

1621 SOUTH 17TH STREET

Lincoln, NE 68502



PROPERTY DESCRIPTION

Unlock the potential of this historic brick building! Formerly home to a printing company, this space offers a unique opportunity for businesses seeking character and charm. Centrally located and just minutes from downtown, this property is ideal for office, retail, or creative use.

OFFERING SUMMARY

Lease Rate	\$8.95 SF/yr (NNN)
Total Available SF	5,208 SF
Building Size	5,500 SF
NNN	\$2.05 / SF

SPACES	LEASE RATE	SPACE SIZE
1621 S 17th	\$8.95 SF/yr	824 - 5,208 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	990	3,457	11,389
Total Population	2,099	7,039	23,849
Average HH Income	\$57,006	\$55,673	\$63,203



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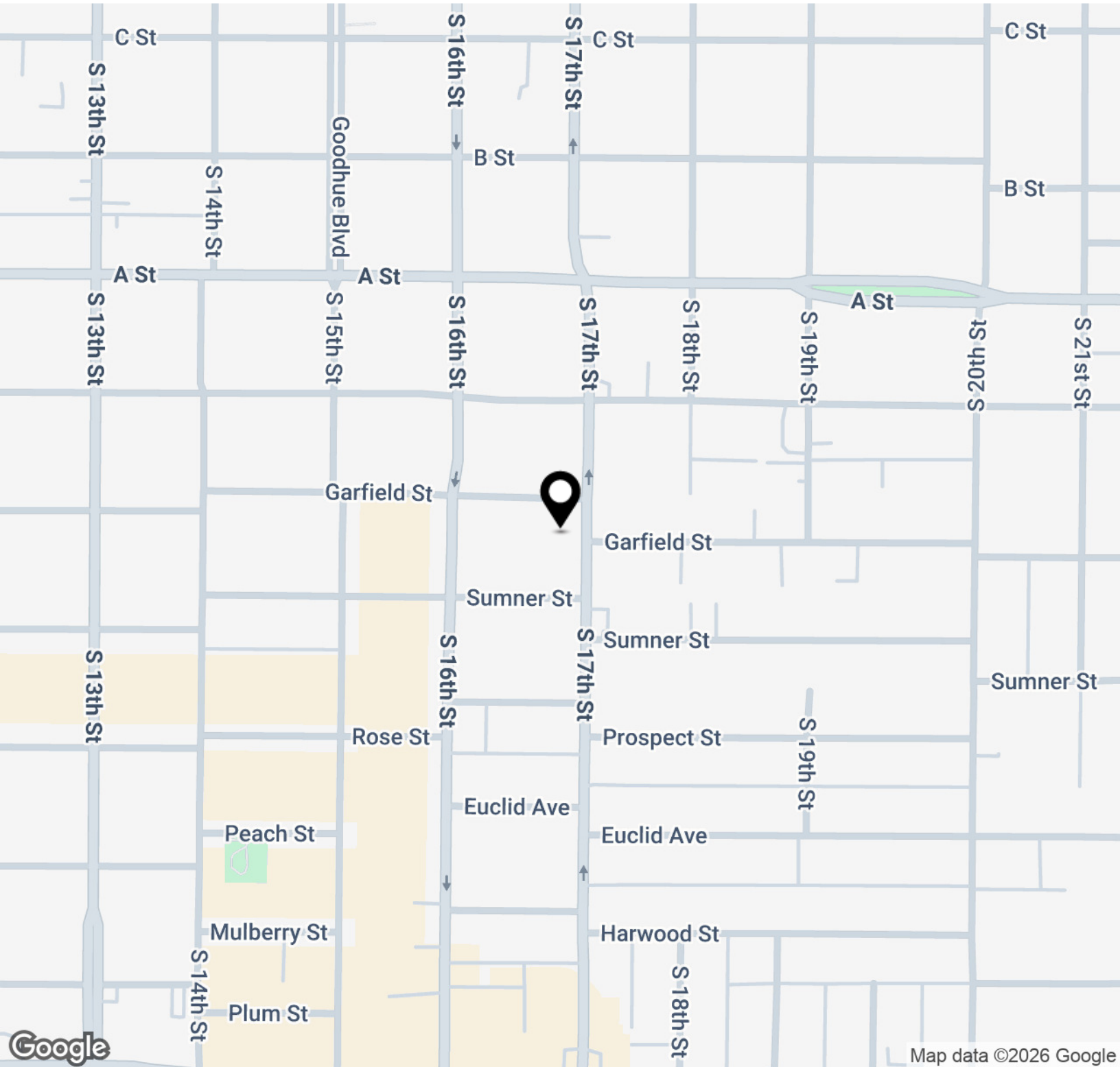


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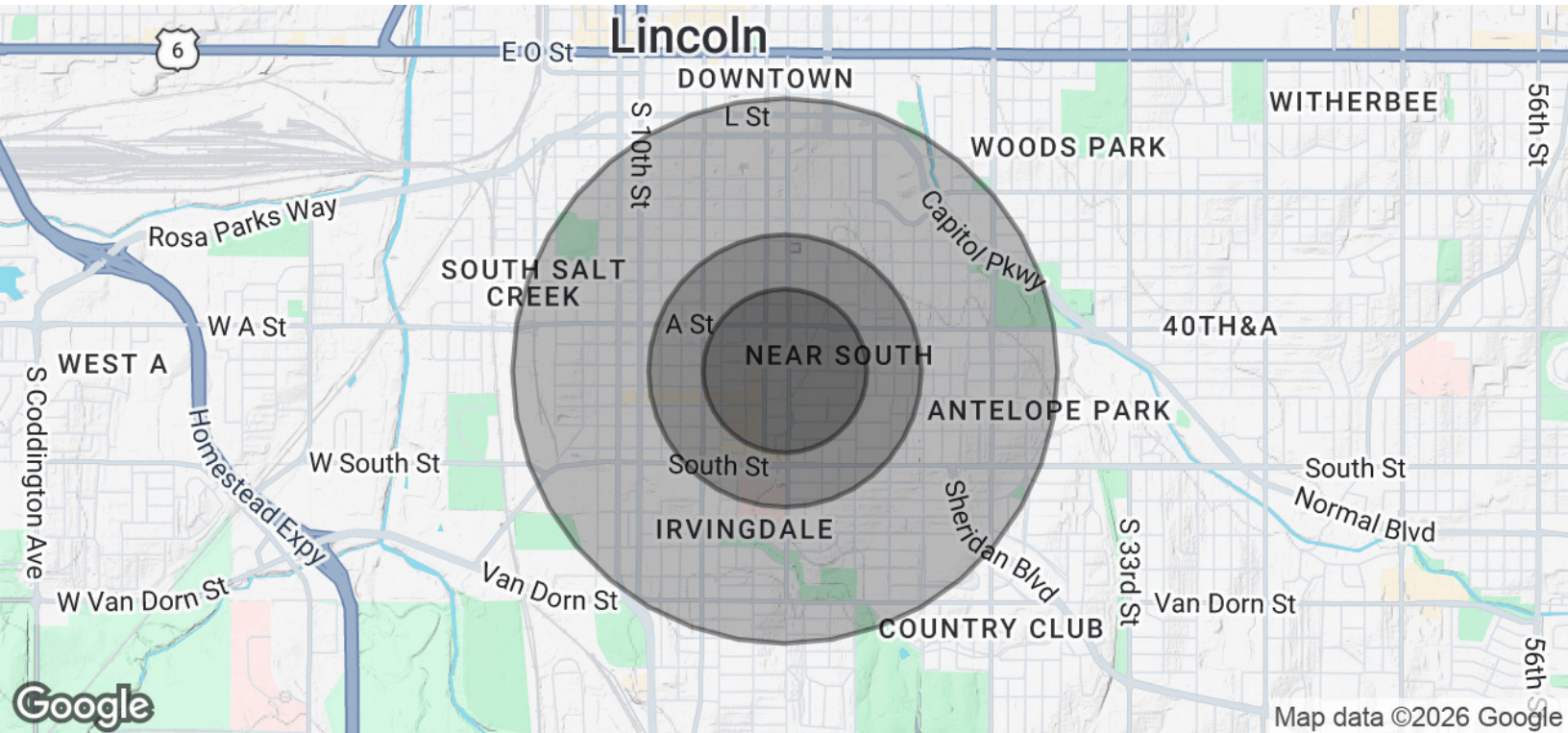
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,099	7,039	23,849
Average Age	34	36	37
Average Age (Male)	34	36	37
Average Age (Female)	34	35	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	990	3,457	11,389
# of Persons per HH	2.1	2	2.1
Average HH Income	\$57,006	\$55,673	\$63,203
Average House Value	\$193,798	\$221,630	\$243,761

Demographics data derived from AlphaMap



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