

FOR LEASE

2332 COTNER BLVD LINCOLN, NE 68507

RETAIL | 1,175 - 3,050 SF | \$10.00 - \$13.00 SF/YR (NNN)



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

Empowered Brokers. Exceptional Results.

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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:	1,175 - 3,050 SF
Building Size:	6,000 SF

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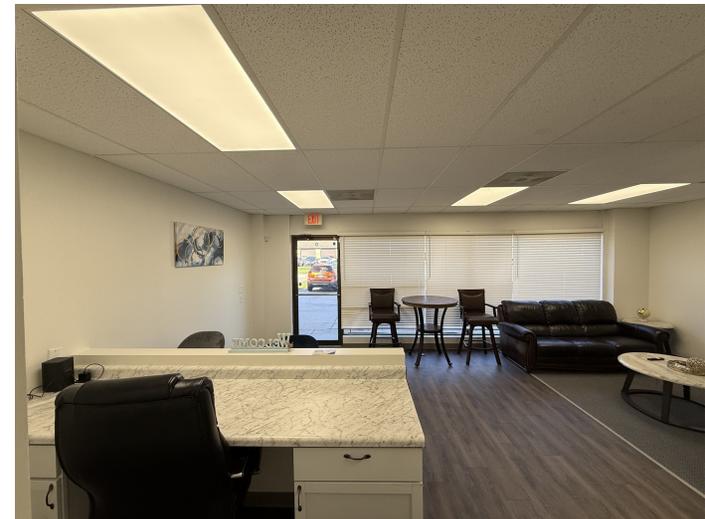
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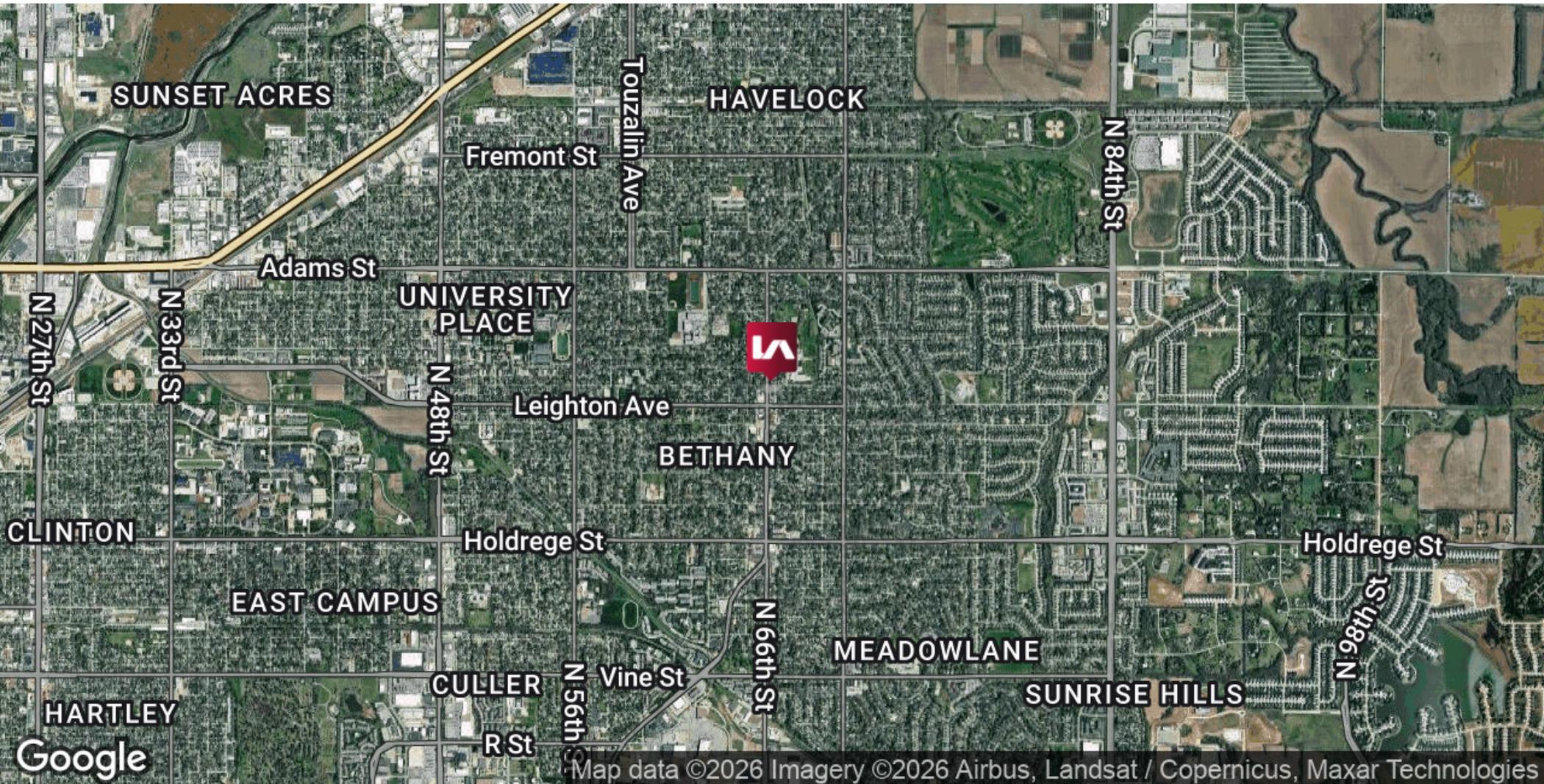
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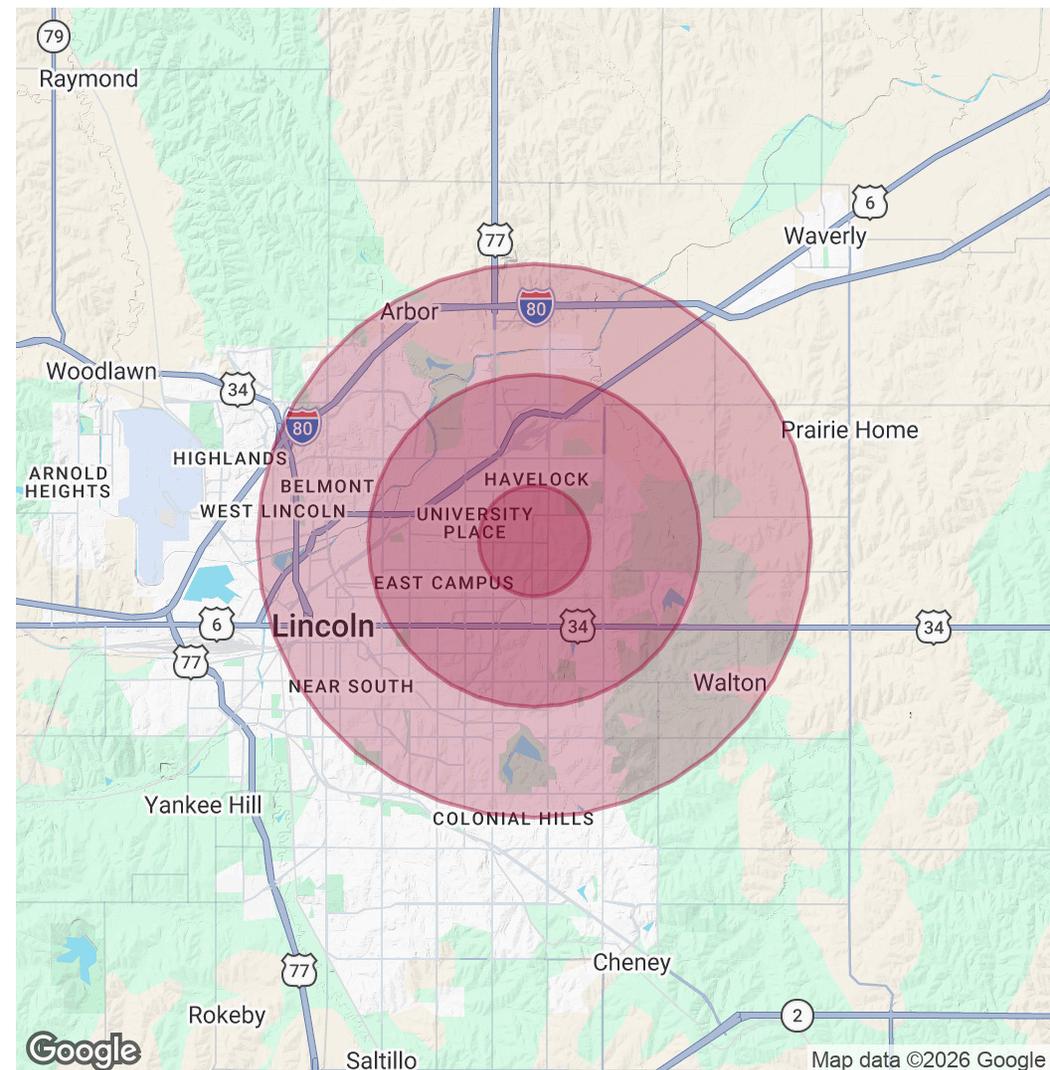
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,862	78,800	190,391
Average Age	39	39	38
Average Age (Male)	38	38	37
Average Age (Female)	40	40	39

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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