



5402 L Street | Omaha, NE 68117

\$3,975,000

Property Features

- Student Transportation of America, a tenant since 2013, has a current lease that ends May 31, 2023 with two one-year options
- Includes adjacent lot (5218 L Street)
- Next to new 42-acre Omaha Public High School campus
- Adjacent Convenience Store and Gas Station Property at 5318 L Street is available for \$795,000 with 1,800 SF and 1.18 AC (51,401 SF).

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Omaha, NE 68154
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Property Overview

Student Transportation of America (www.ridesta.com) signed is under a current lease which expires May 31, 2023 and has two one-year options to renew. Current base rent is \$295,200 NNN per year income (\$24,600.00 per month) with 2.5% increases per year including option periods. The Tenant has occupied the property since 2013. Omaha Public Schools (OPS) is under construction on a new 42-acre High School campus that will share a full-access interchange with the STA Property.

Total of Approx. 5.98 Acres

5218 L Street, Omaha, NE 68117 Approximately 2.38 Acres Paved
INTRANSIT 2ND ADDITION LOT 2 BLOCK 0 LT 2

5402 L Street, Omaha, NE 68117 Approximately 3.6 Acres 25,723 Sq. Ft. Building
INTRANSIT 2ND ADDITION LOT 1 BLOCK 0 LT 1

SALE PRICE: **\$3,975,000**

LOT SIZE: **5.98 Acres**

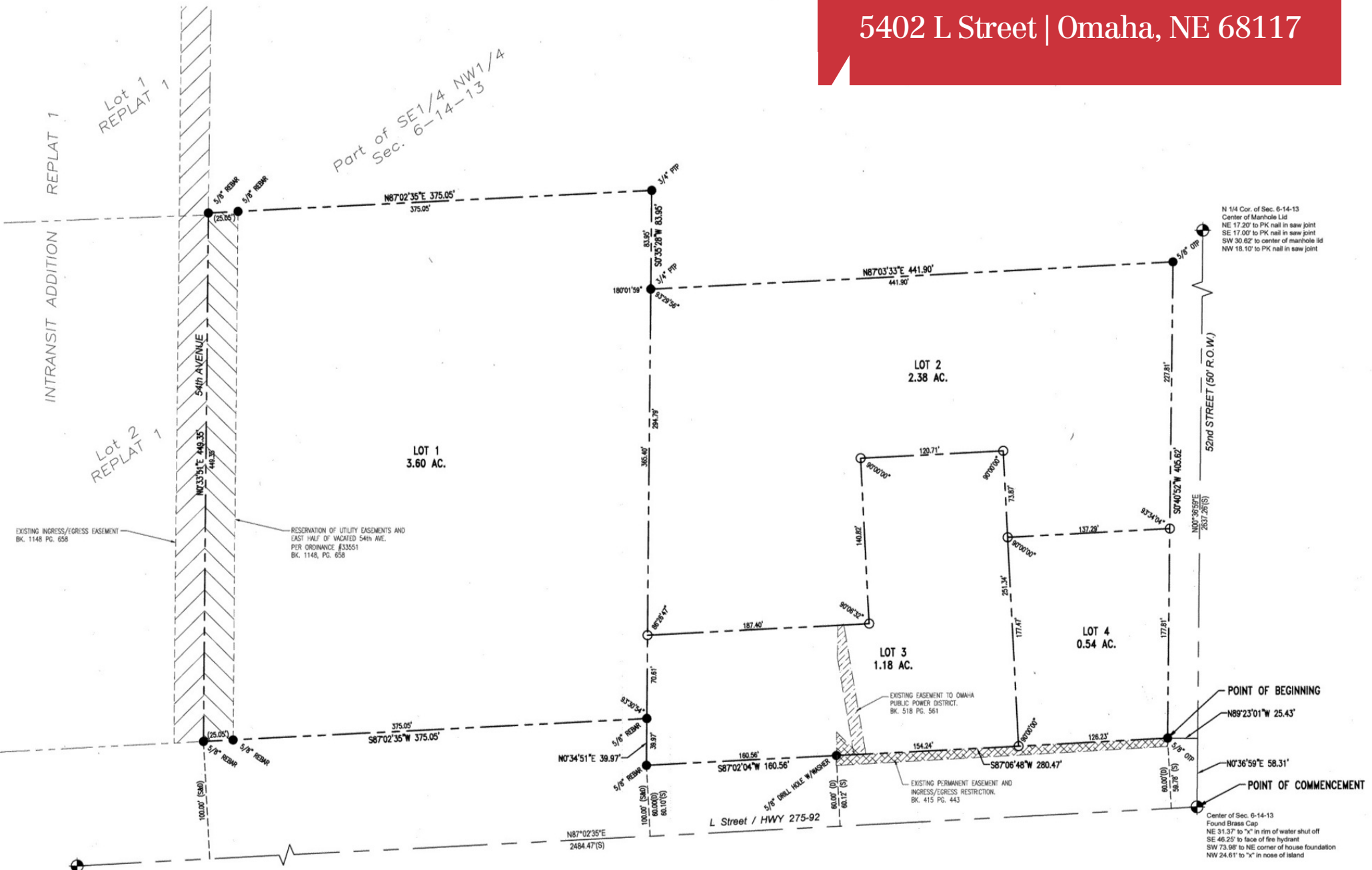
BUILDING SIZE: **28,834 SF**

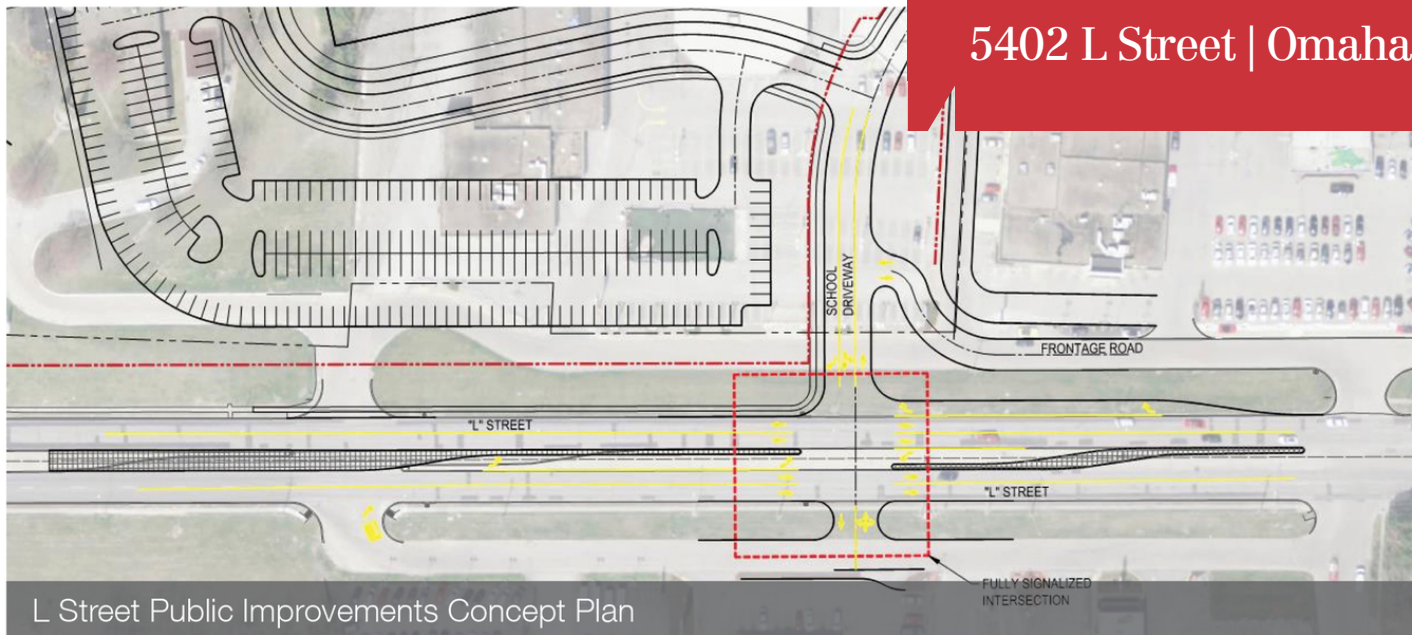
CAP RATE **7.43%**

CROSS STREETS: **54th and L Streets**

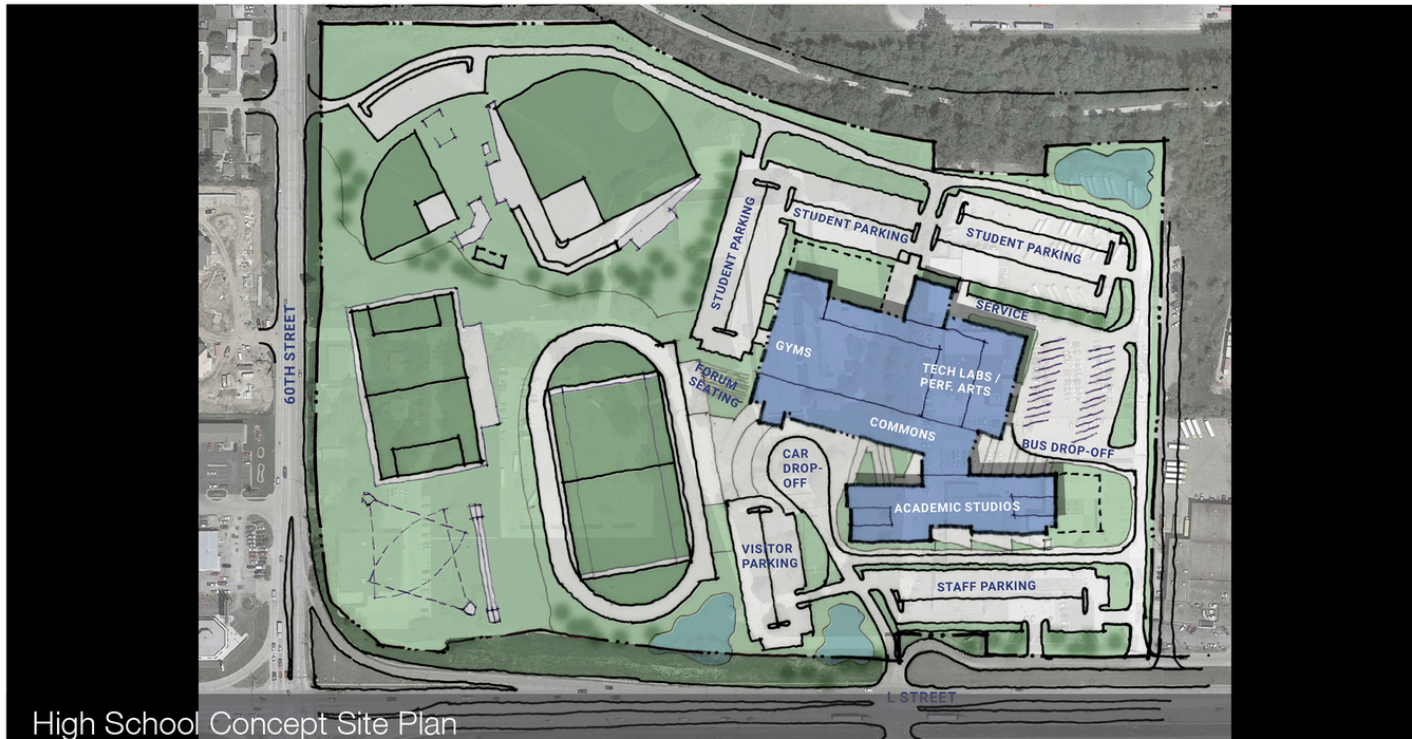
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L Street Public Improvements Concept Plan



High School Concept Site Plan

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