

**FOR LEASE**

**2040 SW 5TH ST, LINCOLN, NE 68522**

**INDUSTRIAL | 2 BAYS OF 2,400 SF | \$11.00 SF/YR (MG)**



**PRESENTED BY:**

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402.430.2318

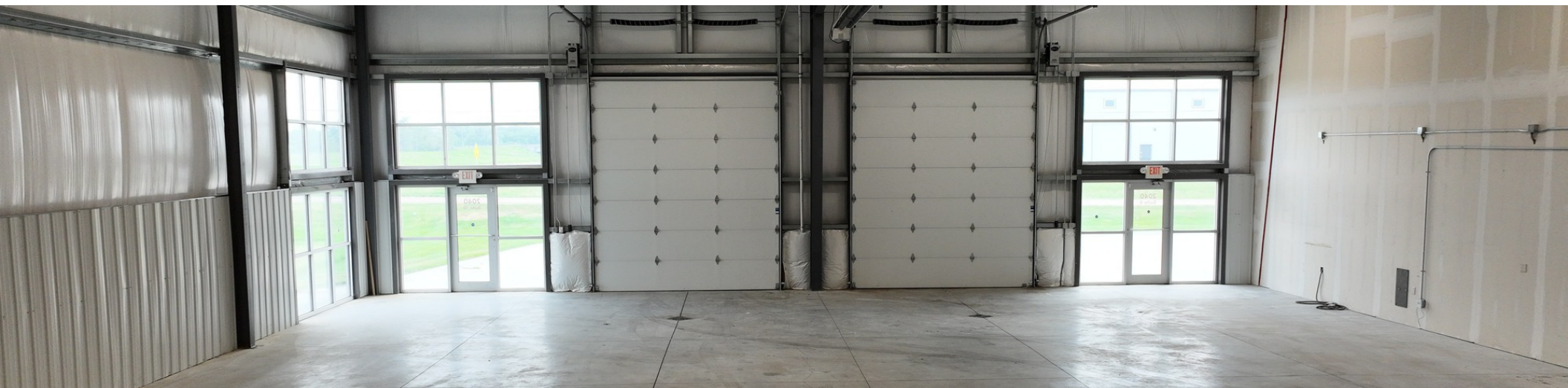
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### PROPERTY DESCRIPTION

This industrial unit in South West Lincoln offers a prime location with convenient access to the bypass and Hwy 77. These units each have a finished restroom, floor drain, and garage. These units are perfect for a small to medium business.

### PROPERTY HIGHLIGHTS

- Finished restroom
- Highly sought after units
- Ideal for industrial operations, warehousing, or small medium business

### LOCATION DESCRIPTION

Situated in the new industrial area of South West Lincoln, this property benefits from an accessible access to Hwy 77, and South Lincoln.

### OFFERING SUMMARY

Lease Rate:	\$11.00 SF/yr (MG)
Available SF:	2 Bays of 2,400 SF
Building Size:	24,000 SF

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#### AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
2040 SW 5th Street, #4	2,400 SF	Modified Gross	\$11.00 SF/yr
2040 SW 5th Street, #5	2,400 SF	Modified Gross	\$11.00 SF/yr

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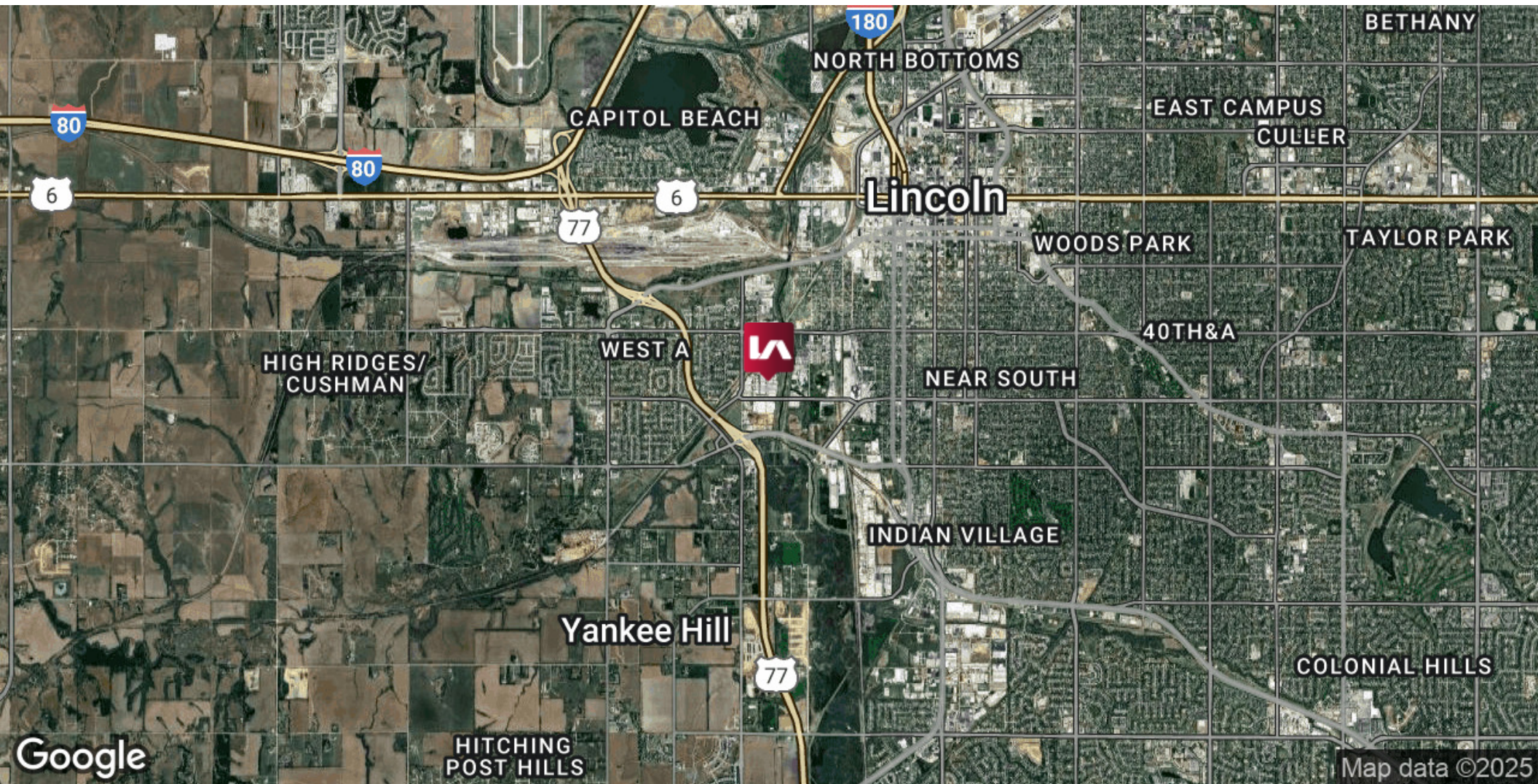
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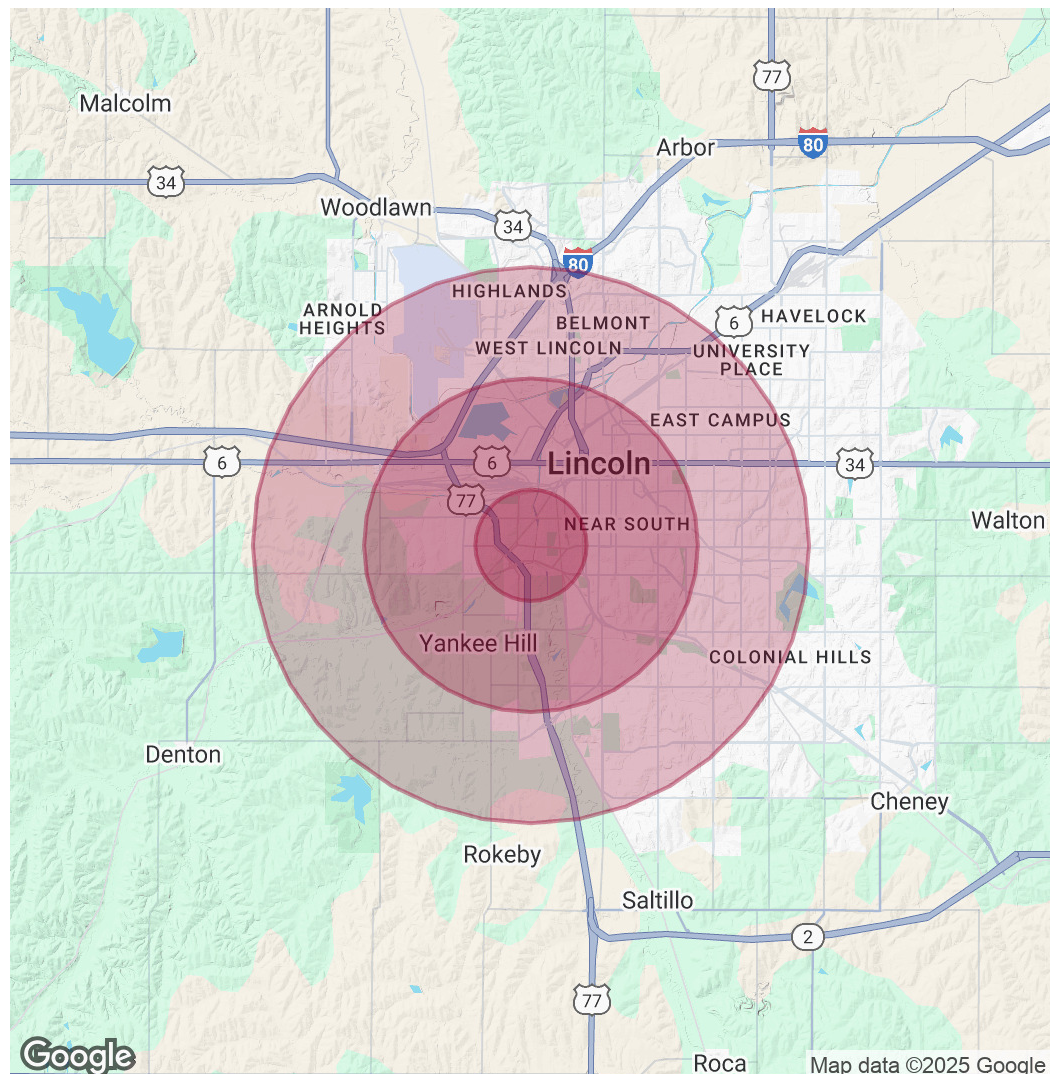
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,661	77,540	170,204
Average Age	35	35	37
Average Age (Male)	34	35	36
Average Age (Female)	36	35	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,851	29,889	68,102
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$68,344	\$74,885	\$83,034
Average House Value	\$219,294	\$252,459	\$264,535

Demographics data derived from AlphaMap



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