

FOR LEASE - SEWARD TOWN BLOCK

149 S 6TH ST, SEWARD, NE 68434

RETAIL | 2,883 SF | \$16.00 SF/YR (MG)



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY DESCRIPTION

Discover a prime commercial property located in the heart of the town square, perfect for retail or office use! This spacious unit offers excellent visibility and foot traffic, making it an ideal choice for businesses seeking to establish or expand their presence in the center of town. Additional features include ample storage and a versatile basement, providing plenty of space for your operational needs. Don't miss this opportunity to secure a prime location in a bustling area!

PROPERTY HIGHLIGHTS

- Unique retail or office building in Seward
- Store front, storage, and a basement
- Ideal for retail or office user

LOCATION DESCRIPTION

Situated on the town square in Seward, with ample parking and access.

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (MG)
Available SF:	2,883 SF

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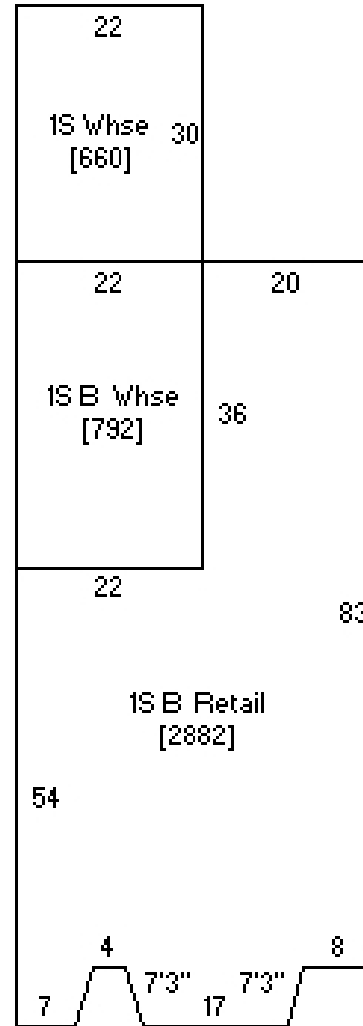
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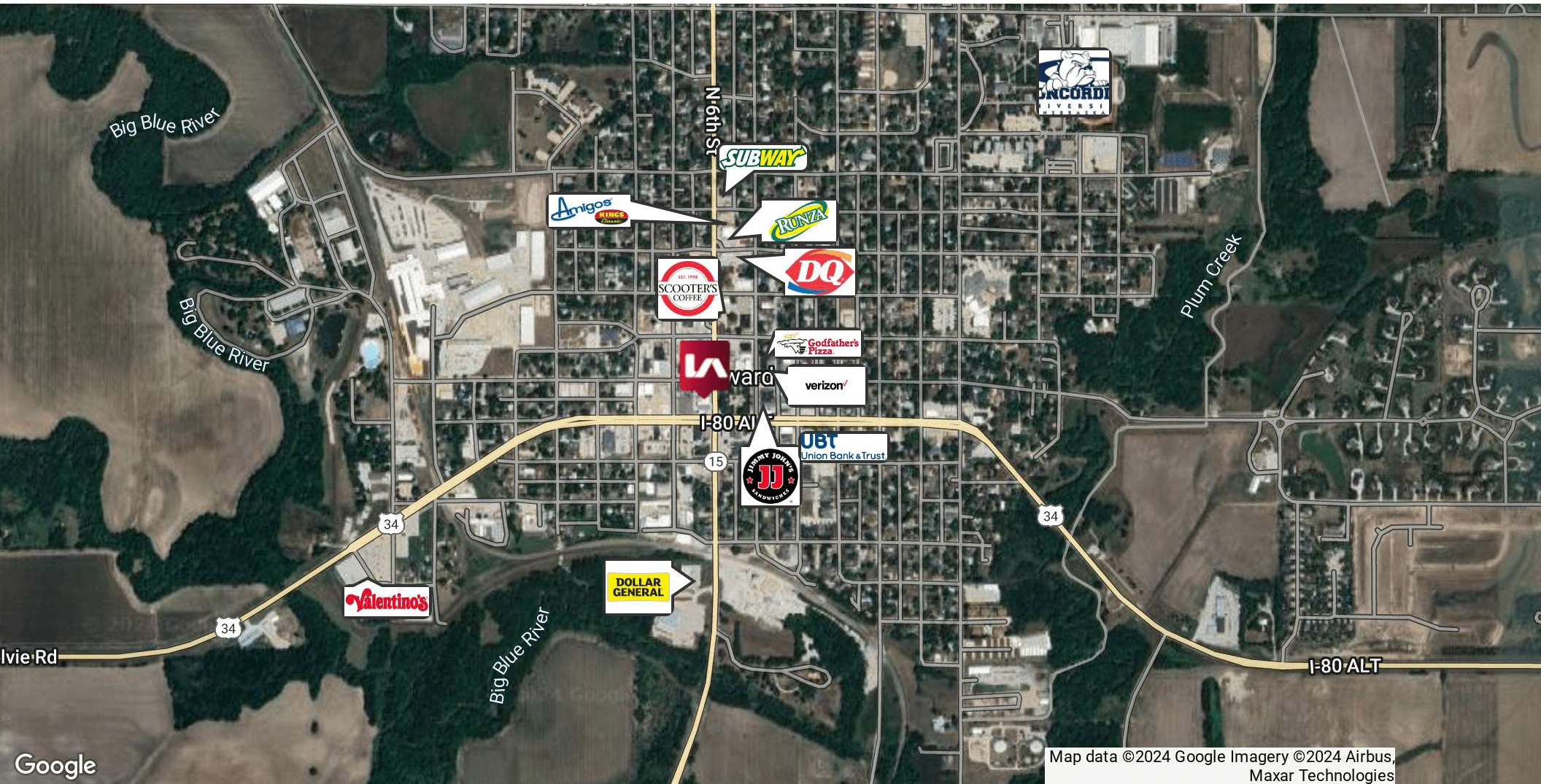
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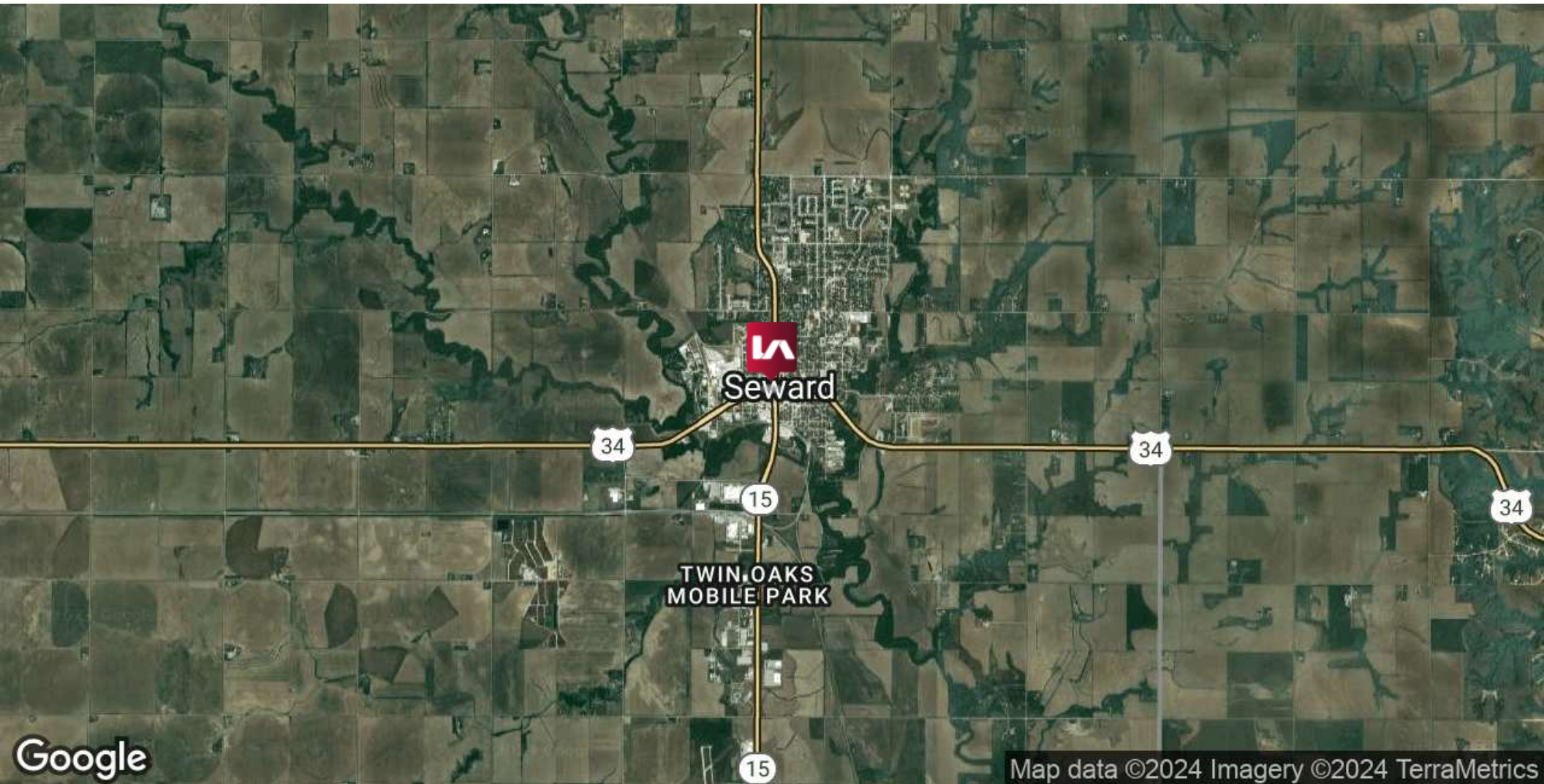
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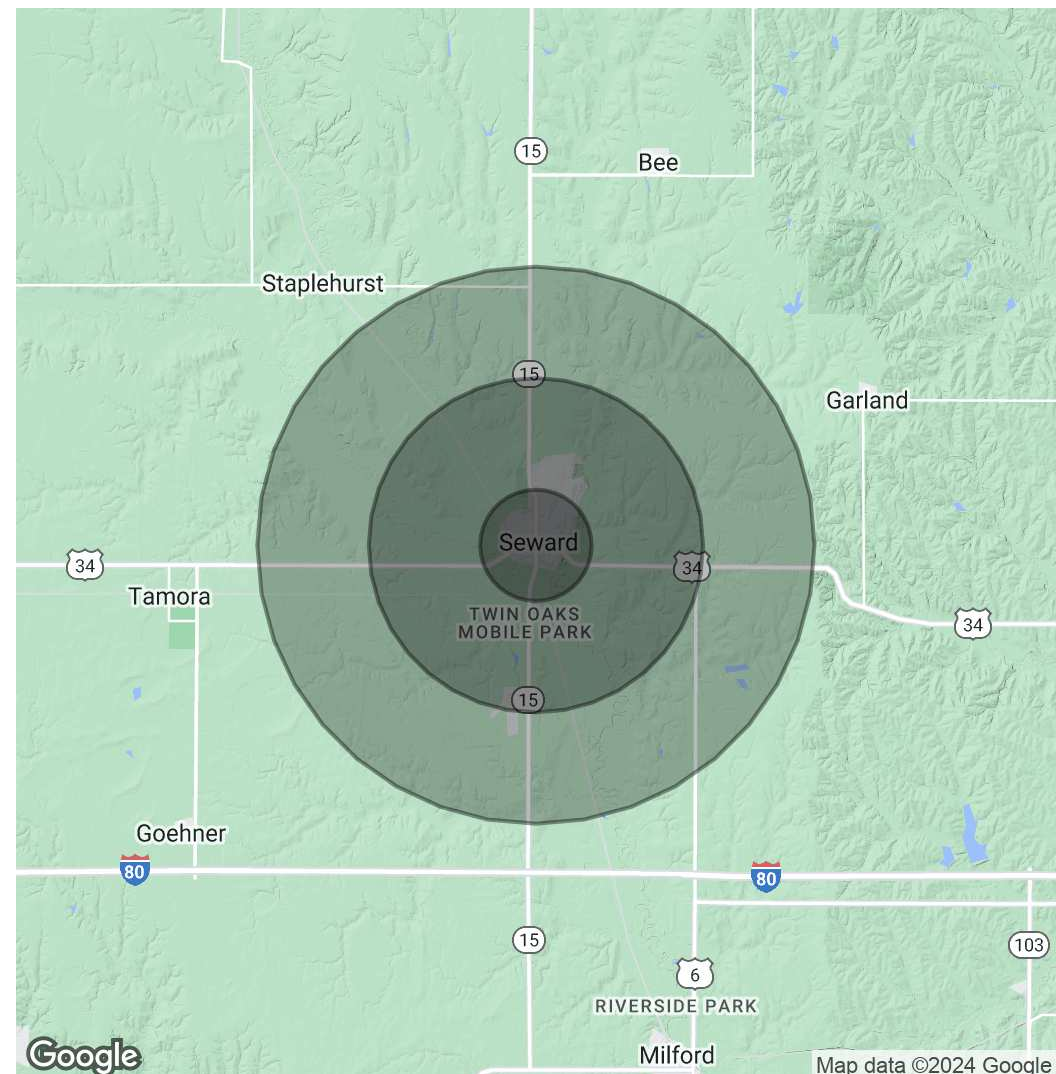
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,971	8,260	8,741
Average Age	38	39	39
Average Age (Male)	37	38	38
Average Age (Female)	39	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,764	3,050	3,237
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$105,719	\$105,181	\$105,822
Average House Value	\$271,019	\$268,558	\$271,070

Demographics data derived from AlphaMap



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