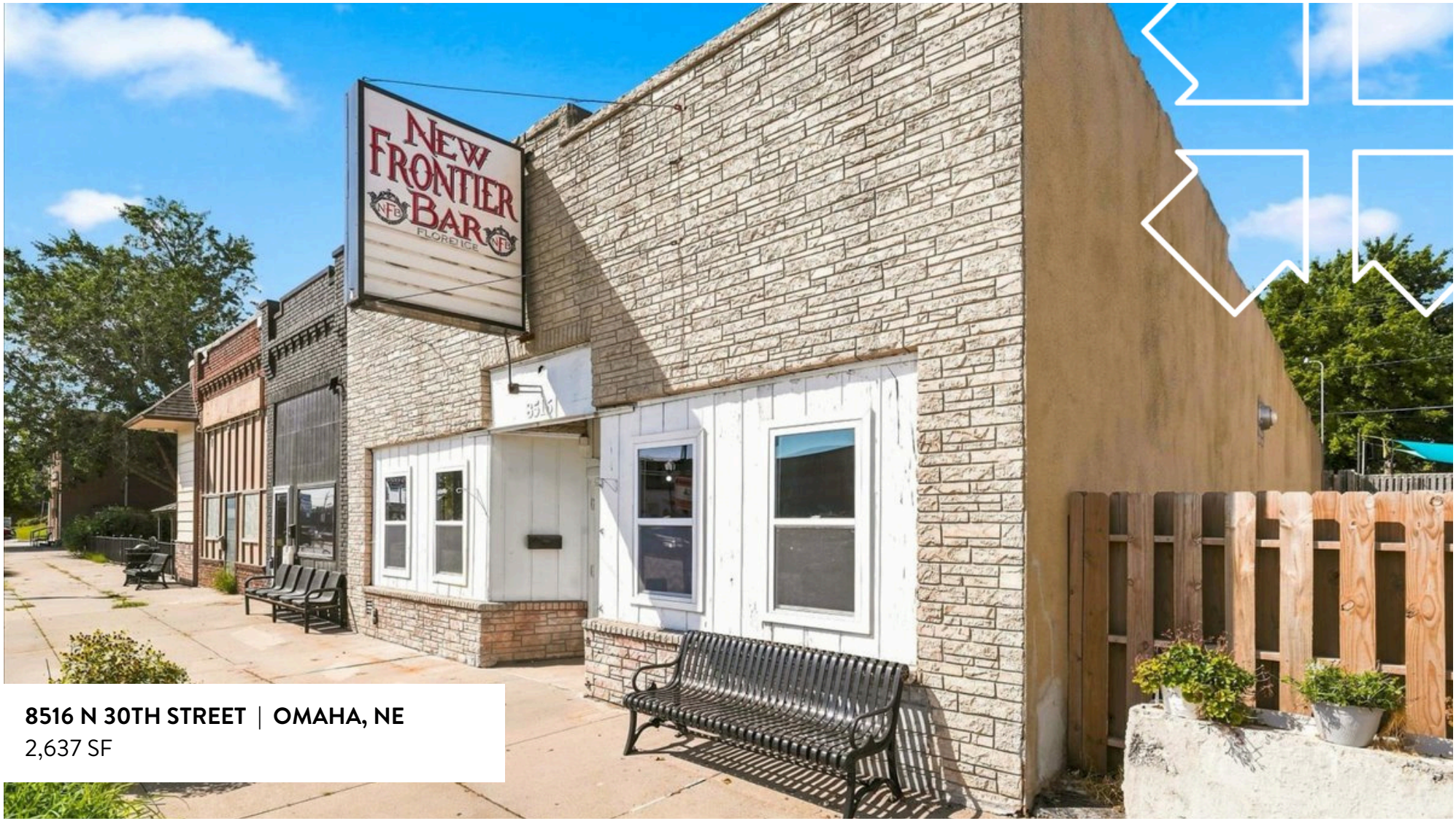

8516 N 30TH STREET | OMAHA, NE
2,637 SF

BAR/RESTAURANT || FOR LEASE || FLORENCE



DAVID POTTER
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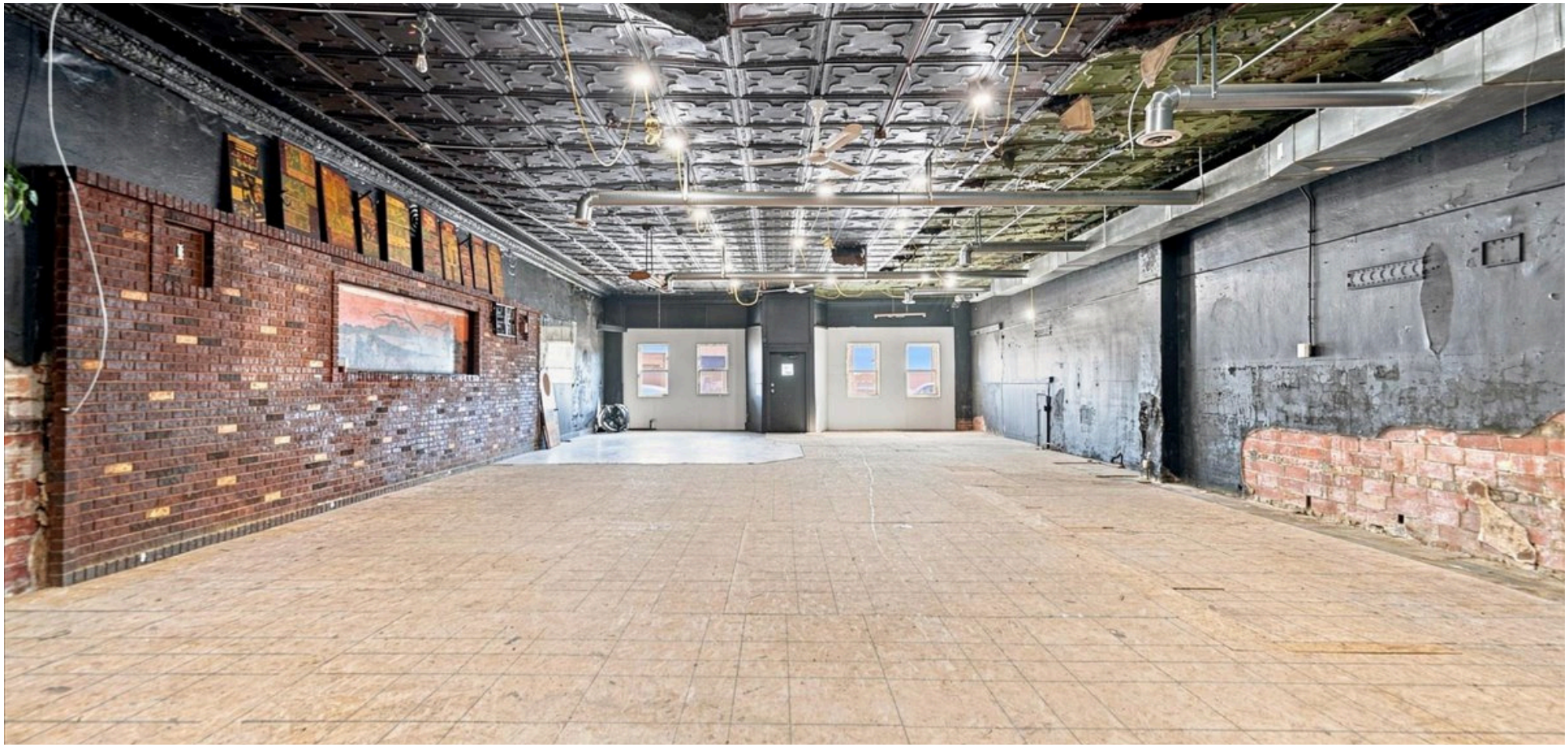

PROPERTY DETAILS

RENT	$12/sf
NNN	$3/sf
SF AVALIABLE	2,637
BUILDING CLASS	Commercial

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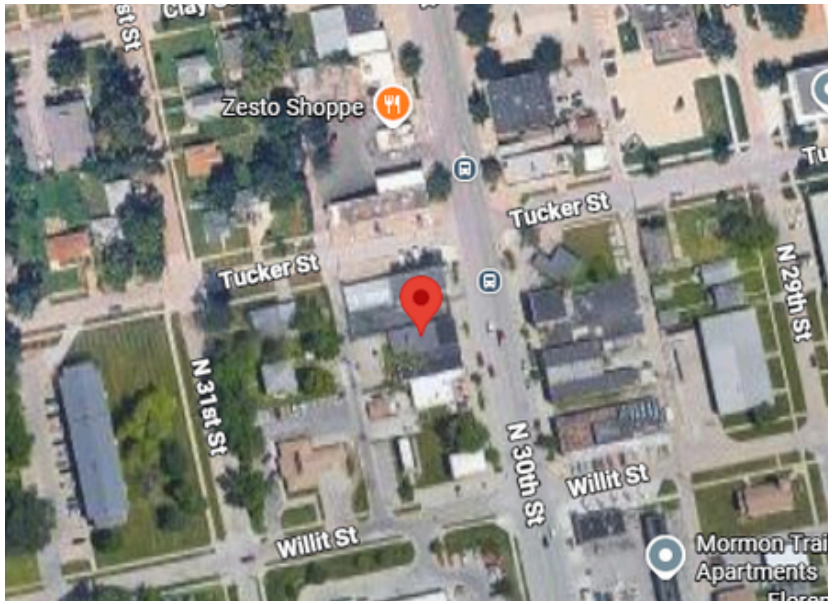
PROPERTY & LOCATION HIGHLIGHTS

- In the heart of the Florence historic business district.



BUILDING INFORMATION

BUILDING SIZE	2,637 sf
NUMBER OF FLOORS	1
YEAR BUILT	1916

ADDITIONAL INFORMATION

ZONING	NBD
NUMBER OF ACRES	0.1

DESCRIPTION

Come be a part of the Florence revival!

Located in the heart of Historic Downtown Florence, 8516 N 30th Street offers a rare opportunity to own a commercial property with more than a century of history along one of Omaha's most beloved business districts.

Built in 1916, this property has served the Florence community through generations of change. Its early commercial history includes use as a neighborhood grocery in the early to mid 1900's.

In more recent decades, the space served as the local watering hole, continuing its role as a neighborhood gathering place and recognizable fixture on North 30th Street.

Along with a great property with loads of potential, you will find an engaged and organized local business and property owner's group and neighbors who are deeply invested and excited to support local businesses along the strip. The property owners are willing to provide substantial TI for the right tenant.

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,396	38,976	119,805
AVERAGE AGE	42	38	47
TOTAL HOUSEHOLDS	1,804	14,493	44,563

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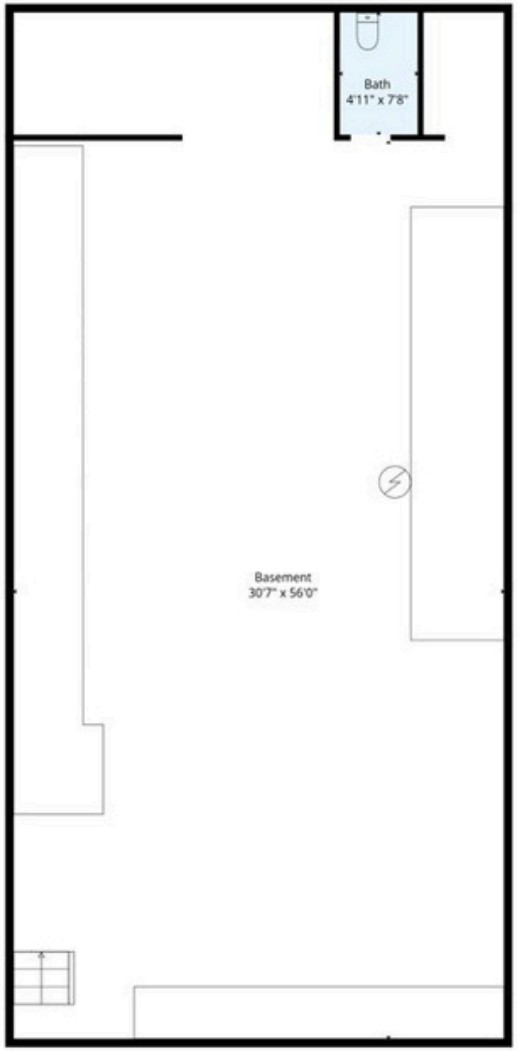
TOTAL: 2367 sq. ft
Basement: 0 sq. ft, 1st floor: 2367 sq. ft
EXCLUDED AREAS: TOILET: 47 sq. ft, BASEMENT: 1784 sq. ft, UNDEFINED: 221 sq. ft, STORAGE: 196 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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FLOOR PLAN

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PHOTOS

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