

Plaza Gardens Office Building

333 N Cotner Blvd, Lincoln, NE 68505

FOR SALE



GREENLEAF
COMMERCIAL REAL ESTATE

\$850,000

PRICE

\$143.00

PRICE/PSF



GREENLEAF COMMERCIAL REAL ESTATE

402-467-2525
300 N 44th St, Ste 112
Lincoln, NE 68503
greenleafcommercial.com



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Offering Summary

333 N Cotner Blvd, Lincoln, NE 68505



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OFFERING INFORMATION



Asking Price	\$850,000.00
Price PSF	\$143.00
Building Size	5,930
Building Class	D
Year Built	1962
Lot Size (Acres)	.72
Parcel ID	17-21-324-001-000
Zoning	H2-Highway Business District
Stories	1
Parking Stalls	Approx. 31
Traffic Count	42,210 VPD/O Street; 7,330 VPD/N Cotner Blvd
Tenant Mix	Retail/Restaurant
Lease Type	NNN/Gross
Primary Use	Local neighborhood retail and restaurant users
County	Lancaster
Neighborhood	ECCOM—East Central Lincoln

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Aerial Map

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Photos

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Demographics—1 Mile Ring

333 N Cotner Blvd, Lincoln, NE 68505



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DEMOGRAPHIC SUMMARY

333 N Cotner Blvd, Lincoln, Nebraska, 68505

Ring: 1 mile radius

KEY FACTS

13,663

Population



6,097

Households

35.6

Median Age

\$52,730

Median Disposable Income

EDUCATION

4.5%

No High School Diploma



23.8%

High School Graduate



35.8%

Some College/
Associate's Degree



35.9%

Bachelor's/Grad/
Prof Degree

INCOME



\$65,631

Median Household Income



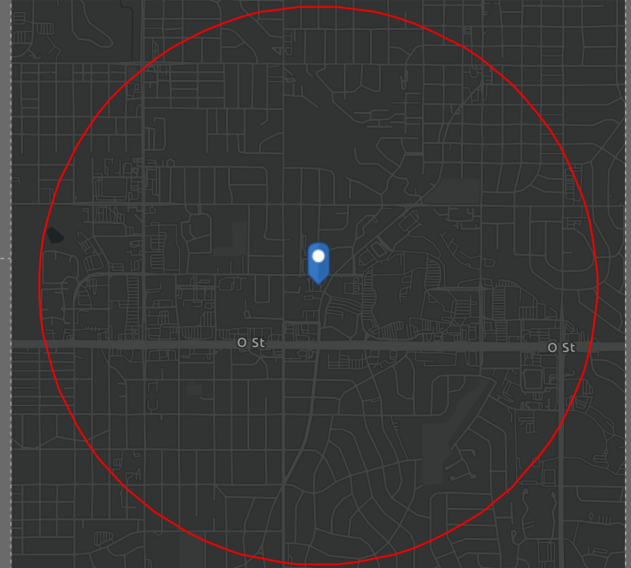
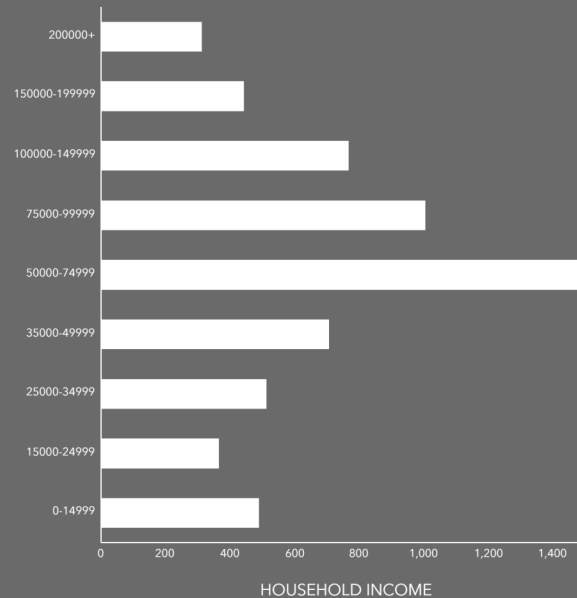
\$36,463

Per Capita Income



\$89,877

Median Net Worth



EMPLOYMENT



White Collar



Blue Collar



Services

69.0%

18.8%

16.1%

1.7%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

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Demographics—3 Mile Ring

333 N Cotner Blvd, Lincoln, NE 68505



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DEMOGRAPHIC SUMMARY

333 N Cotner Blvd, Lincoln, Nebraska, 68505

Ring: 3 mile radius

KEY FACTS

120,095

Population



51,126

Households

34.8

Median Age

\$52,040

Median Disposable Income

EDUCATION

5.9%

No High School Diploma



22.4%

High School Graduate



32.8%

Some College/
Associate's Degree



38.9%

Bachelor's/Grad/
Prof Degree

INCOME



\$63,609

Median Household Income



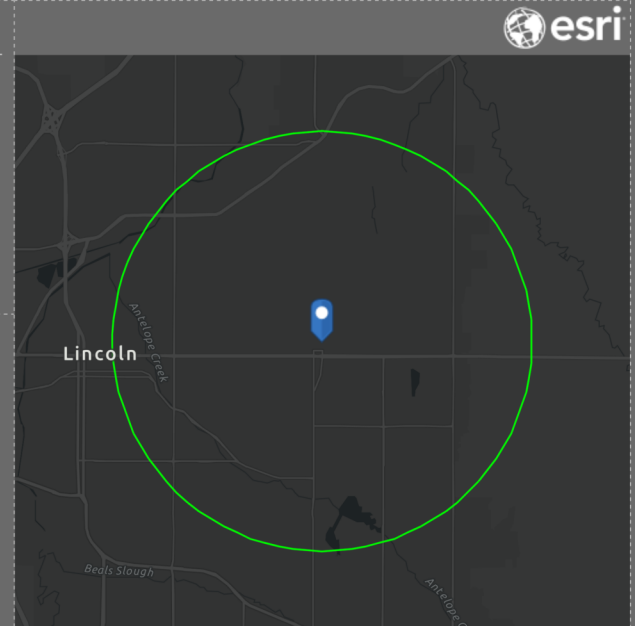
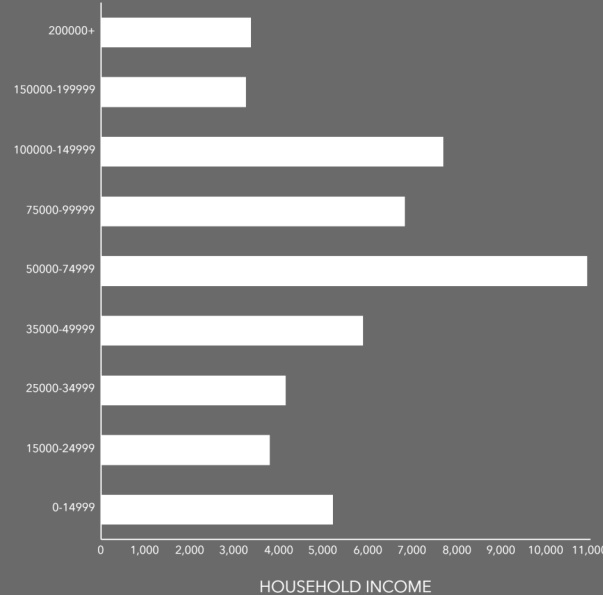
\$36,891

Per Capita Income



\$100,942

Median Net Worth



EMPLOYMENT



White Collar

65.5%



Blue Collar

19.8%



Services

18.7%

2.4%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

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