

2301 NW 12TH STREET

Lincoln, NE 68521



PROPERTY DESCRIPTION

Near the Lincoln Airport, just off I-80, this former hotel is conveniently located and offers abundant parking, interstate visible signage, and high traffic volume.

| SPACES | LEASE RATE | SPACE SIZE |
|---------------------------|--------------|------------|
| 2301 NW 12th St Suite 180 | \$7.00 SF/yr | 2,405 SF |
| 2301 NW 12 St Suite 280 | \$7.00 SF/yr | 2,607 SF |

OFFERING SUMMARY

| | |
|--------------------|--------------------|
| Lease Rate | \$7.00 SF/yr (NNN) |
| Total Available SF | 5,012 SF |
| Building Size | 27,270 SF |
| NNN | \$3.50 / SF |

DEMOGRAPHICS

| | 1 MILE | 2 MILES | 3 MILES |
|-------------------|----------|----------|----------|
| Total Households | 1,711 | 7,884 | 22,028 |
| Total Population | 4,479 | 18,971 | 58,612 |
| Average HH Income | \$67,852 | \$61,248 | \$59,537 |



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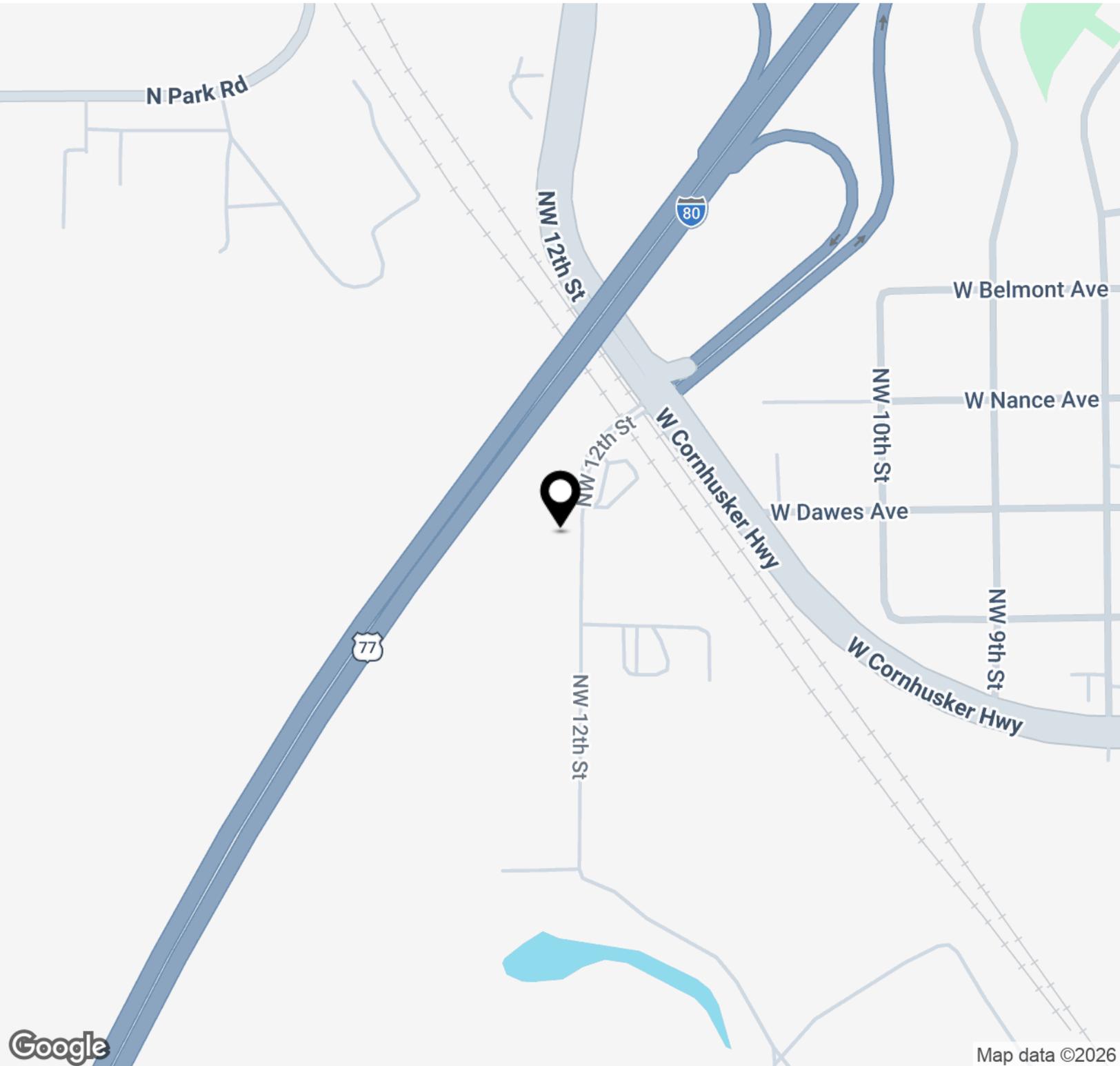


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Office / Retail Space For Lease

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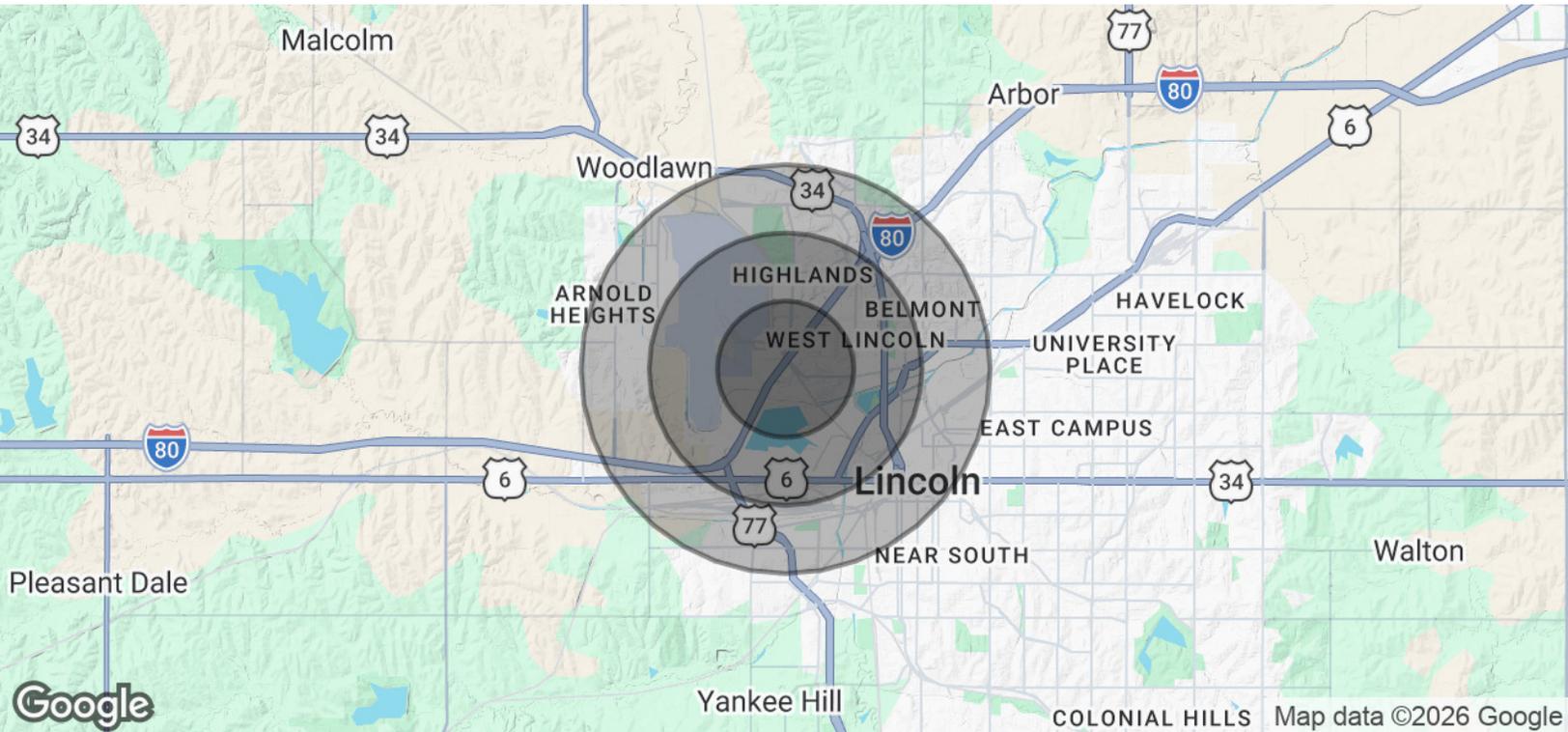


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| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|----------------------|--------|---------|---------|
| Total Population | 4,479 | 18,971 | 58,612 |
| Average Age | 31.2 | 30.2 | 28.6 |
| Average Age (Male) | 30.4 | 30.1 | 28.6 |
| Average Age (Female) | 33.5 | 31.7 | 29.1 |

| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 3 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,711 | 7,884 | 22,028 |
| # of Persons per HH | 2.6 | 2.4 | 2.7 |
| Average HH Income | \$67,852 | \$61,248 | \$59,537 |
| Average House Value | \$160,567 | \$132,391 | \$136,916 |

2020 American Community Survey (ACS)



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