

FOR LEASE

BLACKSTONE CORNER

3618 Farnam St, Omaha, NE 68131



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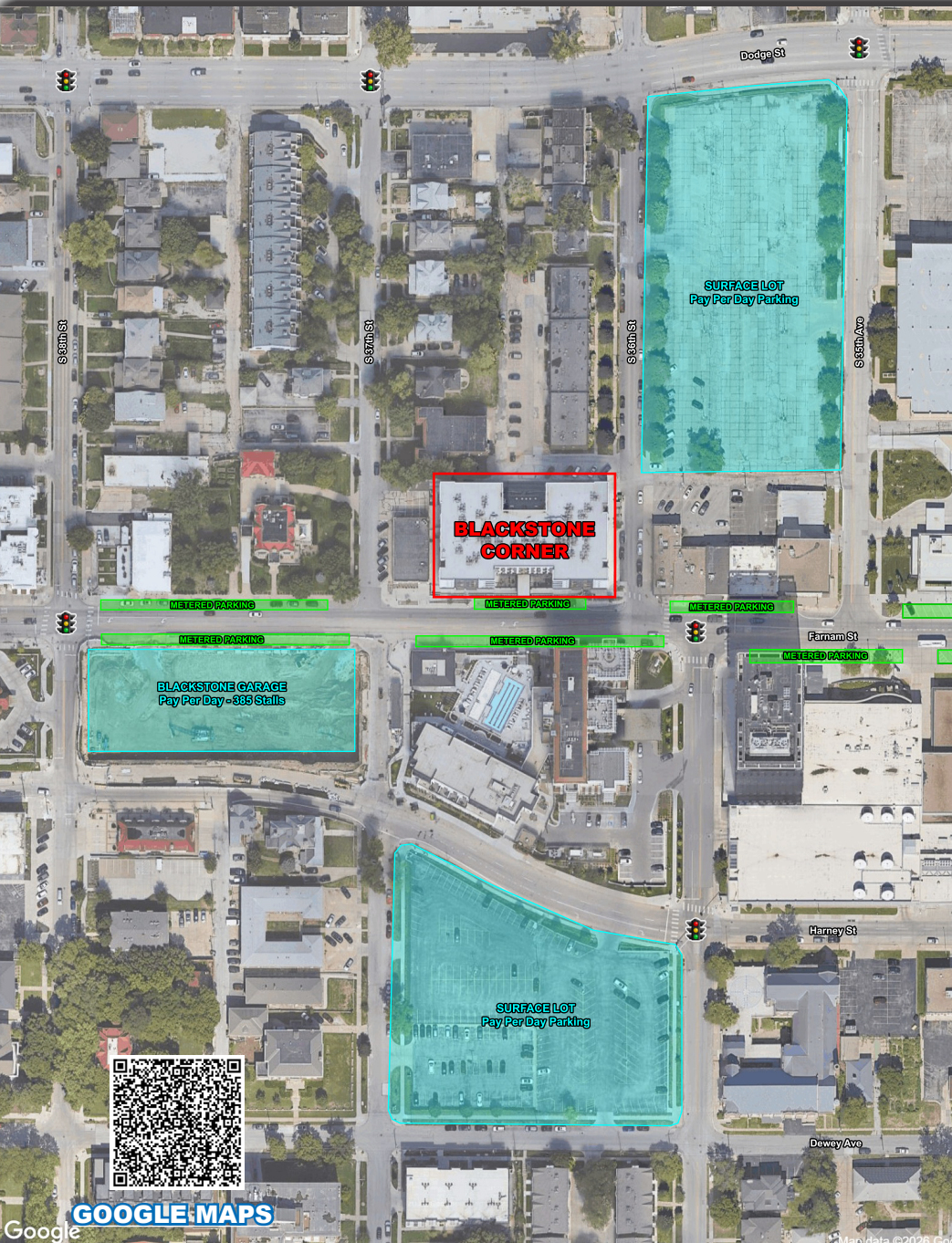
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PROPERTY HIGHLIGHTS

- Second generation restaurant space located in the vibrant Blackstone District.
- Existing kitchen infrastructure with multiple commercial hood systems, a bar, outdoor patio, and abundant natural light.
- Prominent frontage on Farnam Street, positioned along the future streetcar route.
- Central midtown location with proximity to Midtown Crossing, Downtown, and the University of Nebraska Medical Center.
- Nearby parking options include surface lots, street parking, and the Blackstone Garage.

Suite	Space	Rent	Type	Available
C	6,016 SF	Call Broker	NNN	Immediately

SITE DATA

Gas/Electrical:	Tenant	Rent Escalator:	TBD
Sewer/Water:	Tenant	Lease Term:	5-10 Years
Janitorial/Maint:	Tenant	Lease Form:	Landlord's
Finisher Allowance:	TBD	Zoning:	NBD
Ceiling Height:	Varies	Parking:	Street, Surface & Blackstone Garage
Year Built:	2019		

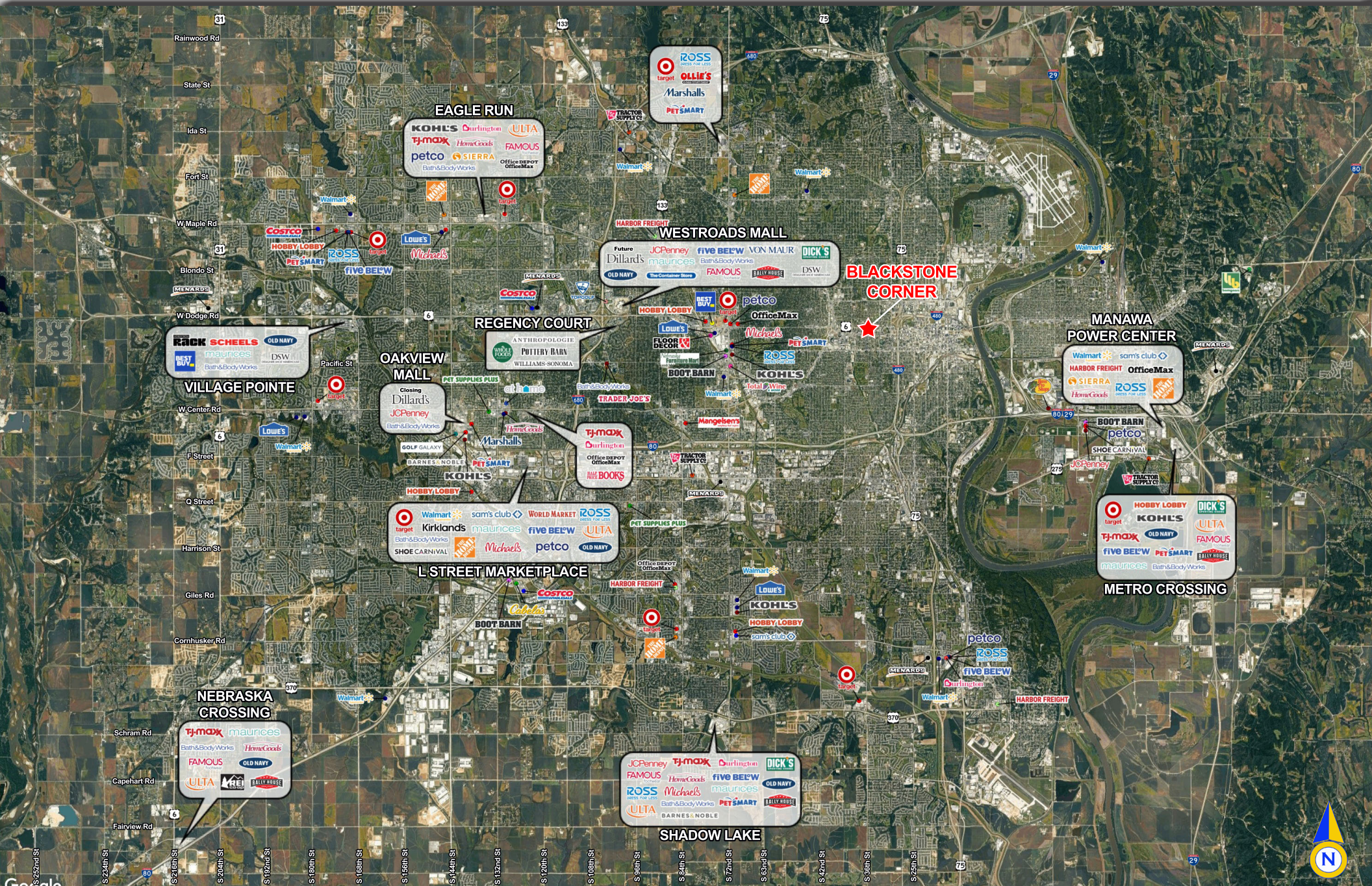
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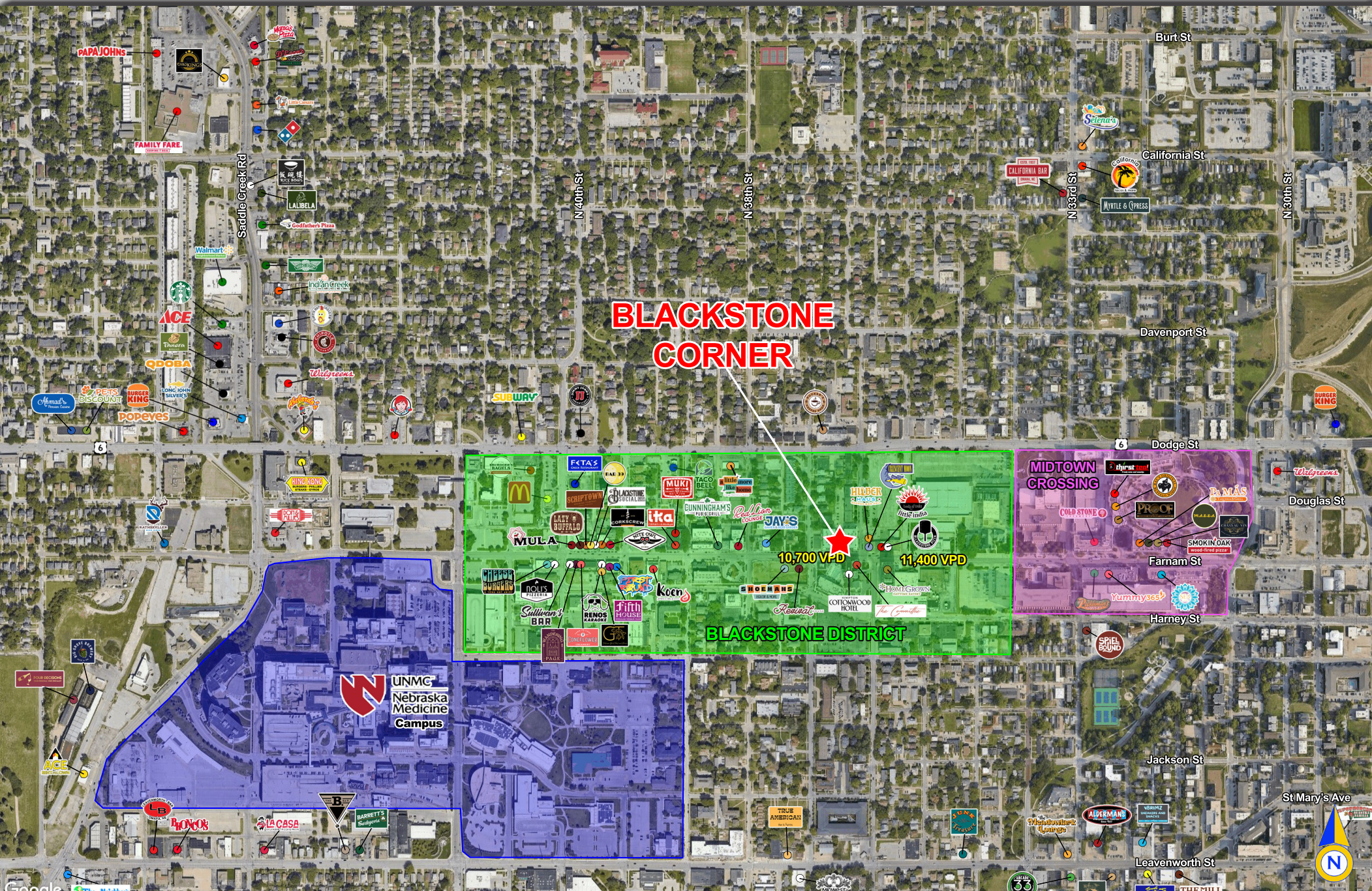
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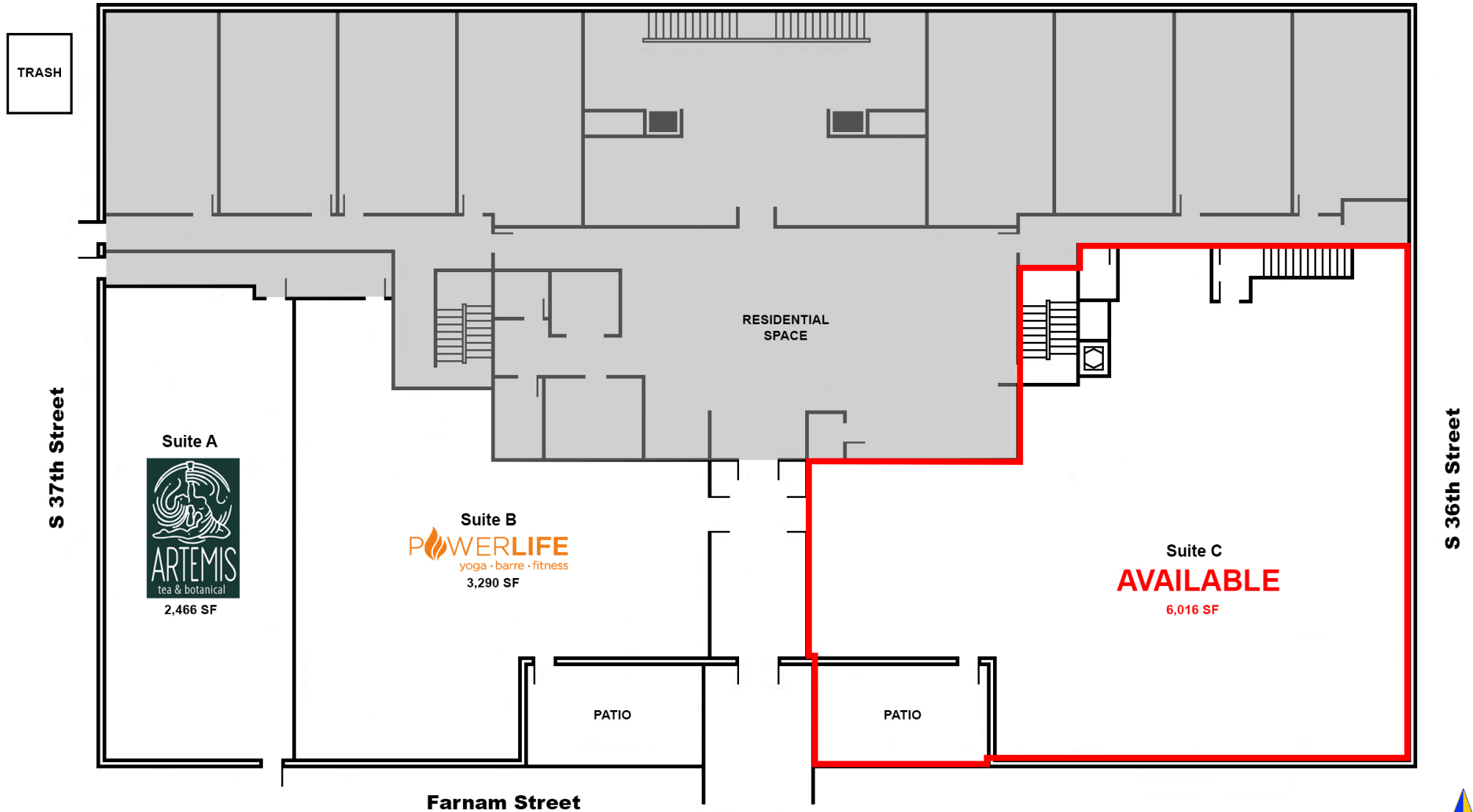
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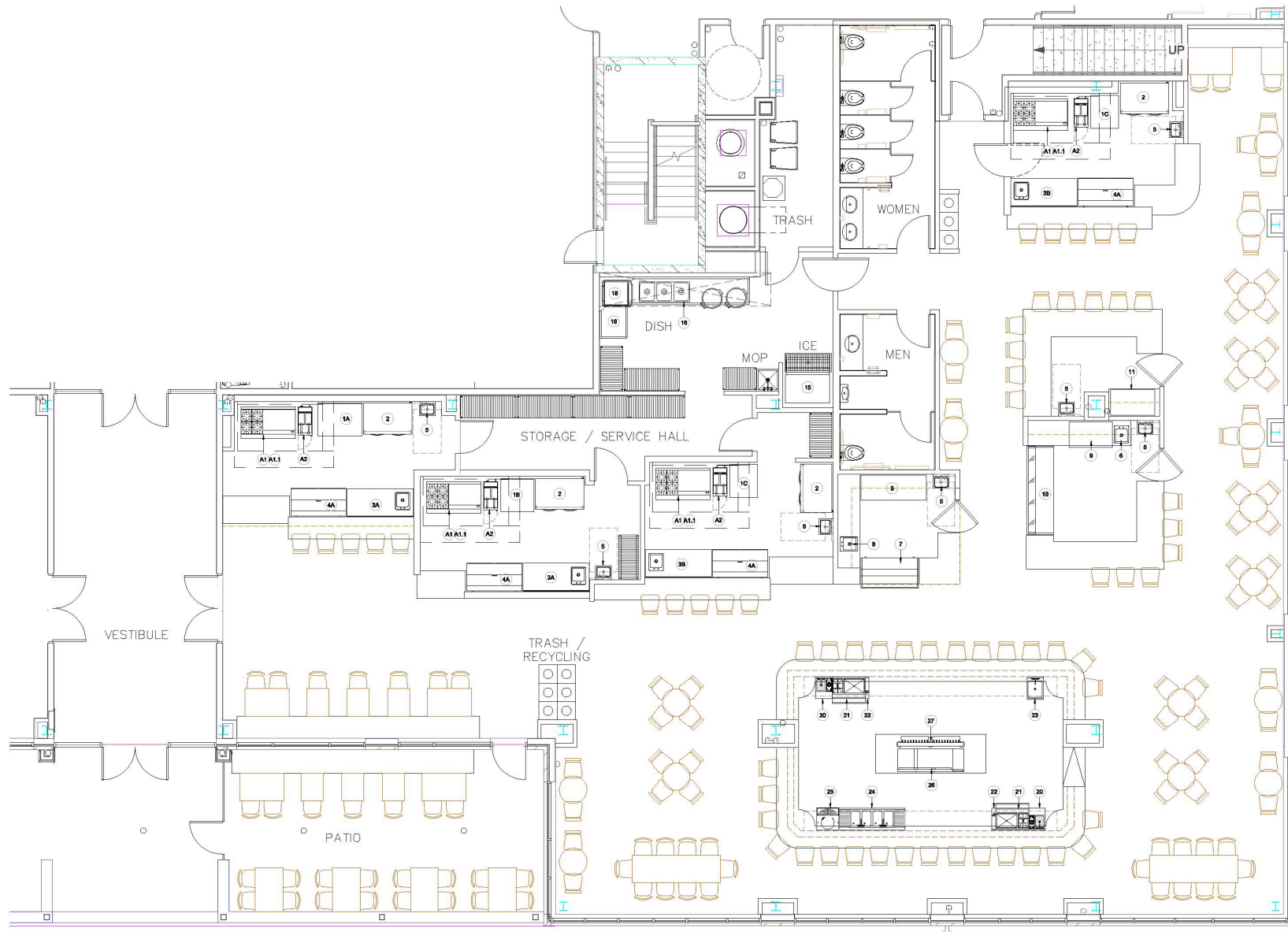
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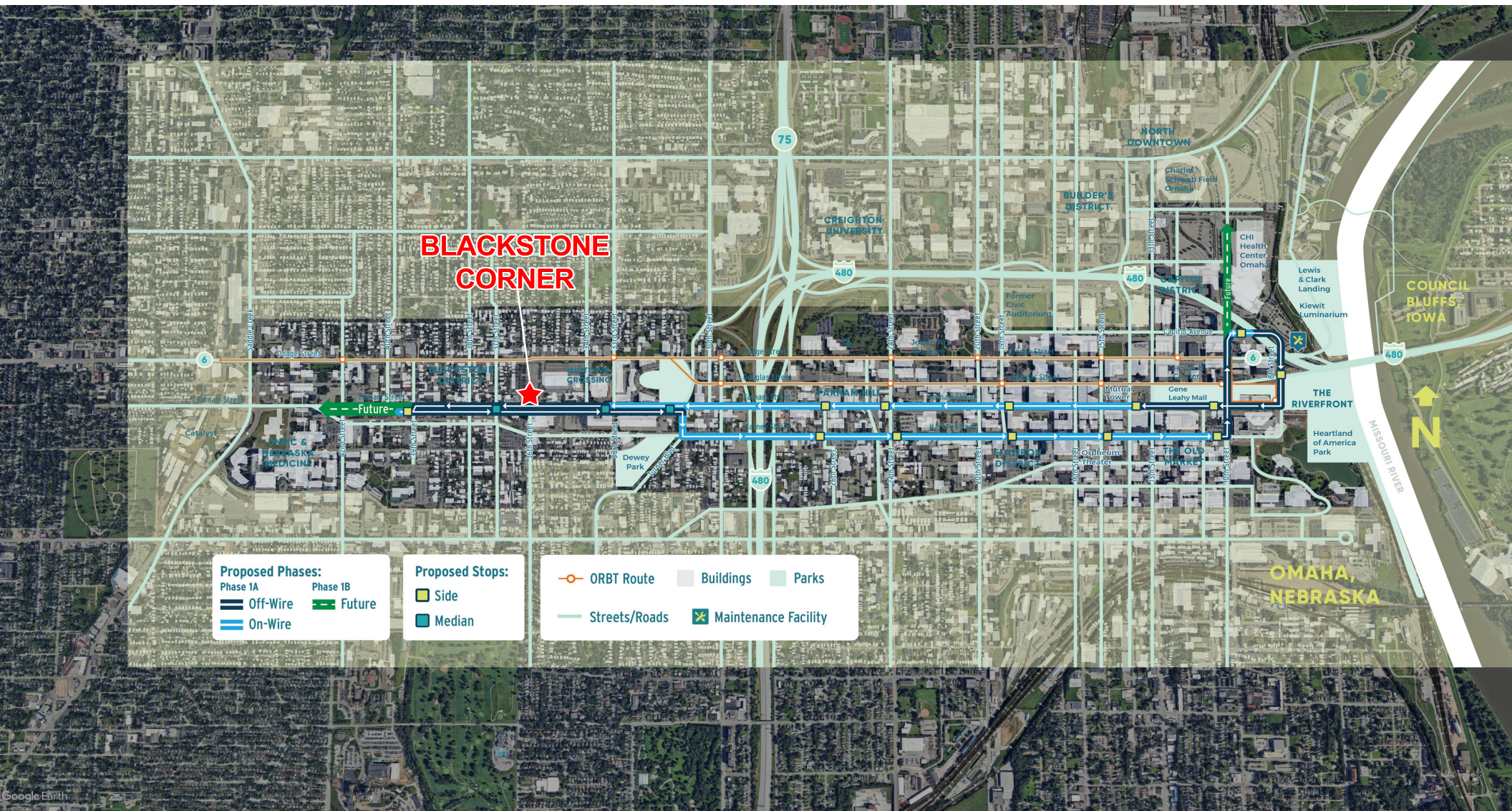
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Lat/Lon: 41.258/-95.9669

3618 Farnam St Omaha, NE 68131				1 mi radius	3 mi radius	5 mi radius
Population						
2025 Estimated Population				25,233	146,566	286,664
2030 Projected Population				25,775	147,565	285,242
2020 Census Population				23,945	139,879	279,453
2010 Census Population				22,907	132,001	267,967
Projected Annual Growth 2025 to 2030				0.4%	0.1%	-
Historical Annual Growth 2010 to 2025				0.7%	0.7%	0.5%
2025 Median Age				30.0	31.2	32.4
Households						
2025 Estimated Households				12,079	61,808	116,247
2030 Projected Households				12,600	63,594	118,037
2020 Census Households				10,585	57,039	111,321
2010 Census Households				9,652	52,154	104,504
Projected Annual Growth 2025 to 2030				0.9%	0.6%	0.3%
Historical Annual Growth 2010 to 2025				1.7%	1.2%	0.7%
Race and Ethnicity						
2025 Estimated White				62.6%	58.7%	58.7%
2025 Estimated Black or African American				13.4%	17.0%	16.8%
2025 Estimated Asian or Pacific Islander				6.2%	4.8%	4.7%
2025 Estimated American Indian or Native Alaskan				1.3%	1.4%	1.3%
2025 Estimated Other Races				16.5%	18.1%	18.5%
2025 Estimated Hispanic				19.2%	21.9%	22.2%
Income						
2025 Estimated Average Household Income				\$71,196	\$89,866	\$88,425
2025 Estimated Median Household Income				\$55,329	\$65,890	\$65,621
2025 Estimated Per Capita Income				\$34,586	\$38,297	\$36,131
Education (Age 25+)						
2025 Estimated Elementary (Grade Level 0 to 8)				6.9%	8.1%	8.2%
2025 Estimated Some High School (Grade Level 9 to 11)				4.0%	5.4%	6.2%
2025 Estimated High School Graduate				17.2%	22.0%	27.1%
2025 Estimated Some College				20.0%	19.1%	19.8%
2025 Estimated Associates Degree Only				5.8%	6.1%	7.3%
2025 Estimated Bachelors Degree Only				27.0%	23.1%	19.2%
2025 Estimated Graduate Degree				19.1%	16.2%	12.2%
Business						
2025 Estimated Total Businesses				812	4,556	9,623
2025 Estimated Total Employees				12,904	76,504	149,621
2025 Estimated Employee Population per Business				15.9	16.8	15.5
2025 Estimated Residential Population per Business				31.1	32.2	29.8