

FOR LEASE

2332 COTNER BLVD LINCOLN, NE 68507

RETAIL | 625 - 1,750 SF | \$10.00 - \$13.00 SF/YR (NNN)



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

Empowered Brokers. Exceptional Results.

PRESENTED BY:

Ammar Abu-Hamda

402.430.1982

abu@lee-associates.com

Jacob D. Militti

402.917.0071

jmilitti@lee-associates.com

Omaha: 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

Lincoln: 200 South 21st Street, Suite A113 | Lincoln, NE 68510 | 531.721.2888



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PROPERTY DESCRIPTION

Small retail or office space available for a variety of users. Multiple spaces available that are currently wide open allowing a user to come in and make it their own. Large front windows bring in natural light as well as give great signage/advertising options for a business.

PROPERTY HIGHLIGHTS

- Landlord concessions to make the space your own
- Easy access with great street visibility
- Excellent location for service providers, small office users, and many more
- Multiple bays available with flexible floor plans

LOCATION DESCRIPTION

Located within the Bethany Neighborhood, near multiple other retailers, office users, restaurants and service providers. Just minutes from UNL East campus, Nebraska Wesleyan University and Lincoln's major corridors.

OFFERING SUMMARY

| | |
|----------------|-------------------------------|
| Lease Rate: | \$10.00 - \$13.00 SF/yr (NNN) |
| Available SF: | 625 - 1,750 SF |
| Building Size: | 6,000 SF |

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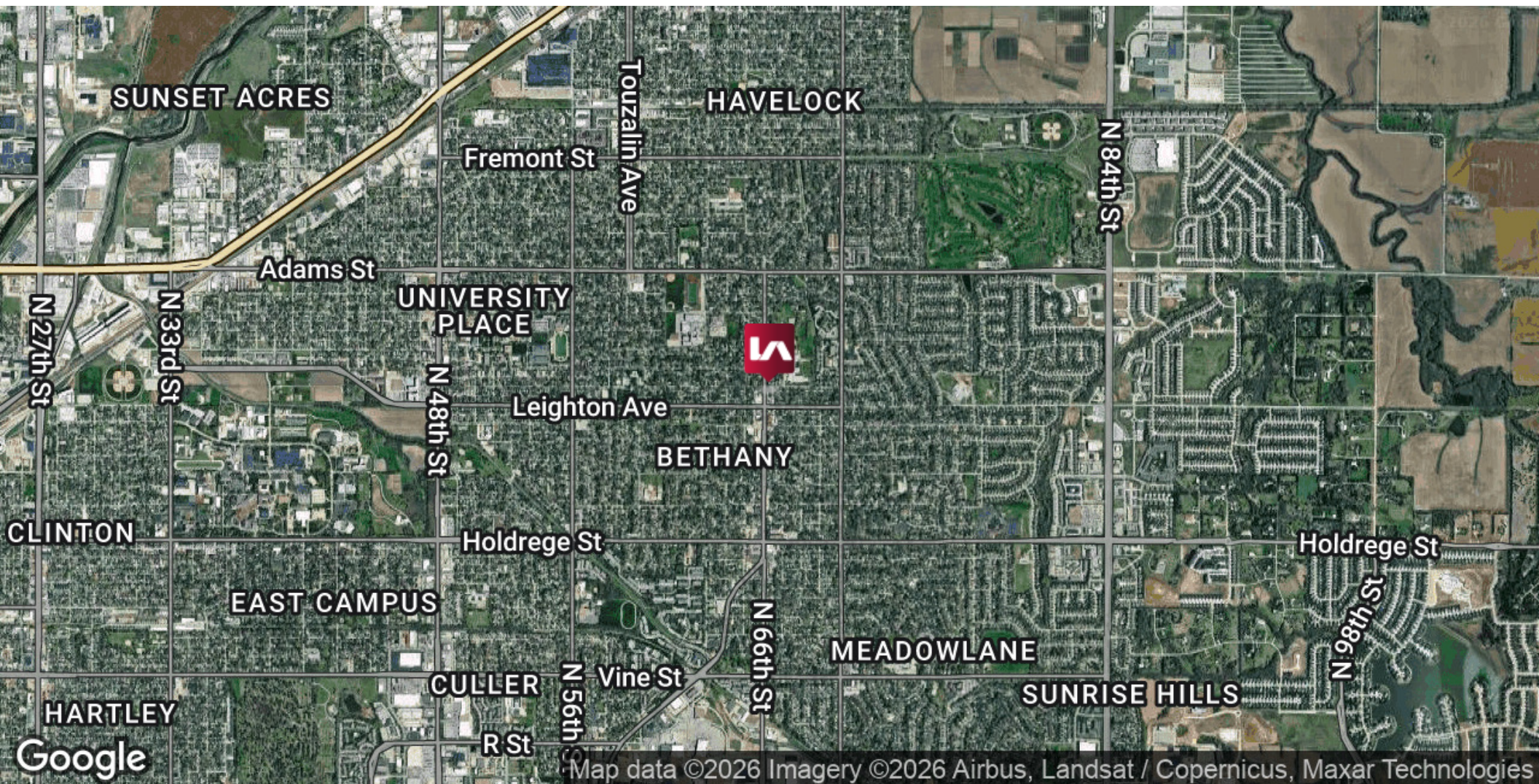
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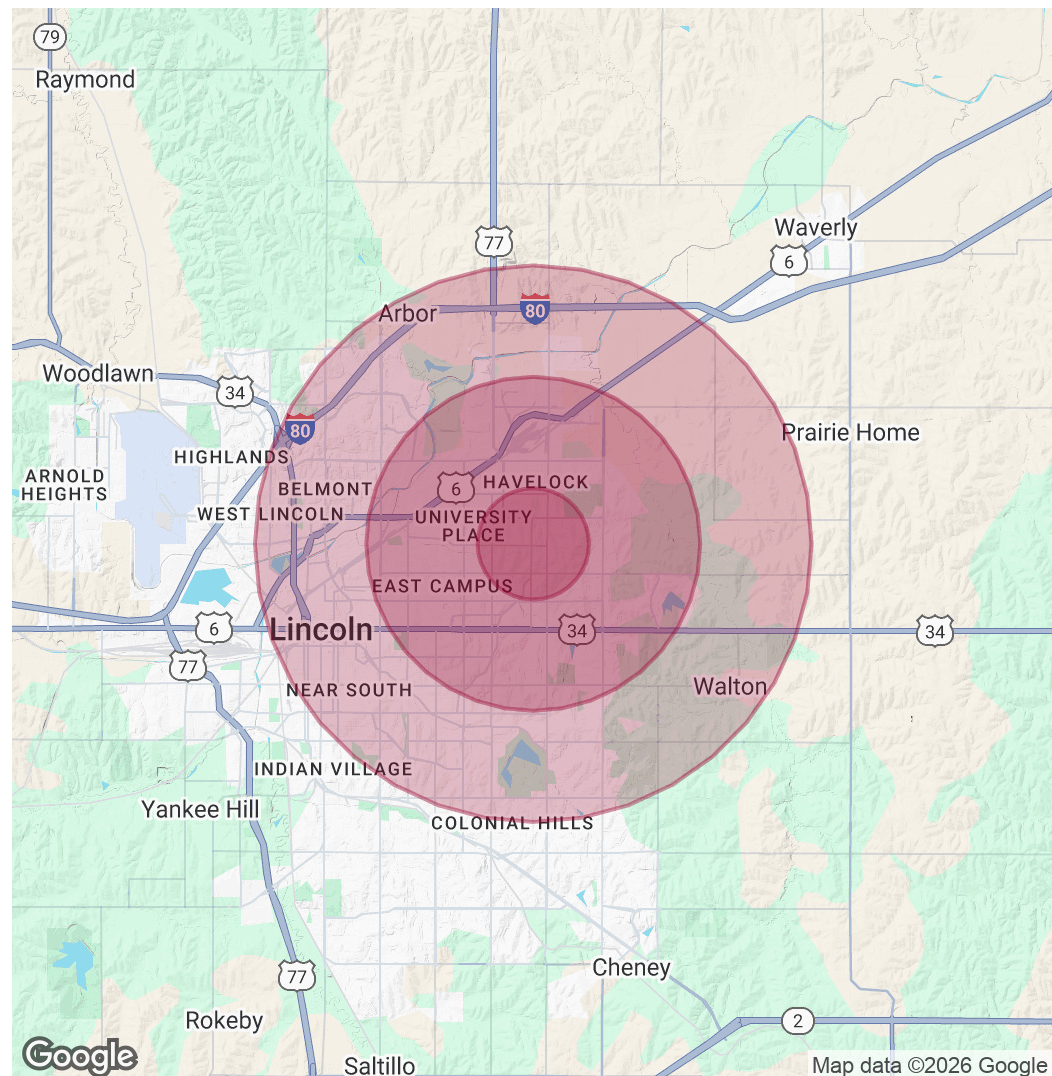
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 16,862 | 78,800 | 190,391 |
| Average Age | 39 | 39 | 38 |
| Average Age (Male) | 38 | 38 | 37 |
| Average Age (Female) | 40 | 40 | 39 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 7,134 | 33,453 | 79,563 |
| # of Persons per HH | 2.4 | 2.4 | 2.4 |
| Average HH Income | \$83,891 | \$82,696 | \$81,466 |
| Average House Value | \$219,131 | \$241,290 | \$257,073 |

* Demographic data derived from 2020 ACS - US Census



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