

500 W SOUTH ST

Lincoln, NE 68522

**PROPERTY DESCRIPTION**

This 2,100 square-foot flex space on W South Street offers convenient access to Highway 77 and Downtown via Rosa Parks Way. The unit features an open floor plan, floor drain, garage door, and storefront, making it an ideal fit for a wide range of business uses.

SPACES	LEASE RATE	SPACE SIZE
500 W South Suite 6	\$8.95 SF/yr	2,100 SF

OFFERING SUMMARY

Lease Rate	\$8.95 SF/yr (NNN)
Total Available SF	2,100 SF
Lot Size	72,017 SF
Building Size	26,896 SF
NNN	\$2.95 / SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	19	562	2,825
Total Population	51	1,474	7,648
Average HH Income	\$62,025	\$62,952	\$69,449



TOM GIFFORD
Broker

402.326.2413

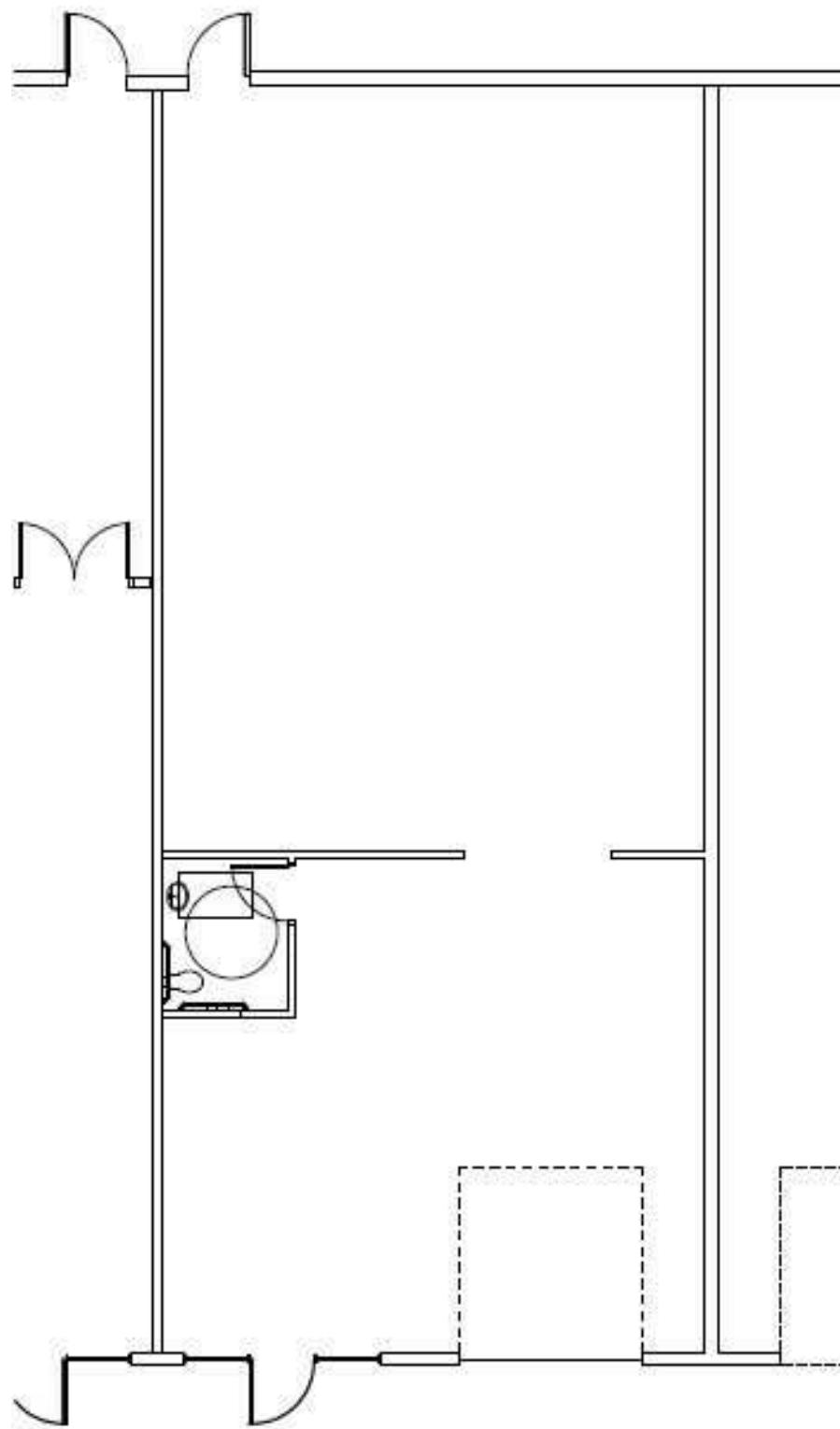
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Flex Space / Strip Center For Lease

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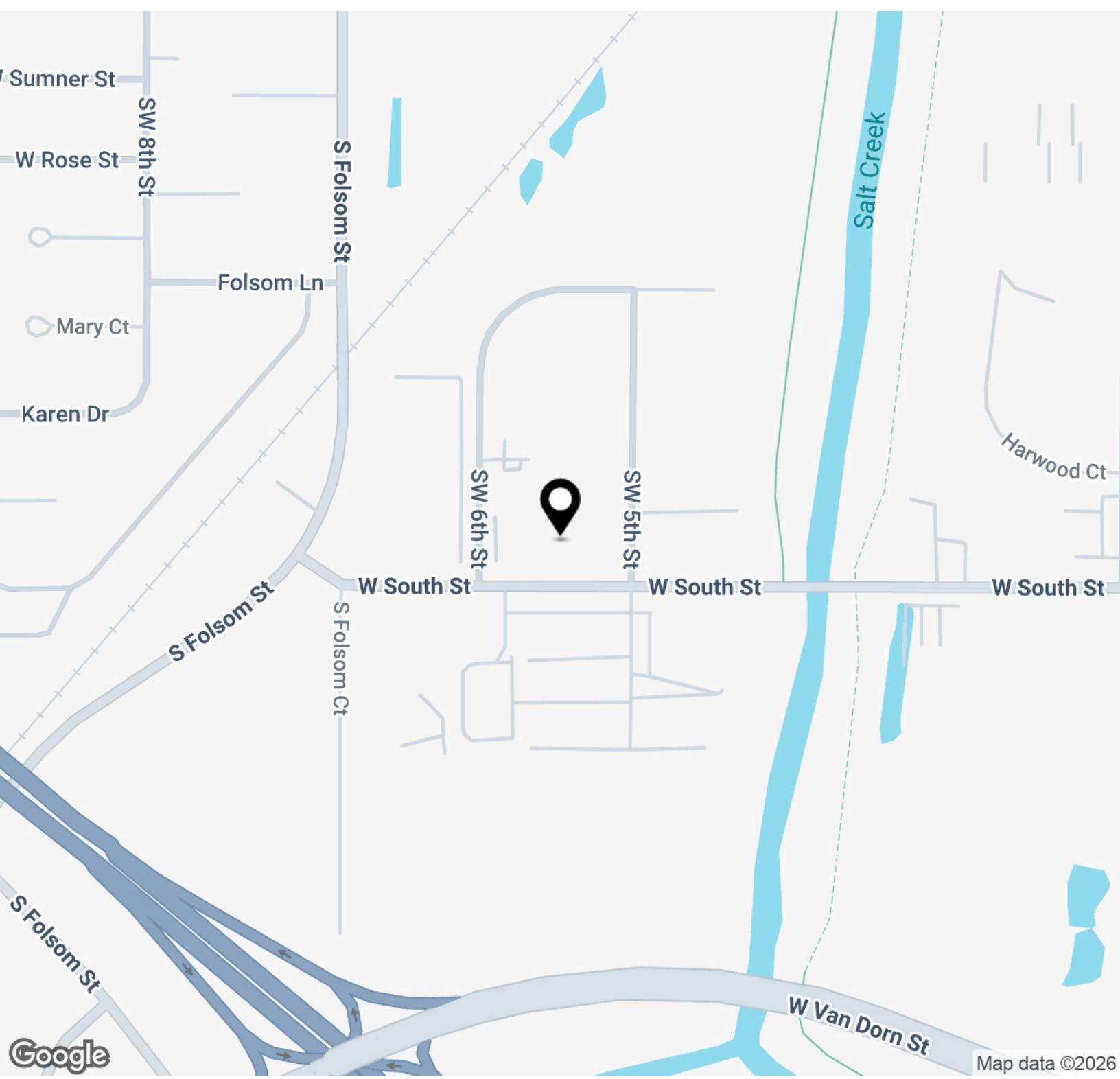
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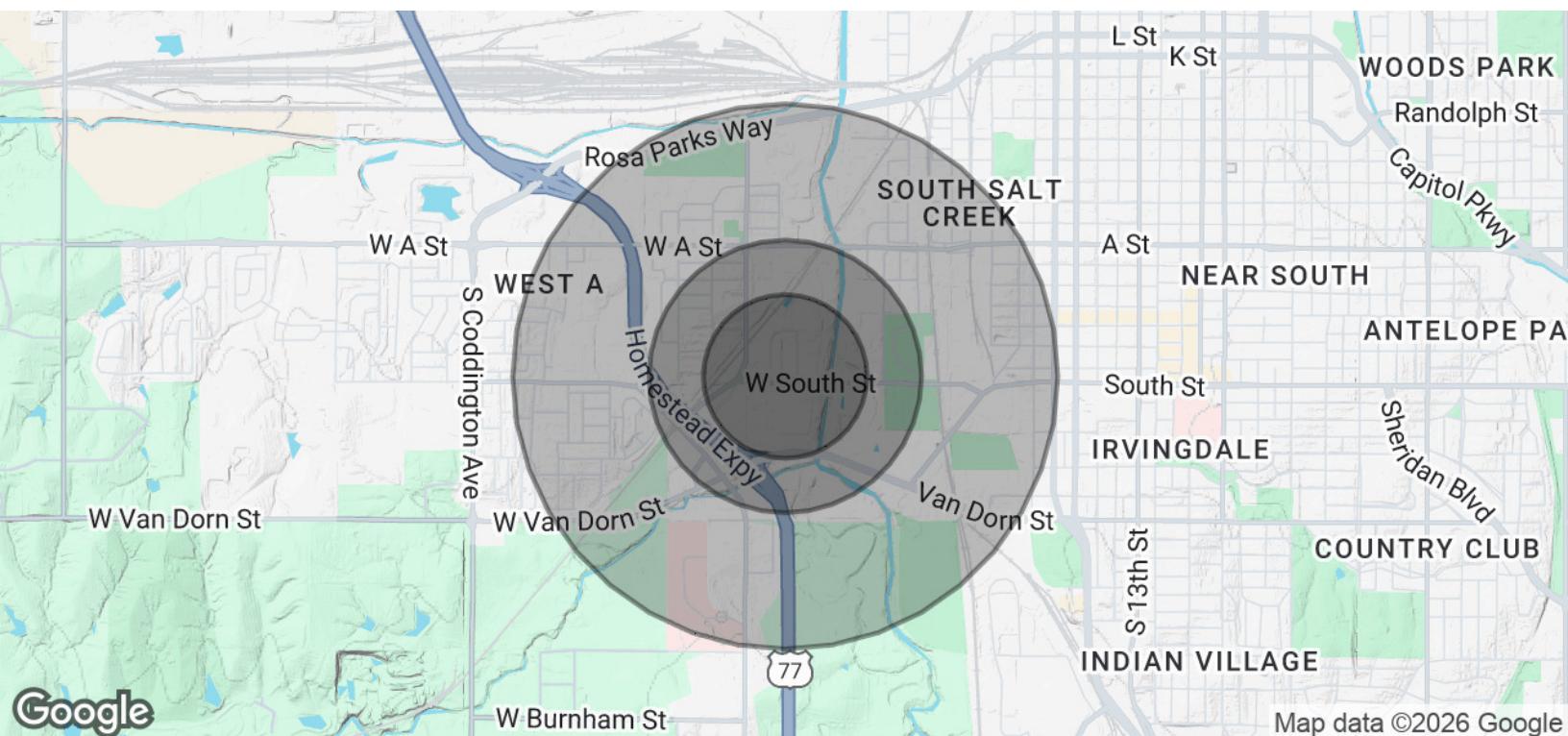
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	51	1,474	7,648
Average Age	34	34	35
Average Age (Male)	33	33	34
Average Age (Female)	36	36	36

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	19	562	2,825
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$62,025	\$62,952	\$69,449
Average House Value	\$274,405	\$270,285	\$223,898

Demographics data derived from AlphaMap



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