



**1115**

**HARNEY STREET**

1,730 - 4,122 RSF

Near Planned Streetcar Route

**CBRE**

# PROPERTY INFORMATION

AVAILABLE SPACE

**1,730 – 4,122 RSF**

LEASE RATE

**\$20 – \$24 /RSF, NNN**

ESTIMATED NNN'S

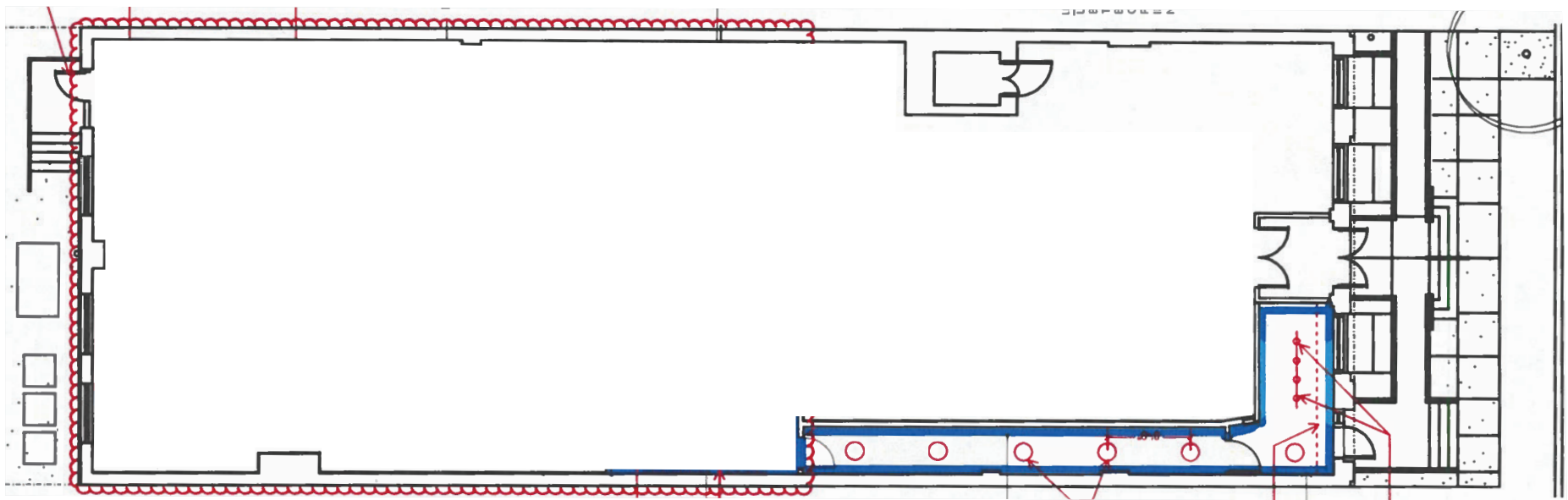
**\$5.75 /RSF**

## FEATURES

- 20 apartment units in the building
- Near the planned streetcar route
- Great for a bank location, coffee shop, small restaurant and more



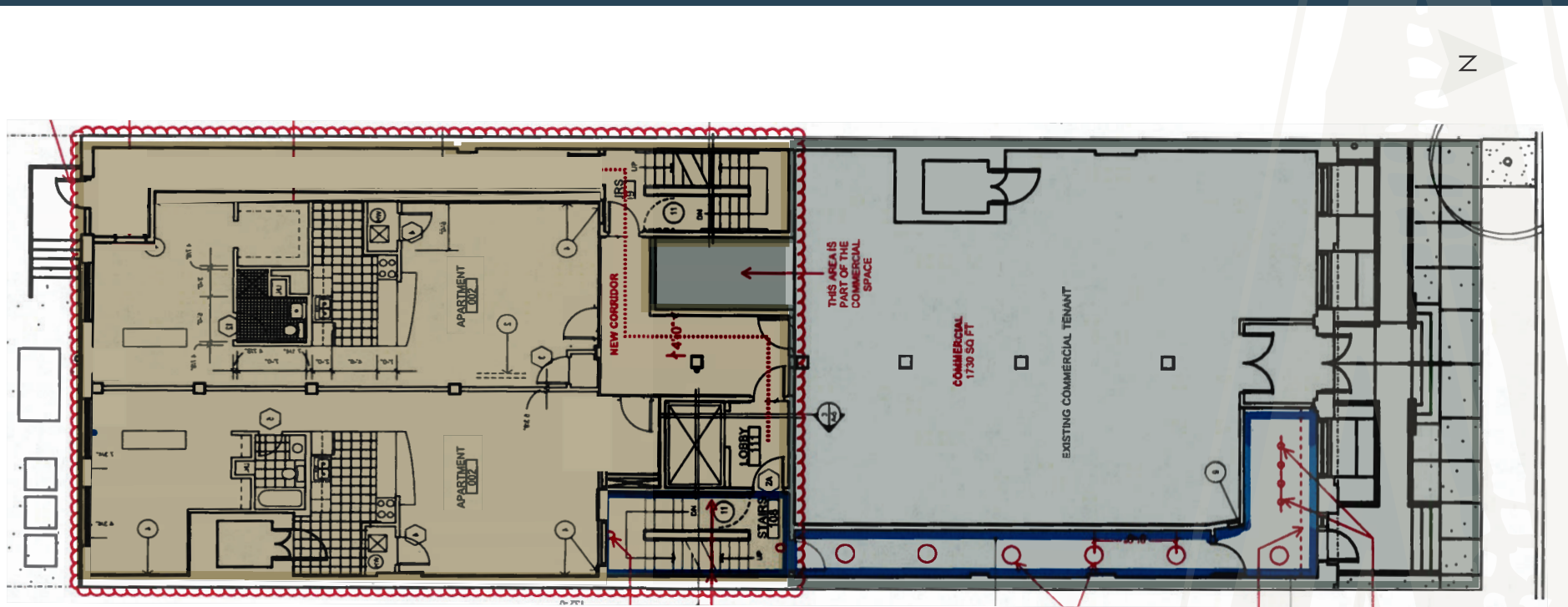
# FLOOR PLAN | CURRENT



## AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	14,735	112,746	256,056
Population - Five Year Projection	15,891	116,571	261,075
Average Household Income	\$89,484	\$75,837	\$80,669
Daytime Population	39,307	147,085	286,707

# FLOOR PLAN | OPTION A

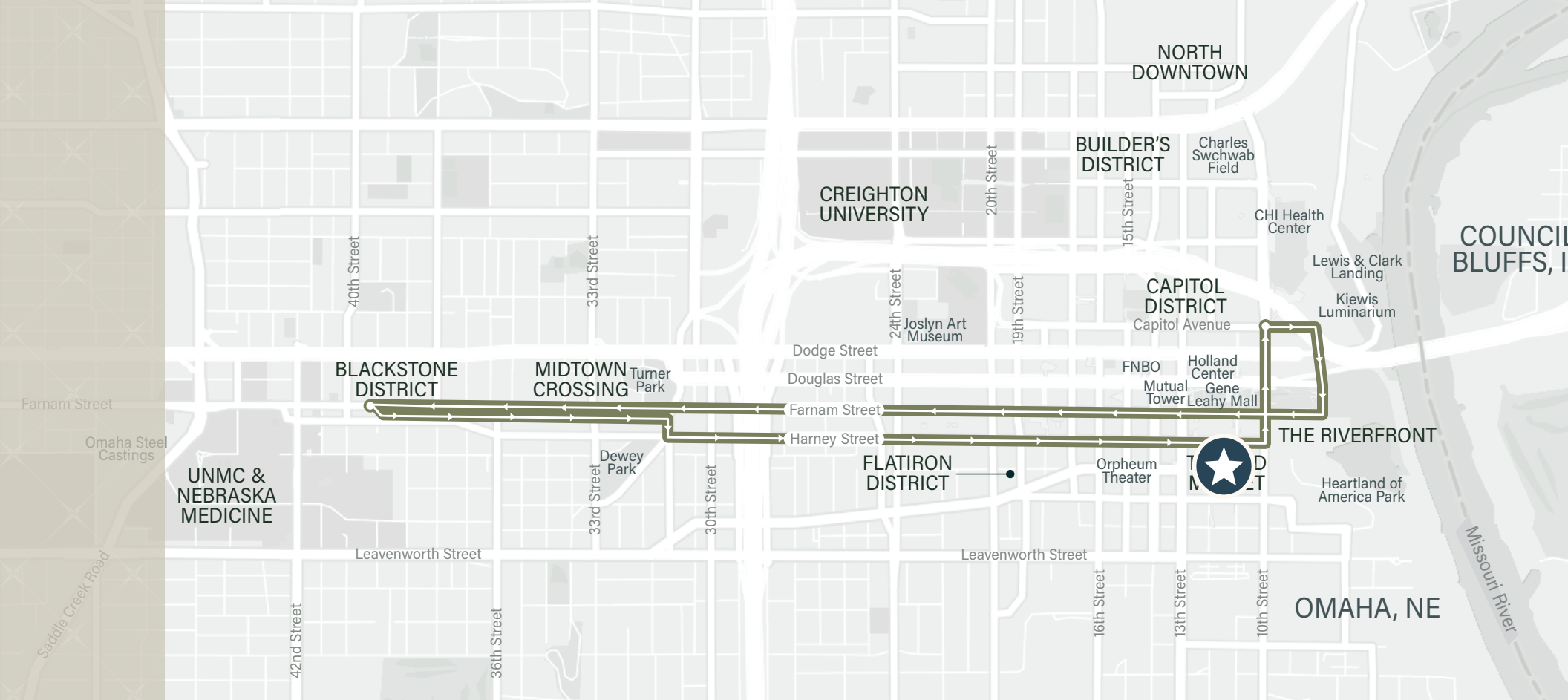


**2,392 RSF**

CAN BE DEMISED INTO TWO APARTMENT UNITS SEPARATE FROM THE COMMERCIAL SPACE

**1,730 RSF**

OF VERSITILE COMMERCIAL SPACE IDEALLY SUITED FOR A VARIETY OF RETAIL OPPORTUNITIES AND USES.



# OMAHA STREETCAR

Omaha's Streetcar Project is Underway.

When the streetcar begins operating in 2028, the initial route will connect neighborhoods, business districts, tourist attractions and community amenities between downtown Omaha and the Blackstone District.

The streetcar is more than just a transit solution — it's a driving force for economic growth and has already spurred billions of dollars in new development in Omaha's urban core to create new jobs, new housing and new opportunities.



# RETAIL SPECIFICATION



Mutual of Omaha

Near the up-and-coming Mutual of Omaha Tower



Located in the heart of The Old Market



Near the upcoming Omaha streetcar



BLACKSTONE DISTRICT

Near the Blackstone District's Mercintile





# 1115 HARNEY STREET

Omaha, Nebraska

## CONTACTS

Scott Schneiderman  
Senior Vice President  
+1 402 290 2125  
scott.schneiderman@cbre.com

Bennett Janecek  
Associate  
+1 402 697 5864  
bennett.janecek@cbre.com

**CBRE**

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. 122325M