIGHLIGHTS

- Great visibility
- Abundant natural light
- Design to your needs

BUILDING INFORMATION

BUILDING SIZE	2,383 sf
NUMBER OF FLOORS	2
YEAR BUILT	1918

DEMOGRAPHICS

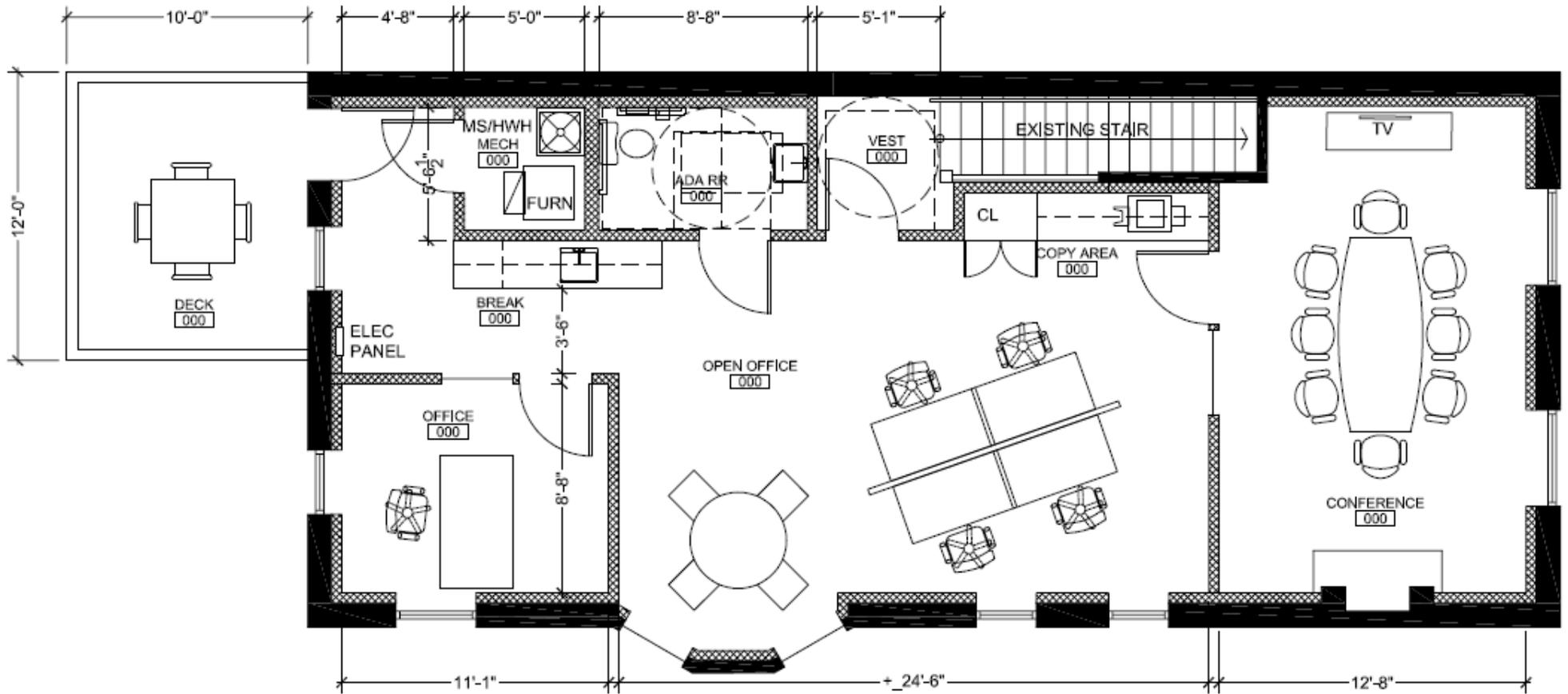
POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,491	123,007	236,755
AVERAGE AGE	33.6	33.1	34.7

ADDITIONAL INFORMATION

ZONING	GC
NUMBER OF ACRES	.06

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,960	49,752	95,261
PEOPLE PER HH	2.6	2.3	2.3
AVERAGE HH INCOME	\$42,865	\$62,694	\$69,065
AVERAGE HH VALUE	\$94,349	\$147,172	\$159,893

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EXAMPLE OF OFFICE LAYOUT

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AREA BUSINESSES

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