

3119 O ST

3119 O St, Lincoln, NE 68510

**PROPERTY DESCRIPTION**

Prime commercial space for lease on bustling "O" Street, boasting high traffic counts and unparalleled retail visibility. This versatile property features a spacious store front, alongside dedicated office, conference, and storage areas. Perfectly situated to elevate your business presence and capture the attention of discerning clientele. Inquire now for leasing opportunities.

SPACES	LEASE RATE	SPACE SIZE
3119 O St	\$8.95 SF/yr	1,393 - 3,022 SF

OFFERING SUMMARY

Lease Rate	\$8.95 SF/yr (NNN)
Number of Units	6
Total Available SF	3,022 SF
Lot Size	27,202 SF
Building Size	8,784 SF
NNN	\$4.65 / SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	607	2,287	9,032
Total Population	1,355	5,016	19,027
Average HH Income	\$49,516	\$51,904	\$49,230

**TOM GIFFORD**

Broker

402.326.2413

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**KERI BOWER**

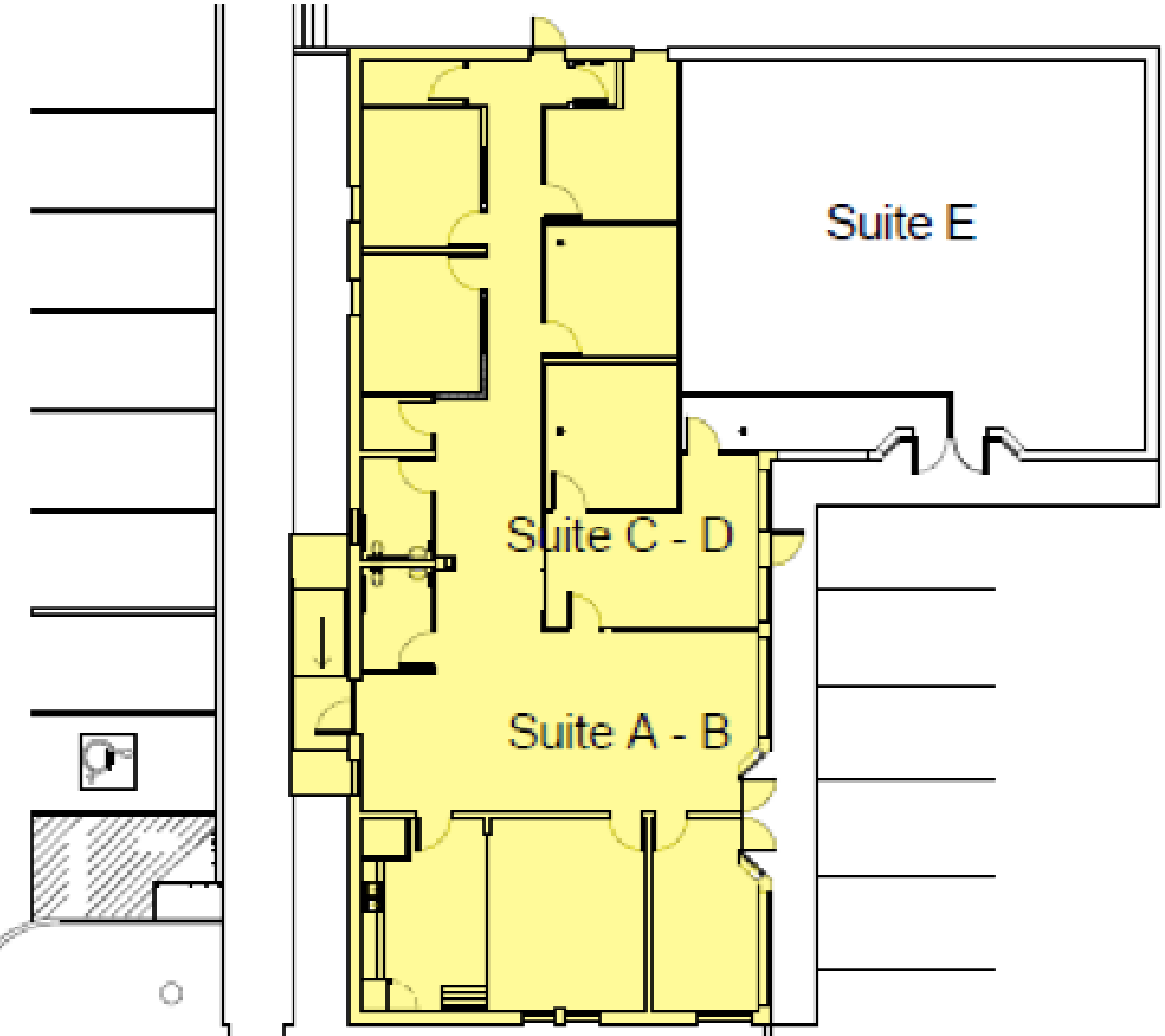
Commercial Leasing Agent

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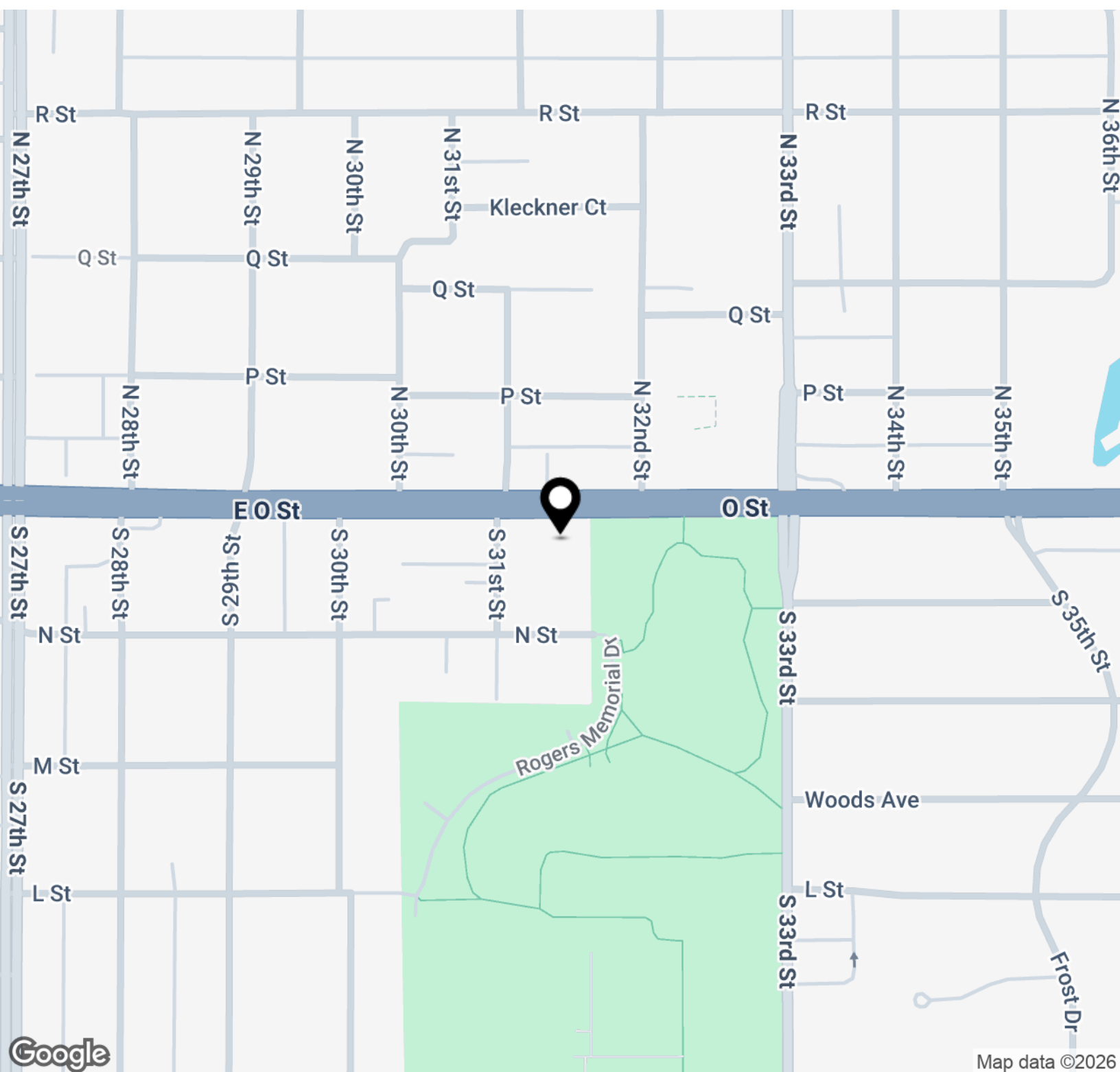
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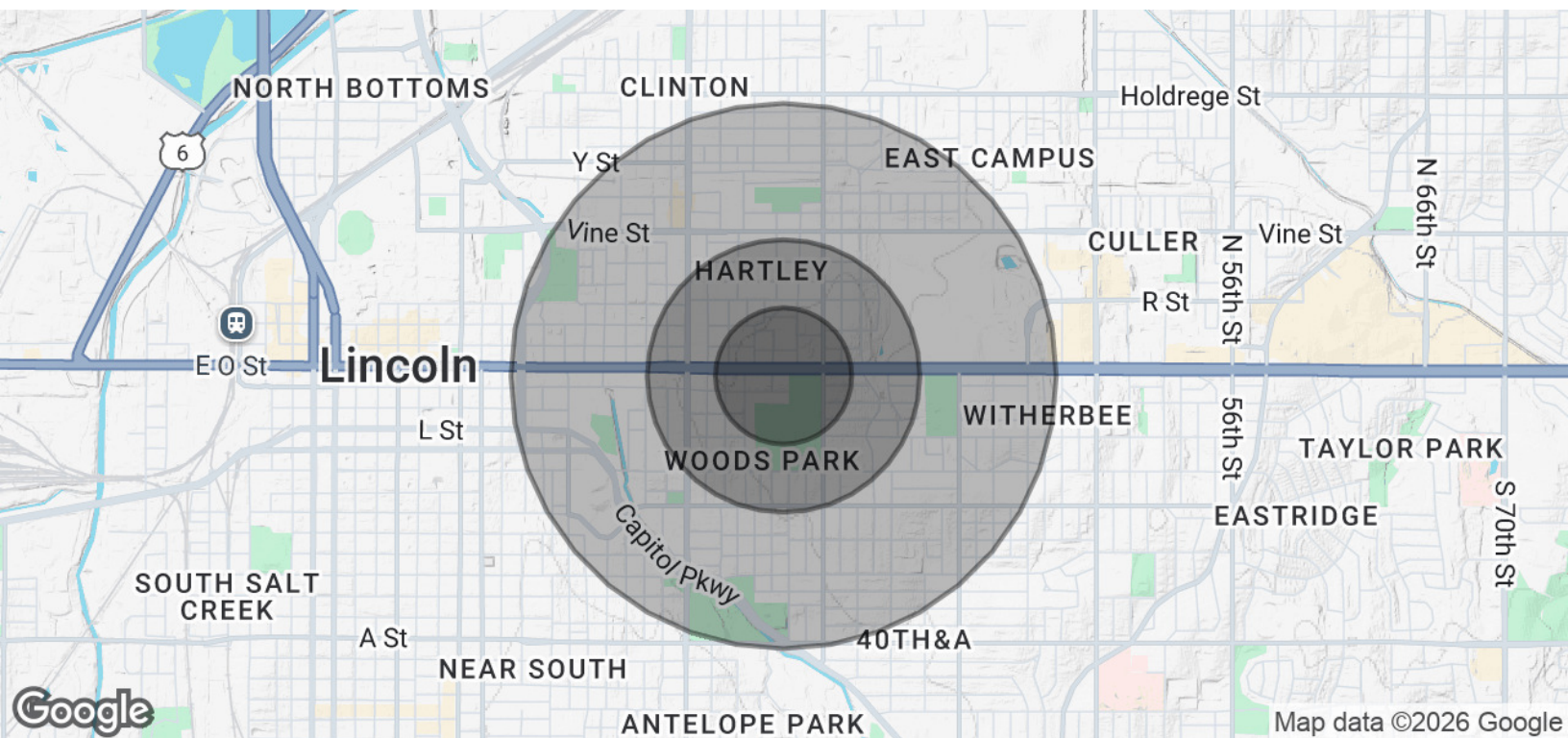
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**POPULATION****0.25 MILES****0.5 MILES****1 MILE**

Total Population	1,355	5,016	19,027
Average Age	29.5	29.3	29.8
Average Age (Male)	27.7	29.4	29.3
Average Age (Female)	30.4	29.4	31.1

HOUSEHOLDS & INCOME**0.25 MILES****0.5 MILES****1 MILE**

Total Households	607	2,287	9,032
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$49,516	\$51,904	\$49,230
Average House Value	\$119,196	\$119,909	\$117,306

2020 American Community Survey (ACS)

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