

1410 S 13TH STREET | OMAHA, NE  
1,400 SF

noah fredway  
2017

## RETAIL | FOR LEASE | LITTLE BOHEMIA



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**PJ MORGAN**  
REAL ESTATE



## PROPERTY DETAILS

## DESCRIPTION

RENT	\$18.00/SF
NNN	\$10.53/SF
SF AVAILABLE	1,400

Incredible retail opportunity in the very heart of Little Bohemia! Rare opportunity to find a "just the right size" space at 1,400 square feet and join other successful retailers like Archetype, Fizzy's, The Bohemian, Beercade 2, Tiny House, Fontenelle and others! Currently the space is mostly open concept with additional plumbing. Mechanical systems and structure updated in the last 5 years. Parking lot behind the building available for customers and staff.

Information furnished is from sources deemed reliable, but is not guaranteed by PJ Morgan Real Estate, or its agents and is subject to change, corrections, errors, omissions, prior sales or withdrawal, without notice.



## TRANSPORTATION

<b>TRAFFIC COUNT</b>	12,229
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## PROPERTY & LOCATION HIGHLIGHTS

- Located in the heart of Little Bohemia
- Open Concept Floorplan adaptable for any use
- Access to parking lot for customers and staff

## BUILDING INFORMATION

<b>BUILDING SIZE</b>	8,467
<b>MIN DIVISIBLE</b>	1,400
<b>MAX CONTIGUOUS</b>	1,400
<b>NUMBER OF FLOORS</b>	2
<b>YEAR BUILT</b>	1890

## ADDITIONAL INFORMATION

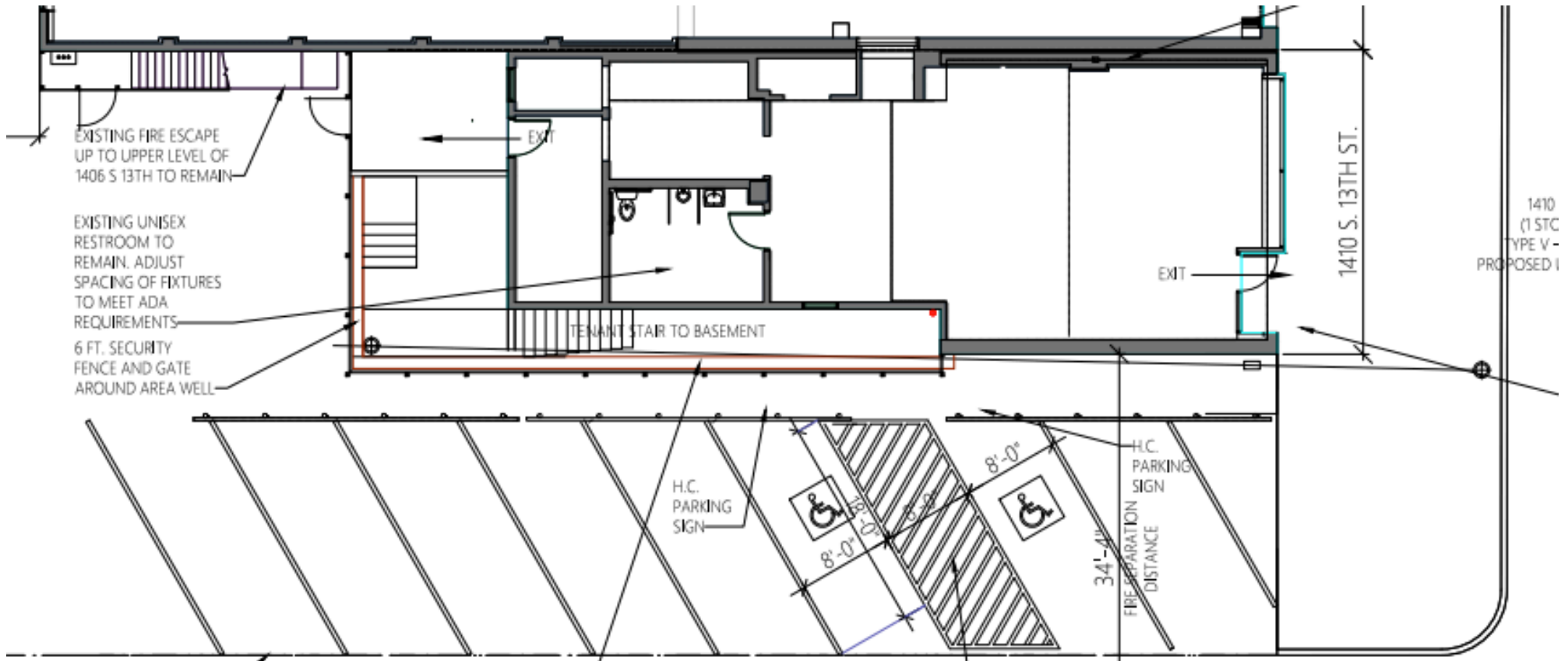
<b>ZONING</b>	NBD
<b>NUMBER OF ACRES</b>	0.487

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## DEMOGRAPHICS

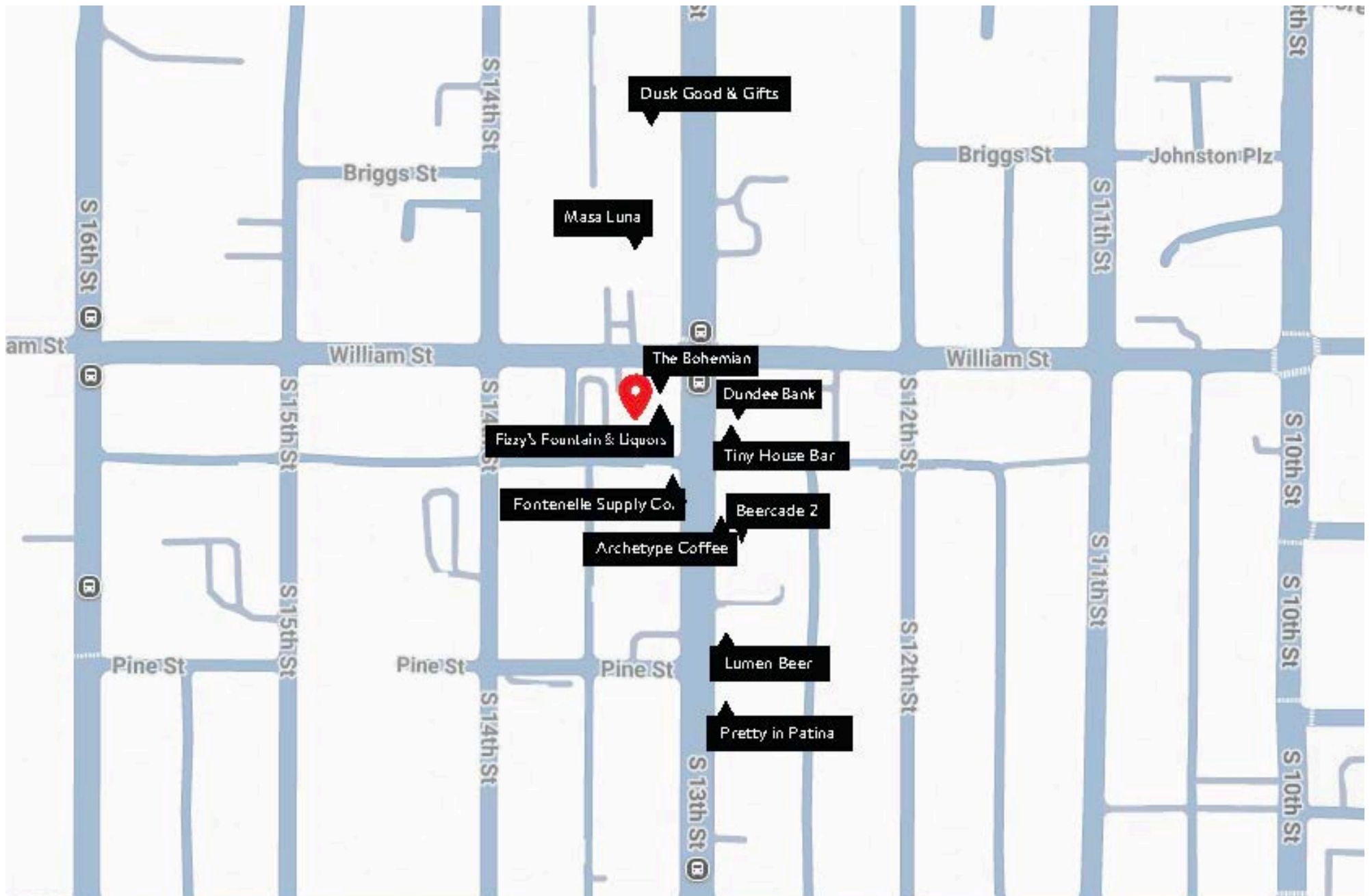
<b>POPULATION</b>	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	21,200	112,743	253,877
<b>AVERAGE AGE</b>	33.1	33.1	34.2

<b>HOUSEHOLDS</b>	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	9,029	46,067	100,223
<b>PEOPLE PER HH</b>	2.1	2.2	2.4
<b>AVERAGE HH INCOME</b>	\$71,080	\$65,044	\$68,596
<b>AVERAGE HH VALUE</b>	\$158,343	\$154,251	\$155,545



# FLOORPLAN

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## AREA BUSINESSES

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