

Retail PROPERTY FOR LEASE

**8516 N 30th St
Omaha, NE 68112**

Property Highlights

- \$10.00 PSF
- 2,638 SF
- 0.10 AC
- Located in Historic Downtown Florence
- Prime Retail Frontage
- Added Bonus: 2,178 SF Storage Below Grade!
- Sale Includes:
 - Extensive Bar Buildout
 - Remaining Trade Fixtures/Equipment
 - Stage For Live Entertainment!



Offering Summary

Available SF:	2,638 SF
Lease Rate	\$10.00 PSF
NNN	\$3.45
Year Built	1916
Lot Size	0.10 AC
Zoning	NBD
Traffic Count	16,000

Listed By:

Brian Wragge

Cell: (402) 212-0199

Brian.Wragge@bhhsamb.com

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PROPERTY DETAILS

For Lease: \$10.00/NNN

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Omaha, NE 68112

Property Details

Property Type	Retail
Zoning	NBD
Lot Size	0.10 AC
Traffic Count	16,000
Cross Streets	N 30th St & Tucker St

Location Information

Building Name	New Frontier Bar
Street Address	8516 N 30th St
City, State, Zip	Omaha, NE 68112
County/Township	Douglas

Parking & Transportation

Parking Type	Surface
Parking Spaces	6+ Street Parking

Building Information

Building Size	2,638 SF
Building Class	C
Number of Floors	1
Year Built	1916
Insurance	\$5,400
Taxes	\$3,700

Utilities & Amenities

Central HVAC	2 Units
Restrooms	1 Men's/1 Women's

Demographics

Proximity:	1 Mile	3 Miles	5 Miles
Total Population:	5,128	42,537	123,530
Households	2,074	15,589	46,285
HH Income	\$72,335	\$59,060	\$65,026

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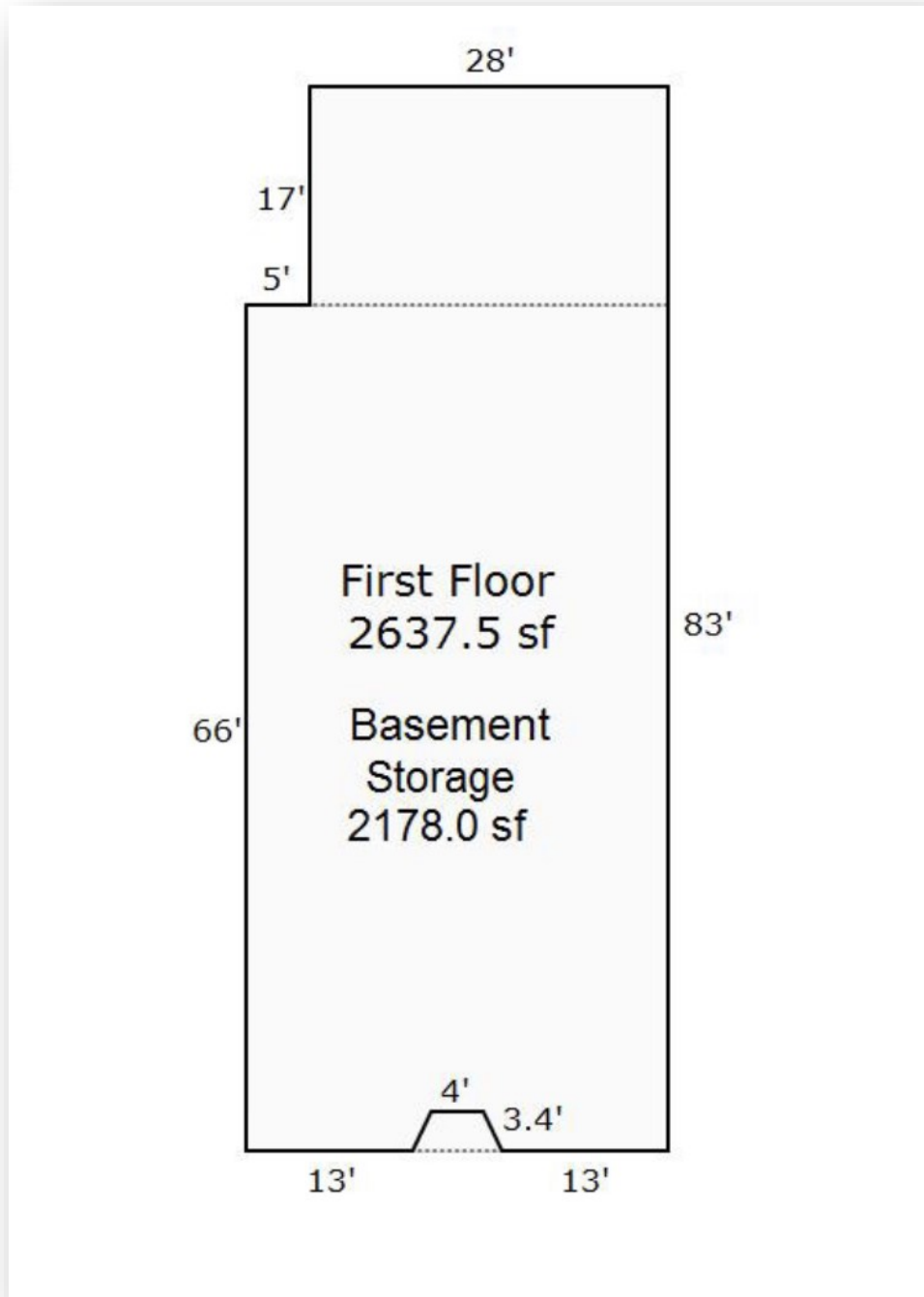
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BUILDING LAYOUT

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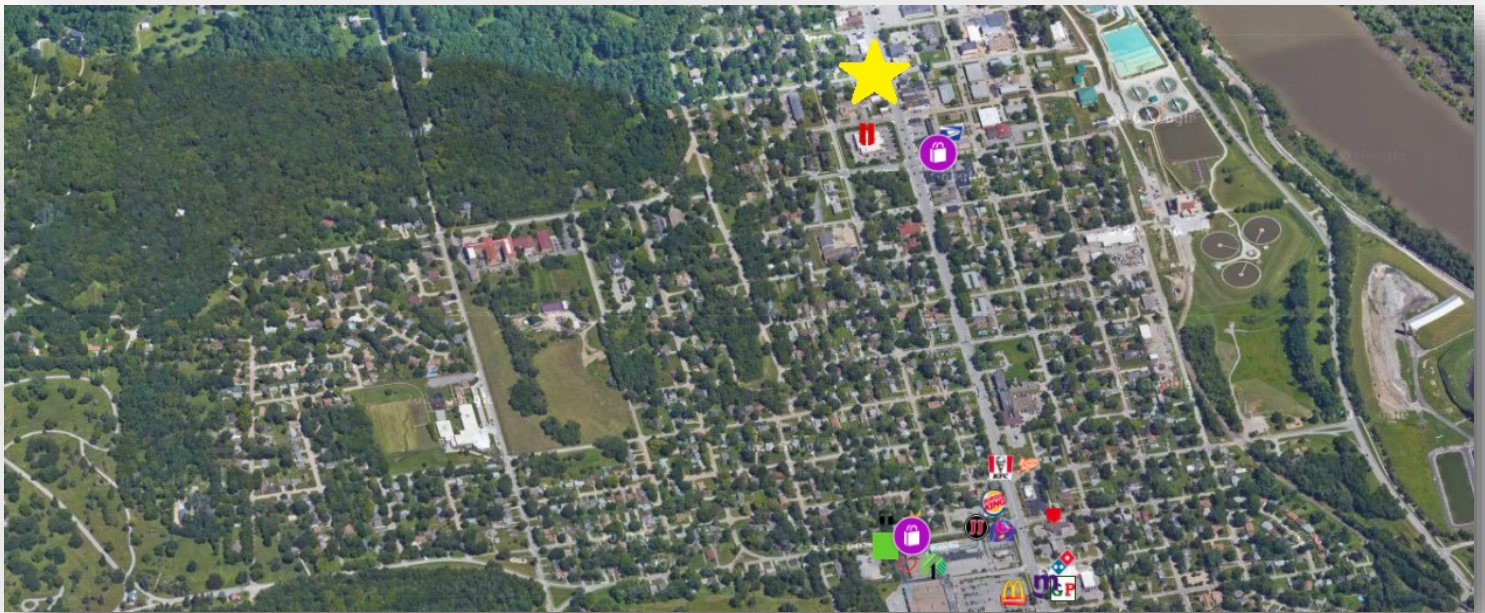
RETAILER AERIAL

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Property Details

Hy-Vee	KFC	Taco Bell
McDonald's	Walgreens	Jimmy Johns
Domino's Pizza	BP	Burger King
Godfather's Pizza	The Salvation Army	Long John Silver's
Dollar Tree	H&R Block	U.S. Bank
Metro PCS	Family Fare Supermarkets	United States Postal Service



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PLOT AERIAL

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MAP AERIAL

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