

1421-B FARNAM STREET- SUBLEASE

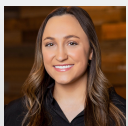
1,760 SF | \$25.00 SF/YR (NNN)

1421-B FARNAM STREET- SUBLEASE, OMAHA, NE 68102



**INVESTORS
REALTY INC.**

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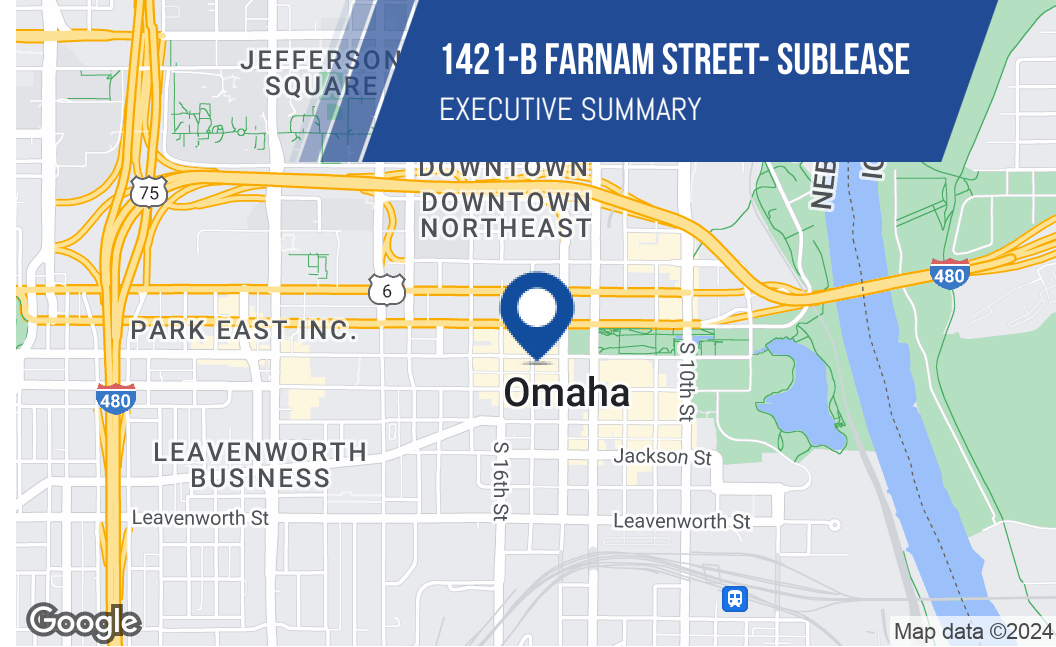


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OFFERING SUMMARY

LEASE RATE:	\$25.00 SF/YR NNN
Est. Op. Exp.	\$8.00 SF/YR
Available SF:	1,760 SF
Building Size:	30,440 SF
Property Type:	Retail

PROPERTY HIGHLIGHTS

- Steps from the Gene Leahy Mall redevelopment project
- Across from Mutual of Omaha's new location (2026 completion)
- Perfect for a cafe and coffee shop
- Opportunity for a patio
- Apartment tenants upstairs
- Recently renovated building

DEMOGRAPHICS

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,423	6,407	16,850
Average Age	36	36	34
HOUSEHOLDS			
Total Households	1,443	3,551	8,221
People Per HH	1.7	1.8	2.0
Average HH Income	\$81,385	\$76,577	\$66,367
Average HH Value	\$387,213	\$368,601	\$321,526

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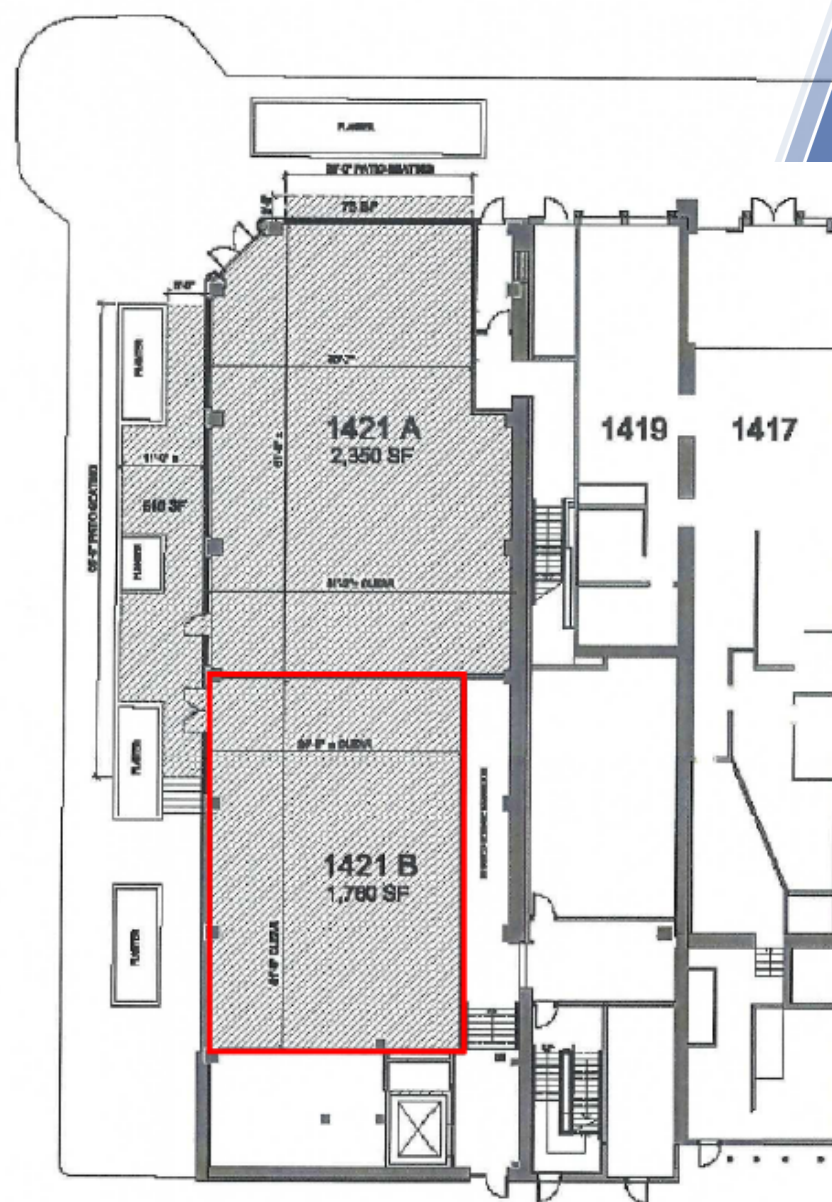
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AVAILABLE SPACES



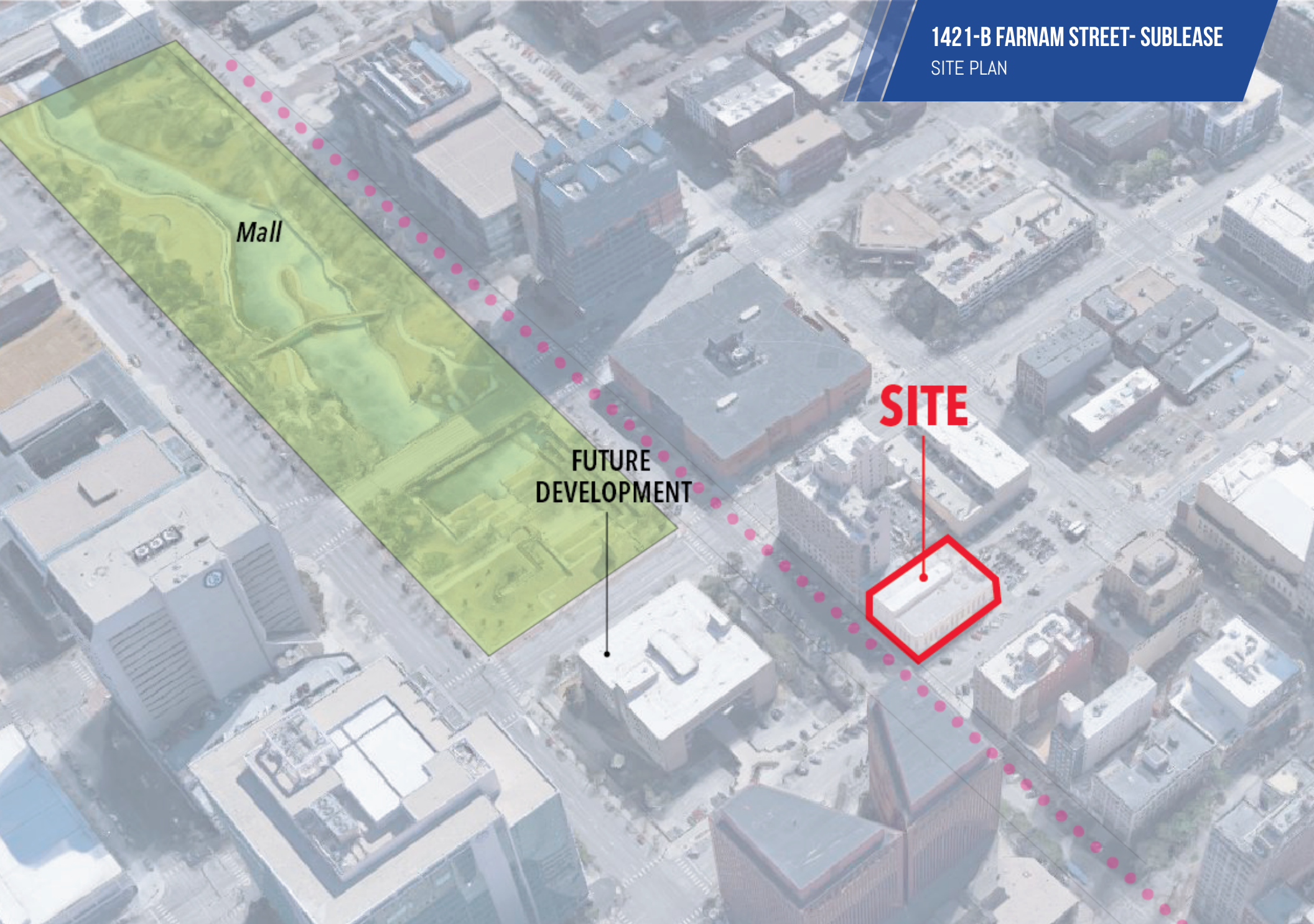
SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
1421-B (SUBLEASE)	1,760 SF	\$25.00 SF/yr (NNN)	\$8.00	\$4,840.00

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RETAILER MAP



Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies, USDA/FPAC/GEO

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1421-B FARNAM STREET- SUBLEASE

POTENTIAL SPACE RENDERINGS



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1421-B FARNAM STREET- SUBLEASE
POTENTIAL SPACE RENDERINGS



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