

FOR SALE & LEASE



3121 S 24TH ST

Omaha, NE 68108

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**CAMPBELL
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REAL ESTATE

3121 S 24TH ST | RETAIL PROPERTY FOR LEASE

OMAHA, NE 68108



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REAL ESTATE



PROPERTY DESCRIPTION

Prime retail location available for lease just south of downtown Omaha. This free-standing property located on the high traffic 24th corridor, coming available October of 2027. Contact agent for details.

LOCATION DESCRIPTION

Located on the northeast corner of South 24th & Vinton Street, just south of downtown.

OFFERING SUMMARY

Lease Rate:	\$24.00 PSF
Lease Type:	NNN
Available SF:	14,530 SF
Lot Size:	1.64 Acres

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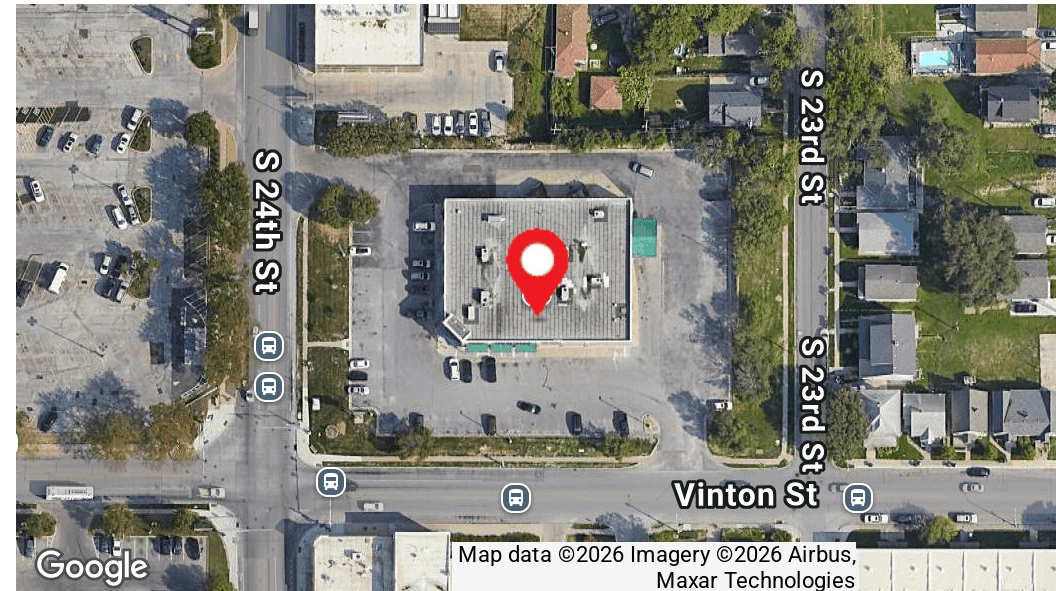


OFFERING SUMMARY

Sale Price:	Subject to Offer
Building Size:	14,530 SF
Lot Size:	1.643 Acres

PROPERTY DESCRIPTION

Prime investment opportunity just south of downtown Omaha. This free-standing retail property sits along the highly trafficked 24th Street corridor, offering exceptional visibility and strong daily exposure. Located in a vibrant and growing area, the property is well-positioned for a variety of retail or commercial uses. Contact the listing agent for additional details.



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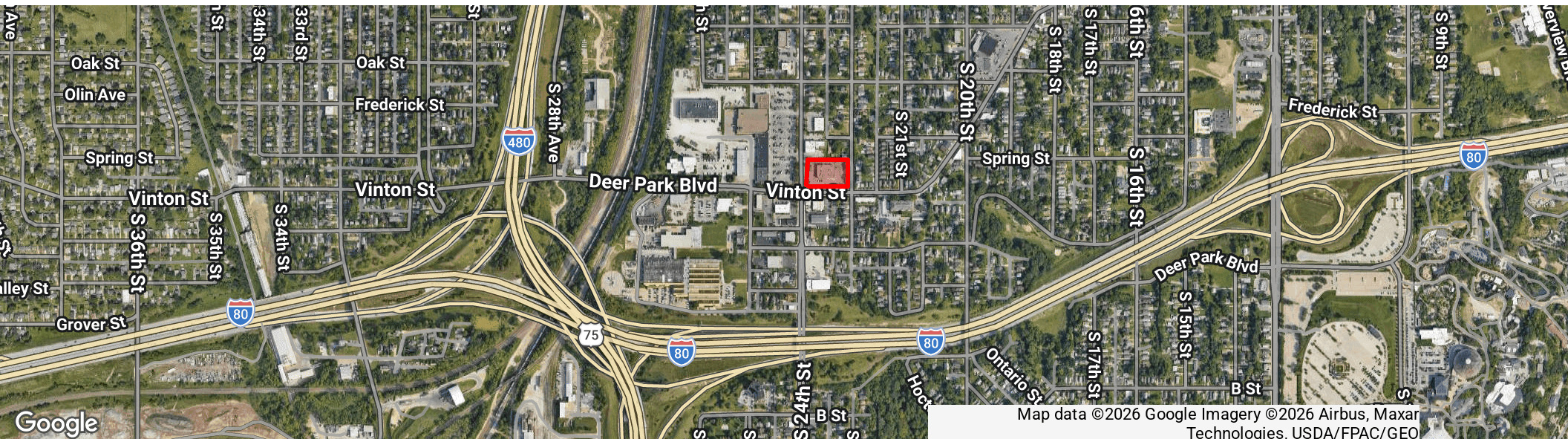
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,125	117,631	246,259
Average Age	33	35	37
Average Age (Male)	33	35	36
Average Age (Female)	34	35	37
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,201	46,674	97,939
# of Persons per HH	3.1	2.5	2.5
Average HH Income	\$70,813	\$70,537	\$78,219
Average House Value	\$196,165	\$228,249	\$241,414

Demographics data derived from AlphaMap



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3121 S 24TH ST | MEET THE TEAM

OMAHA, NE 68108



**CAMPBELL
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REAL ESTATE



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