

FOR SALE/LEASE

7419 N 30TH ST, OMAHA, NE 68112

RETAIL/OFFICE/FLEX | 12,640 SF TOTAL BUILDING | REDUCED SALE PRICE - \$999,000



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Empowered Brokers. Exceptional Results.

PRESENTED BY:

Cori Adcock

402.871.4506

cadcock@lee-associates.com

Grace Newton

402.980.0111

gnewton@lee-associates.com

Omaha: 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

Lincoln: 1610 South 70th Street, Suite 102 | Lincoln, NE 68506 | 531.721.2888



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PROPERTY DESCRIPTION

\$400,000 PRICE REDUCTION!

Completely renovated in 2017, this property is ready for an owner-user or investor looking for a high-profile location on the North 30th corridor.

- Domino's occupies 2,584 SF
- The remainder of main floor is approx. 10,000 SF of retail/office or flex, and can be leased or occupied by owner-user.
- Bonus 12,000 SF of lower level storage space with freight elevator access.

PROPERTY HIGHLIGHTS

- All new mechanical, fully heated and cooled
- ESFR Sprinkler
- One dock

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LOCATION DESCRIPTION

189' of frontage on N 30th Street, this submarket's main retail corridor. The property features ample parking on north & south sides.

OFFERING SUMMARY

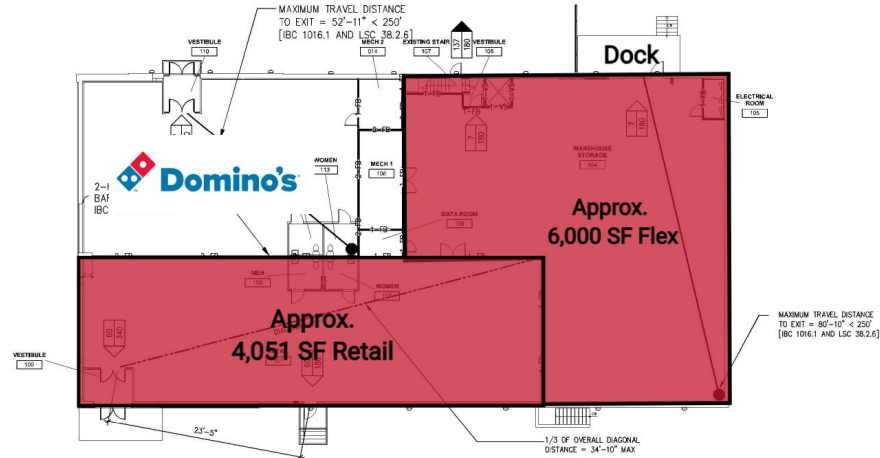
Sale Price:	\$999,000 - REDUCED!
Lease Rate:	\$15.00 SF/yr (NNN)
NNNs:	\$2.17 PSF
Available SF for Lease:	10,000 SF
Total Building Size:	12,640 SF

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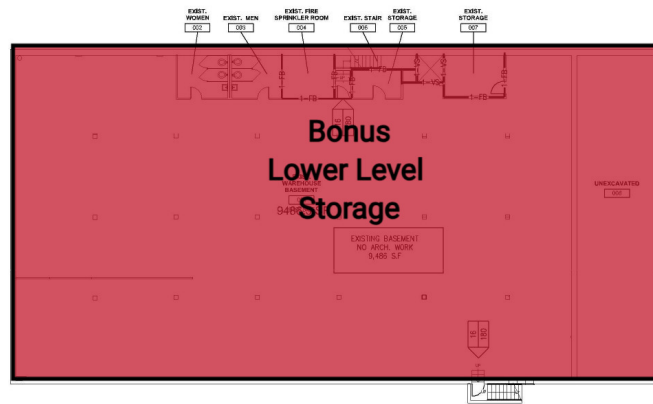
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BUILDING CODE COMPLIANCE PLAN - MAIN LEVEL
1/8"=1'-0"
PLAN NORTH



BUILDING CODE COMPLIANCE PLAN - BASEMENT LEVEL
1/8"=1'-0"
PLAN NORTH

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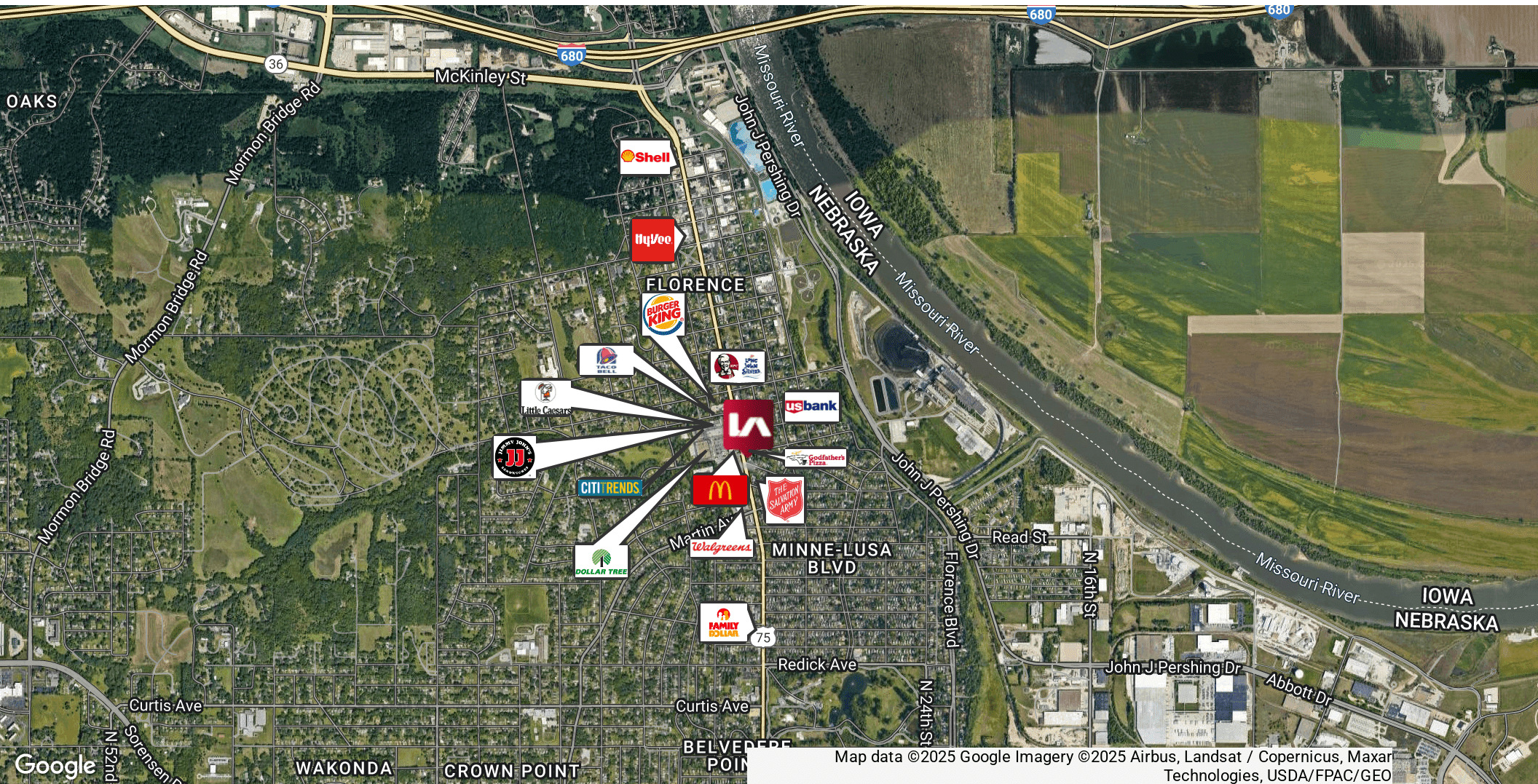
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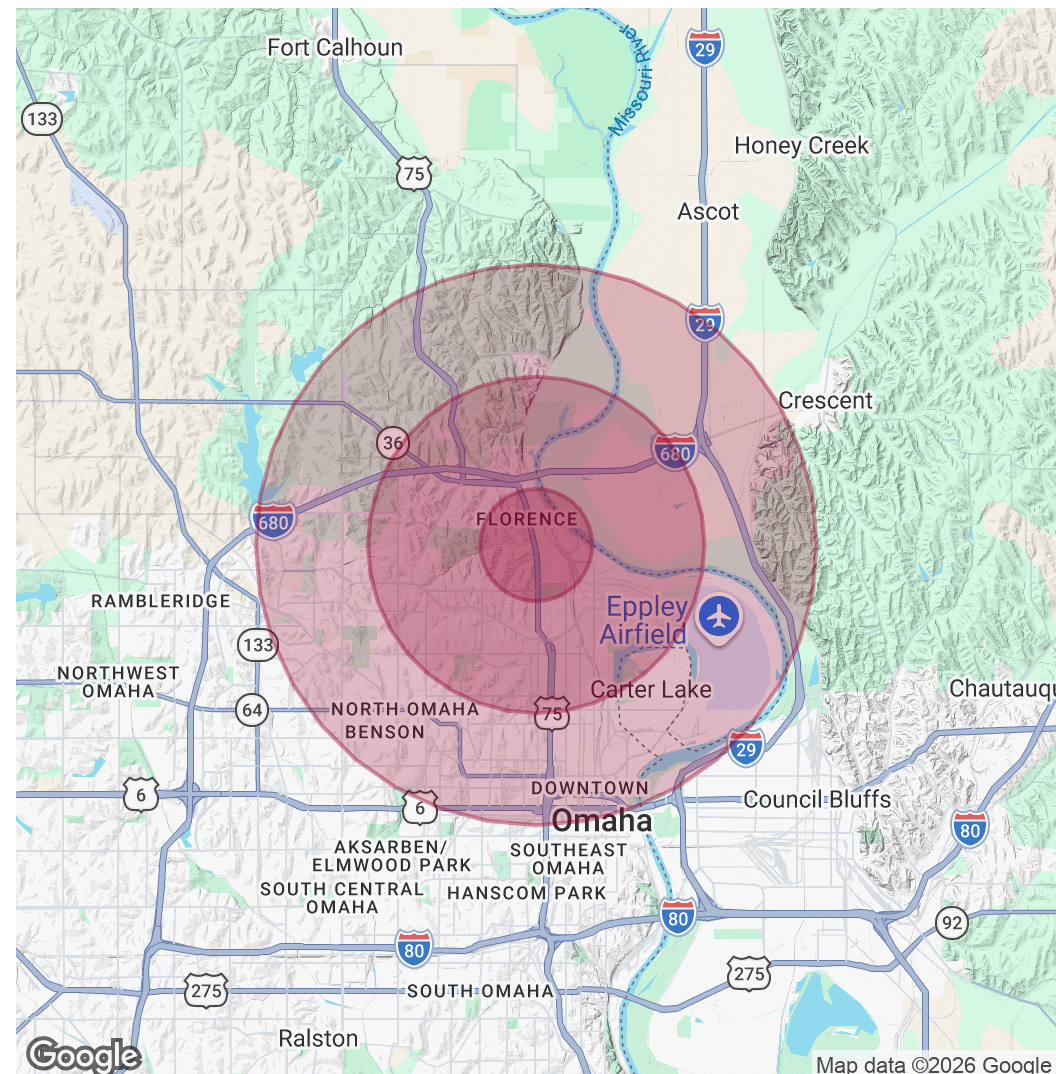
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,863	47,754	135,739
Average Age	38	37	36
Average Age (Male)	36	35	36
Average Age (Female)	39	38	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,656	17,620	52,223
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$69,716	\$60,333	\$71,898
Average House Value	\$151,126	\$167,713	\$219,224

Demographics data derived from AlphaMap



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