

**FOR LEASE**

**105 LOCUST ST, HICKMAN, NE 68372**

**INDUSTRIAL | 2,000 SF | \$10.00 SF/YR (MG)**



 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**PRESENTED BY:**

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## PROPERTY DESCRIPTION

Available for lease is a light industrial unit located in Hickman, a market with limited options for such spaces. This unit includes three garages, a bathroom, and a mezzanine, providing a functional layout for small businesses. It presents an efficient solution for companies seeking operational space in the area. This property offers a solid opportunity for those looking to establish or expand their presence.

## PROPERTY HIGHLIGHTS

- Unique industrial building in Hickman
- 3 overhead doors, with a bathroom and mezzanine
- Ideal for industrial operations, or small medium business

## LOCATION DESCRIPTION

Situated in the heart of Hickman, with easy access to local neighborhoods or Lincoln.

## OFFERING SUMMARY

**Lease Rate:** \$10.00 SF/yr (MG)

**Available SF:** 2,000 SF

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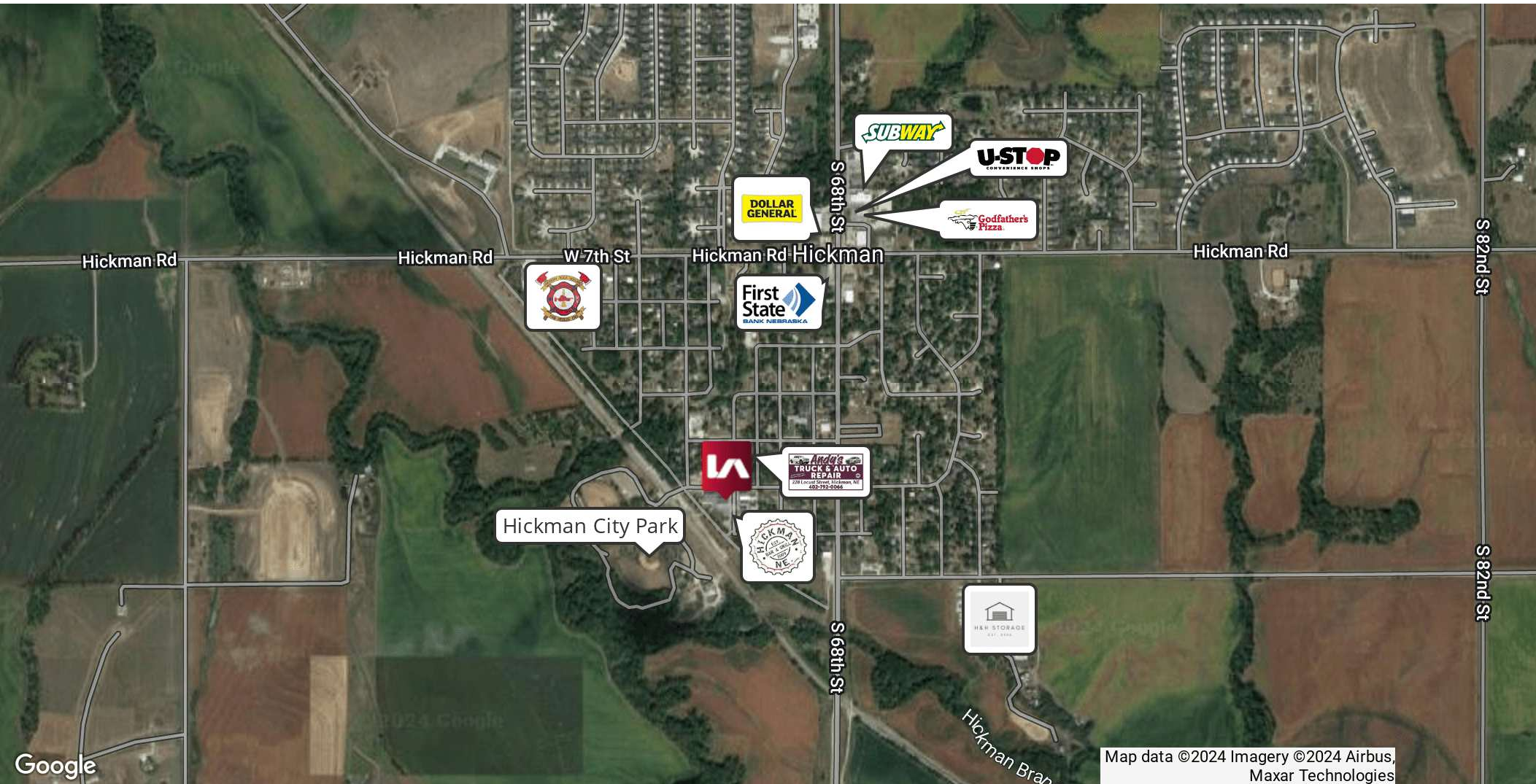
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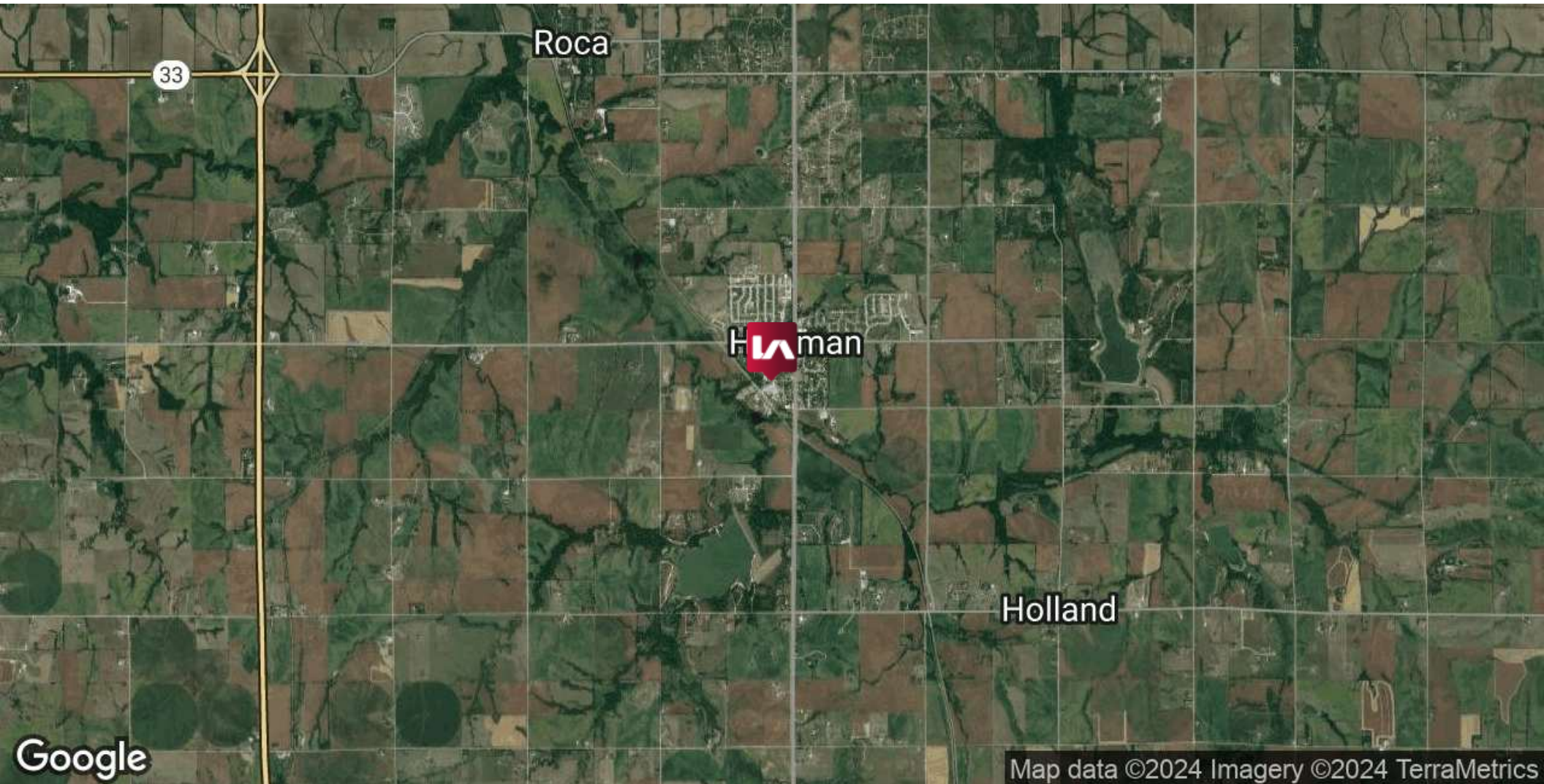
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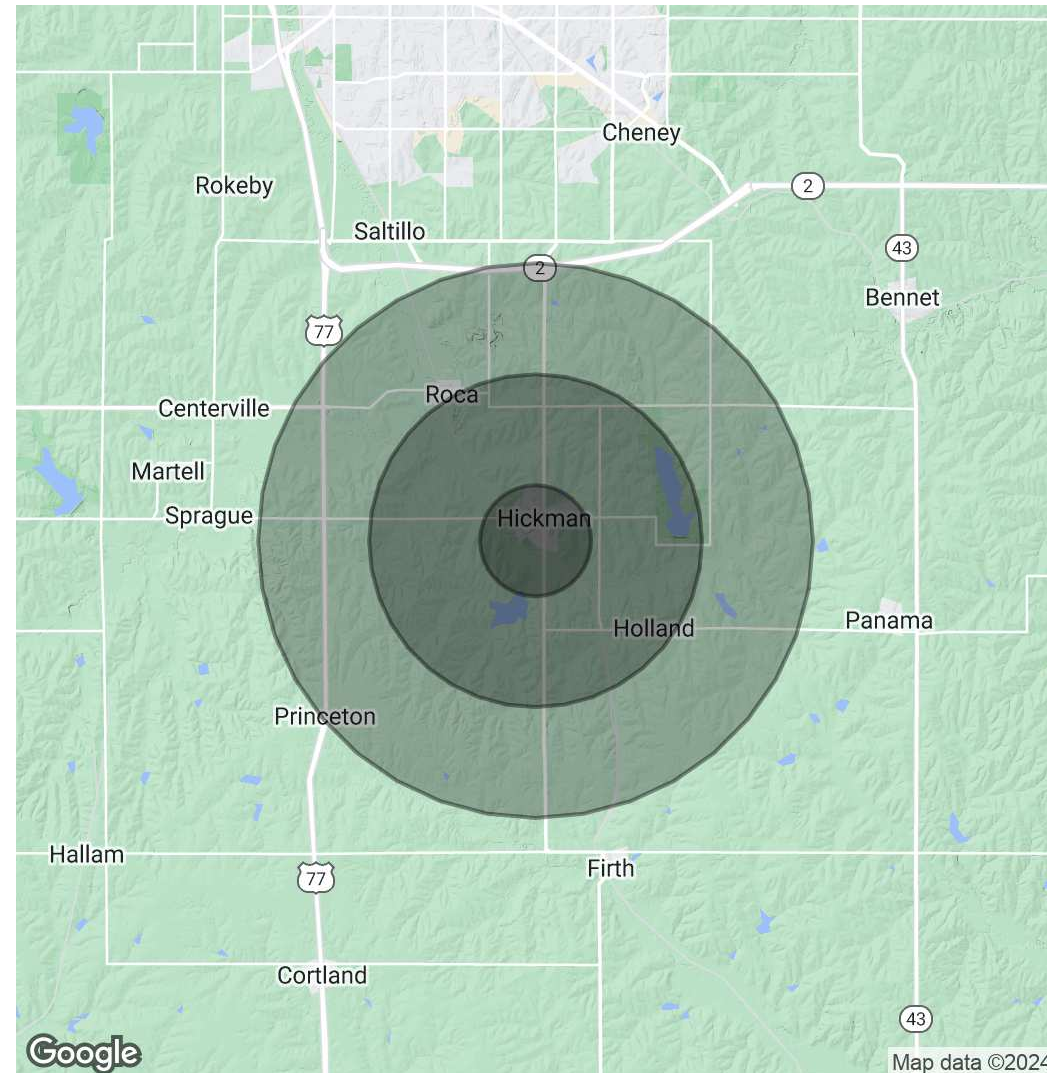
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,927	4,555	6,208
Average Age	33	35	36
Average Age (Male)	32	34	35
Average Age (Female)	34	36	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	908	1,445	2,018
# of Persons per HH	3.2	3.2	3.1
Average HH Income	\$130,378	\$129,533	\$127,789
Average House Value	\$350,806	\$415,661	\$444,662

Demographics data derived from AlphaMap



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