

Retail/ Redevelopment N 30th Package FOR SALE

Retail/ Redevelopment 3509 N 30th St Omaha, NE 68111

Property Highlights

- \$499,000
- Additional Real Estate Available
- 2 Tenants
- Drive thru
- 2,480 SF
- Free Standing Building

Property Description

Positioned along North 30th Street in Omaha, this commercial building offers an excellent opportunity for an investor or owner-user looking for visibility, access, and existing income. The property is currently occupied by two tenants, providing immediate rental income with future upside potential. Major perks include street frontage along a well-traveled corridor, drive-thru access, and flexible commercial functionality. The building offers approximately 2,480 SF and sits in a location with convenient access to surrounding neighborhoods and major routes. Whether you are looking to continue using the property as an income-producing asset, occupy a portion of the building, or explore future repositioning, this property provides a practical footprint with multiple possibilities.



Offering Summary

Available Space	2,480 SF + Additional Available
Sale Price	\$499,000
Lot Size	6,000 SF
Zoning	GC
Traffic Count	12,513

Listed By:

Blake Hunter

Cell: (402) 681-8280

Blake.Hunter@bhhsamb.com

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PROPERTY DETAILS

For Sale: \$499,000

3509 N 30th St

Omaha, NE 68111

Property Details

Property Type	Retail Free Standing Bldg.
Zoning	GC
Lot Size	6,000 SF
Traffic Count	12,513
Cross Streets	N 30th & Pinkey St
Property Taxes	\$1,454

Location Information

Building Name	North 30th Retail Space
Street Address	3509 N 30th St
City, State, Zip	Omaha, NE 68111
County/Township	Douglas

Parking & Transportation

Parking Type	Surface
Parking Spaces	4+ additional available

Building Information

Building Size	2,480 SF
Building Class	C
Number of Floors	1
Year Built	1962

Utilities

Central HVAC	Forced Air Heat Central AC
Restroom	2

Demographics

Proximity:	1 Mile	3 Miles	5 Miles
Total Population:	14,089	126,999	238,571
Households	4,982	51,083	96,498
HH Income	\$39,738	\$63,685	\$69,826

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BUILDING LAYOUT

For Sale: \$499,000

3509 N 30th St

Omaha, NE 68111

RETAIL STORE

3509 N 30 ST

40'



First Floor

2480.0 sf

62'

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PLOT AERIAL

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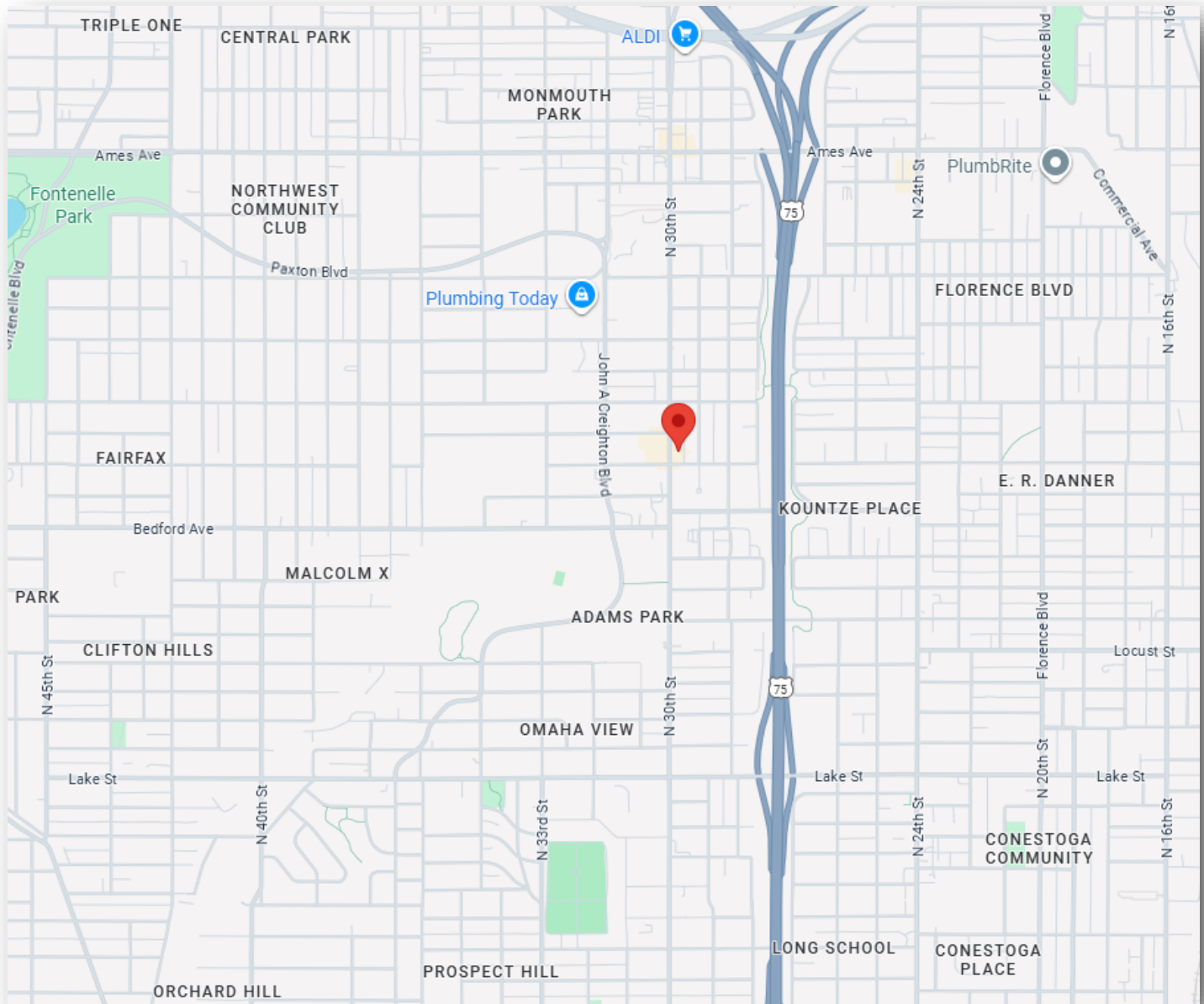
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MAP AERIAL

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PHOTOS

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