



4601 S 50th Street | Omaha, NE 68117

\$9 PSF Modified Gross

### Property Features

- Great space for retail/office user
- Located on the busy intersection of 50th & L Street
- Ample parking
- Anchored by long-time tenant Lansky's Restaurant

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**Sam Estivo**

Associate

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### Building Details

Tenancy	Multiple
Number of Floors	3
Year Built	1964

### Property Details

Lot Size	2.1 Acres
Zoning	CC
Traffic Count	29,250
Parking	Ample

### Location Details

Submarket	South Central
County	Douglas
Cross Streets	50th and L St

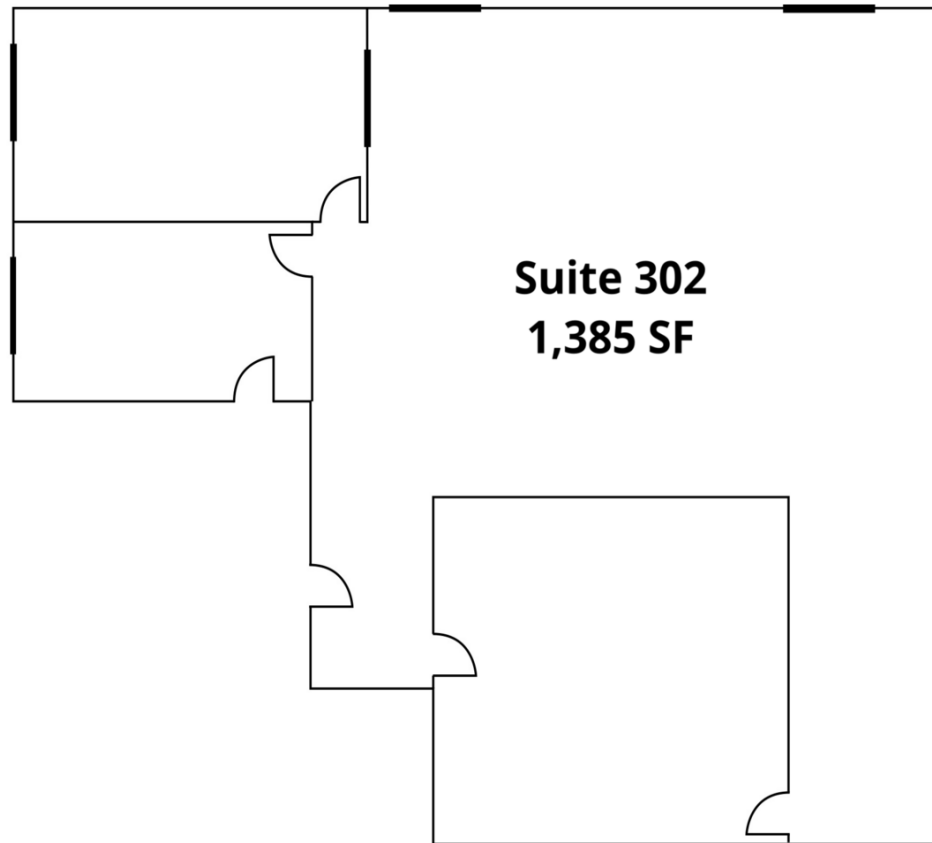
### Demographics

Demographics	1 Mile	5 Miles	10 Miles
Total Households	3,260	107,242	293,338
Total Population	7,261	254,643	741,606
Average HH Income	\$55,125	\$67,330	\$65,491

### Available Spaces

Space	Lease Rate	Lease Type	Size (SF)	Term
Suite 302	\$9.00 SF/yr	Modified Gross	1,385 SF	Negotiable





Floor Plan Not to Scale



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