



7606 N 30th Street | Omaha, NE 68112

Sale \$1,700,000

Lease \$22.50 PSF NNN

Property Features

- Turn-key former fast food restaurant building
- Includes existing drive-thru for efficient service operations
- Fully equipped with hood system in place
- Ideal for quick-service restaurant or food service user
- Freestanding building with strong visibility and access

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ADDRESS	SIZE (SF)	LEASE RATE	SALE PRICE
7606 N 30th Street	4,390 SF	\$22.50 SF/yr NNN	\$1,700,000

BUILDING DETAILS

Tenancy	Single
Year Built	1980
Zoning	CC
Lot Size	0.9 AC
Restrooms	Yes
Drive-thru	Yes
No. Parking Stalls	50 Surface

LOCATION DETAILS

Market	Omaha / Council Bluffs
Submarket	North Omaha
County	Douglas
Cross Streets	N 30th & Forest Lawn Ave
Nearest Interstate	I-680

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	3,608	18,050	54,760
Total Population	9,539	48,904	139,520
Average HH Income	\$76,645	\$68,526	\$83,630



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