

# 1840 YOLANDE AVENUE

Lincoln, NE 68521



## PROPERTY DESCRIPTION

This shop building, featuring attached space suitable for offices or meeting rooms, is ideally positioned just off of Highway 6 just east of Antelope Valley Parkway and Interstate 180, providing access in and out of Lincoln.

SPACES	LEASE RATE	SPACE SIZE
1840 Yolande Ave	\$6.95 SF/yr	1,703 - 6,760 SF

## OFFERING SUMMARY

Lease Rate	\$6.95 SF/yr (NNN)
Total Available SF	6,760 SF
Lot Size	19,825 SF
Building Size	14,942 SF
NNN	\$2.25 / SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	654	4,072	10,116
Total Population	1,371	9,091	26,453
Average HH Income	\$55,048	\$58,275	\$54,305



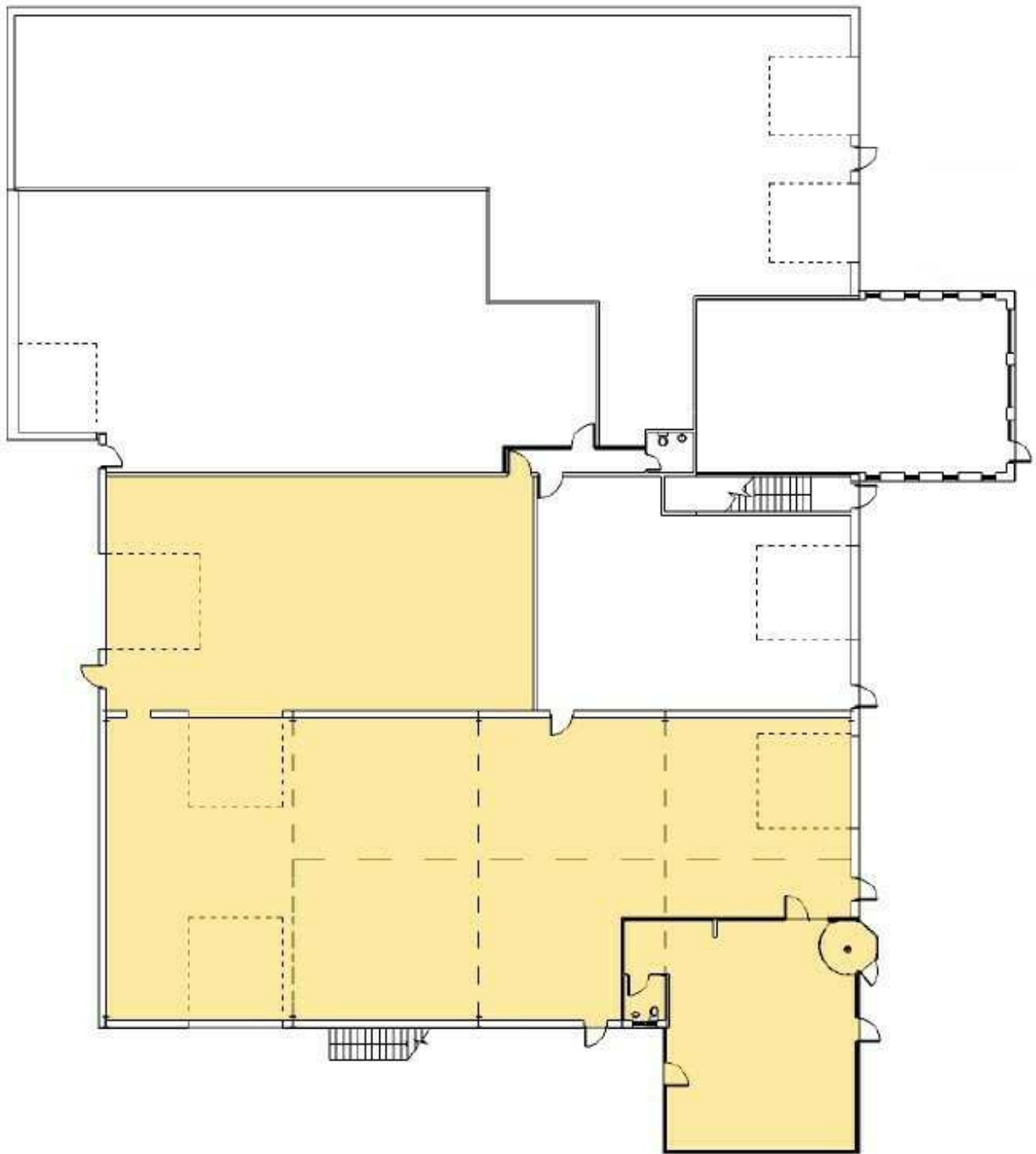
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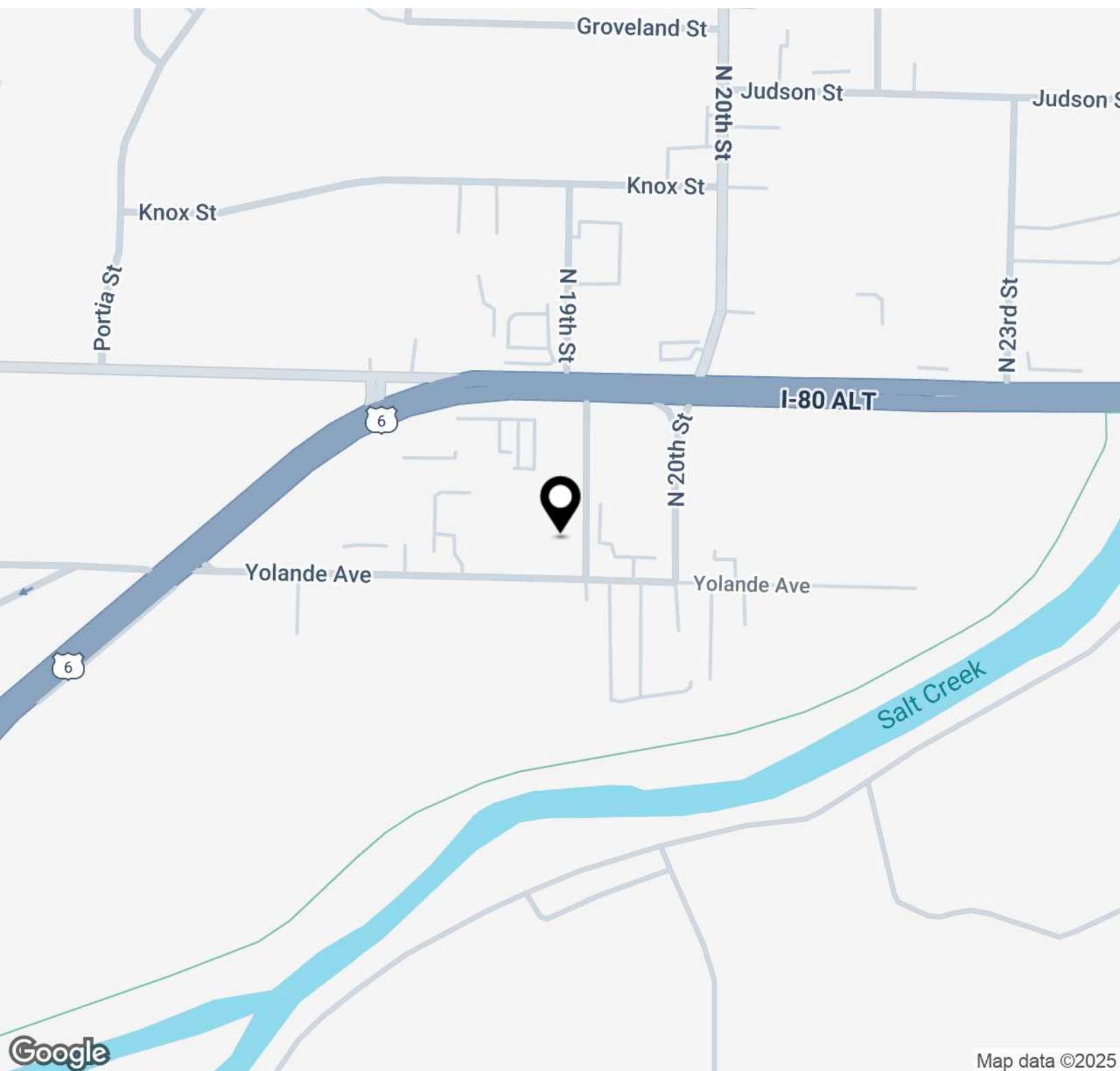
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Industrial Space For Lease

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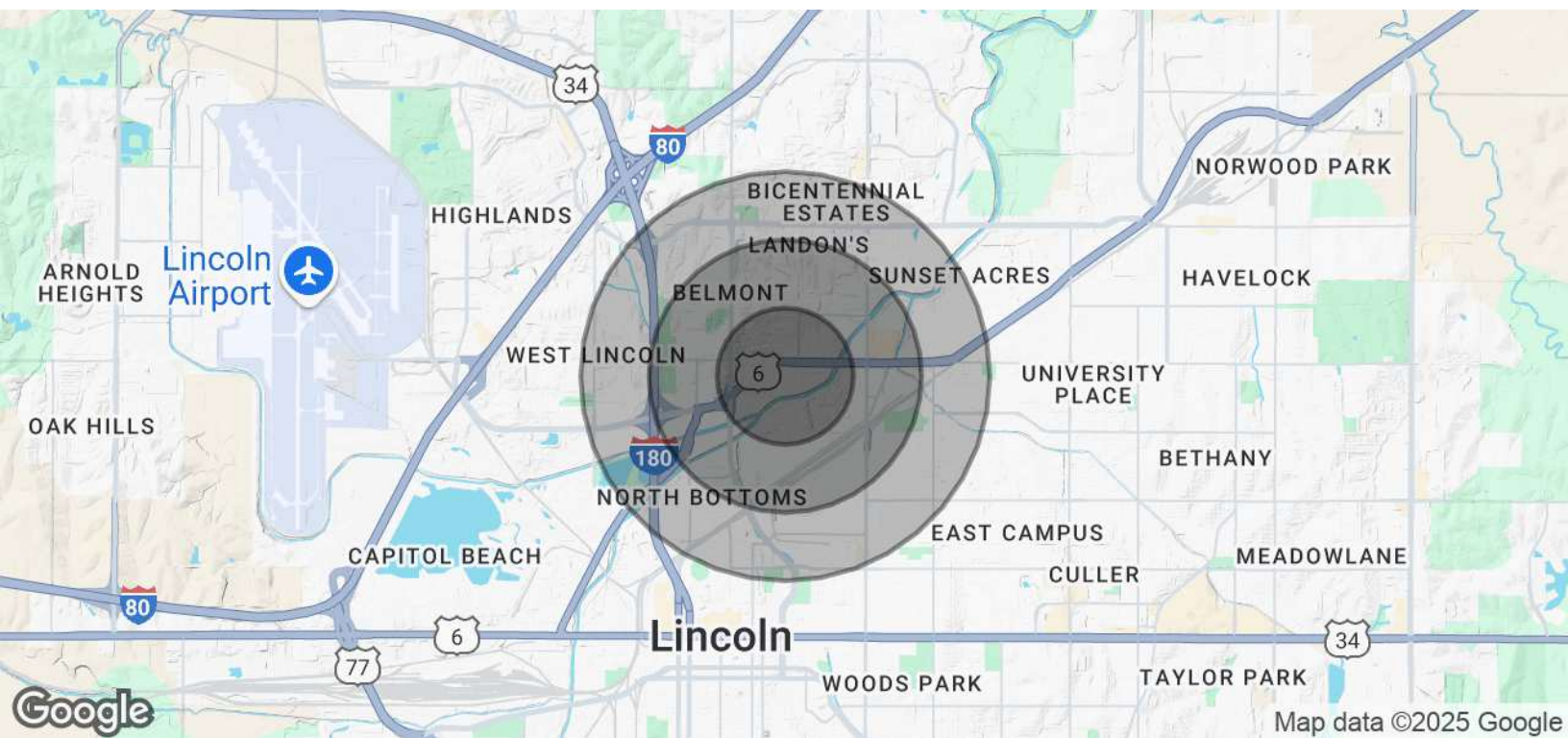


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,371	9,091	26,453
Average Age	31.1	32.4	28.8
Average Age (Male)	28.3	31.3	28.4
Average Age (Female)	32.1	32.7	28.7

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	654	4,072	10,116
# of Persons per HH	2.1	2.2	2.6
Average HH Income	\$55,048	\$58,275	\$54,305
Average House Value	\$80,166	\$112,052	\$112,921

2020 American Community Survey (ACS)



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