

2615 O STREET

Lincoln, NE 68510

**PROPERTY DESCRIPTION**

Retail or office Space available at the busy intersection of 'O' Street and 27th Street. Great Window visibility, shared bathrooms and a lot to the south of the building to aid in ease of parking.

SPACES	LEASE RATE	SPACE SIZE
2615 O Street Suite 2	\$8.95 SF/yr	1,906 SF
2615 O Street Suite 3	\$8.95 SF/yr	1,107 SF

OFFERING SUMMARY

Lease Rate	\$8.95 SF/yr (NNN)
Total Available SF	3,013 SF
Lot Size	59,210 SF
Building Size	19,220 SF
NNN	\$4.50 / SF

DEMOGRAPHICS 0.25 MILES 0.5 MILES 1 MILE

Total Households	553	2,448	10,037
Total Population	1,147	5,143	24,190
Average HH Income	\$37,940	\$39,324	\$44,204



TOM GIFFORD
Broker

402.326.2413

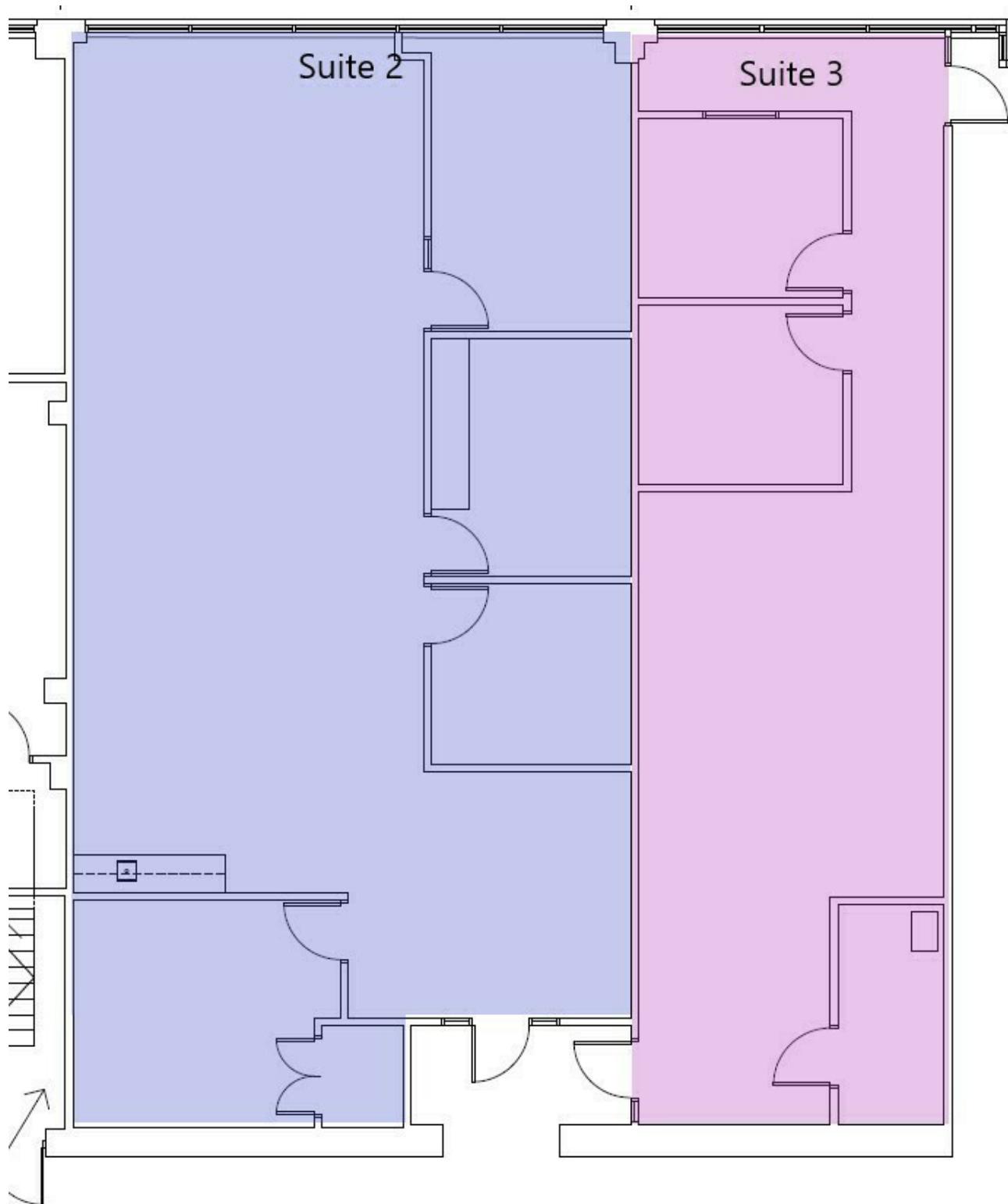
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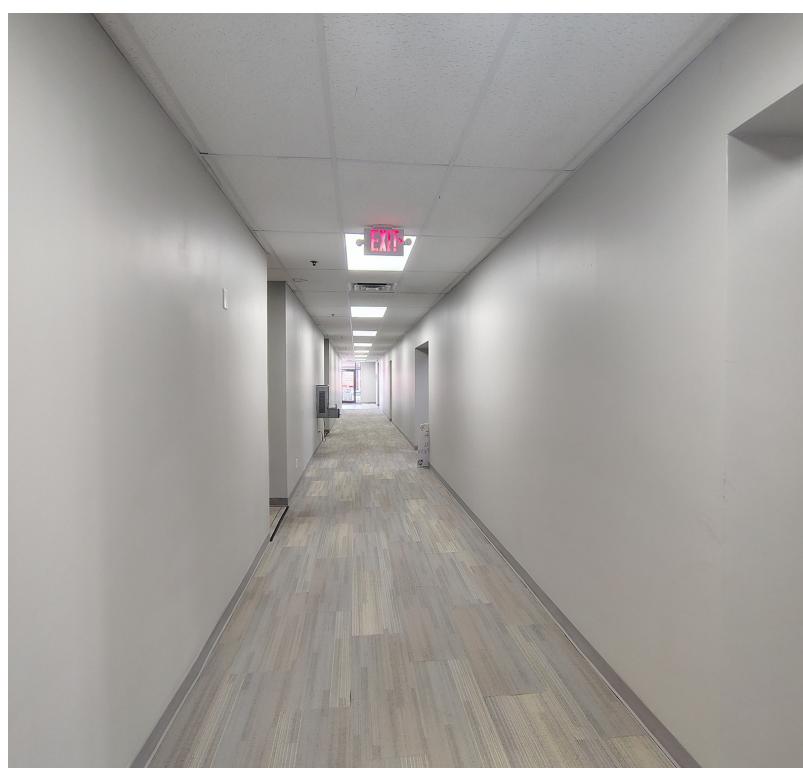
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Street Retail For Lease

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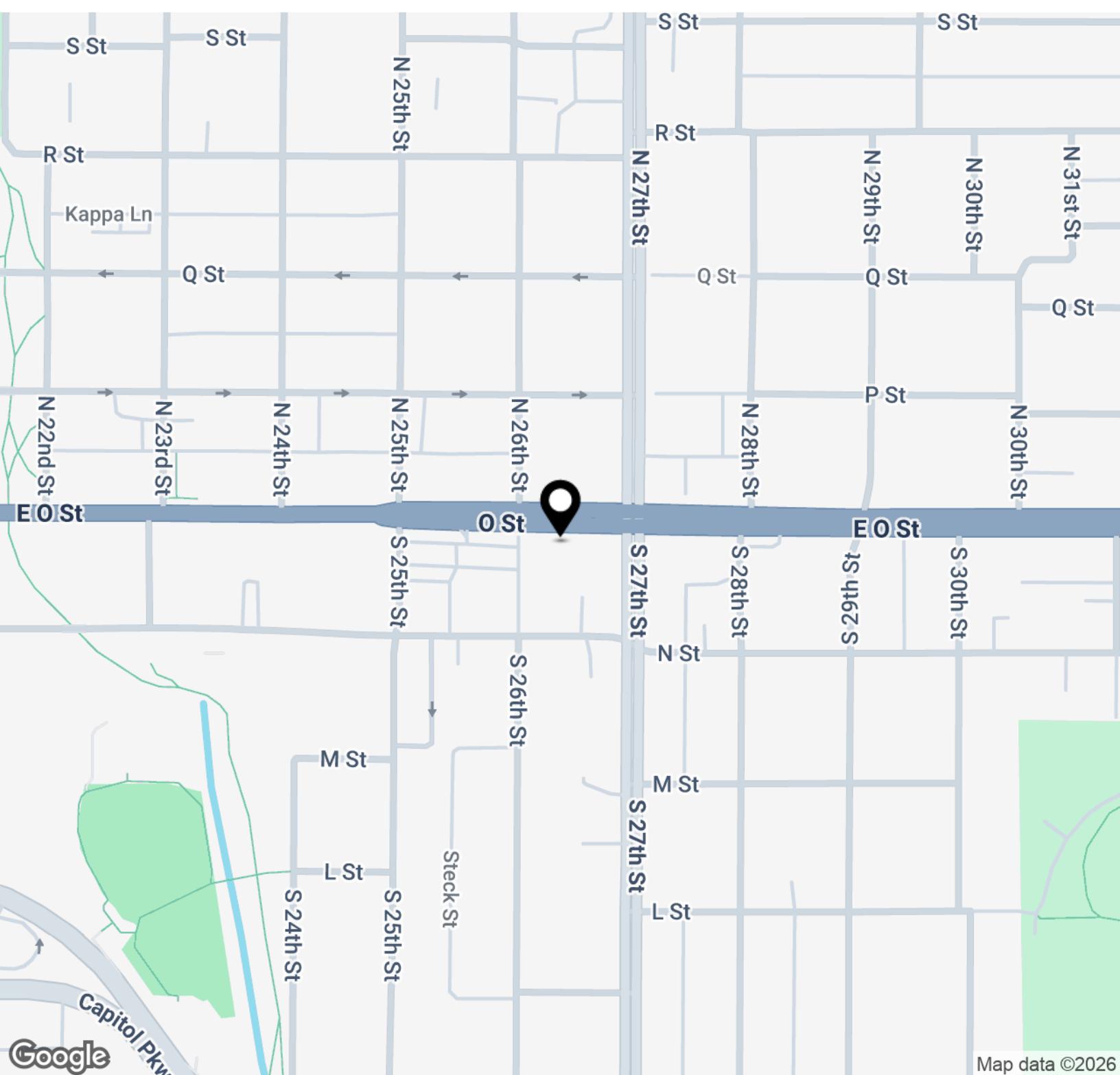
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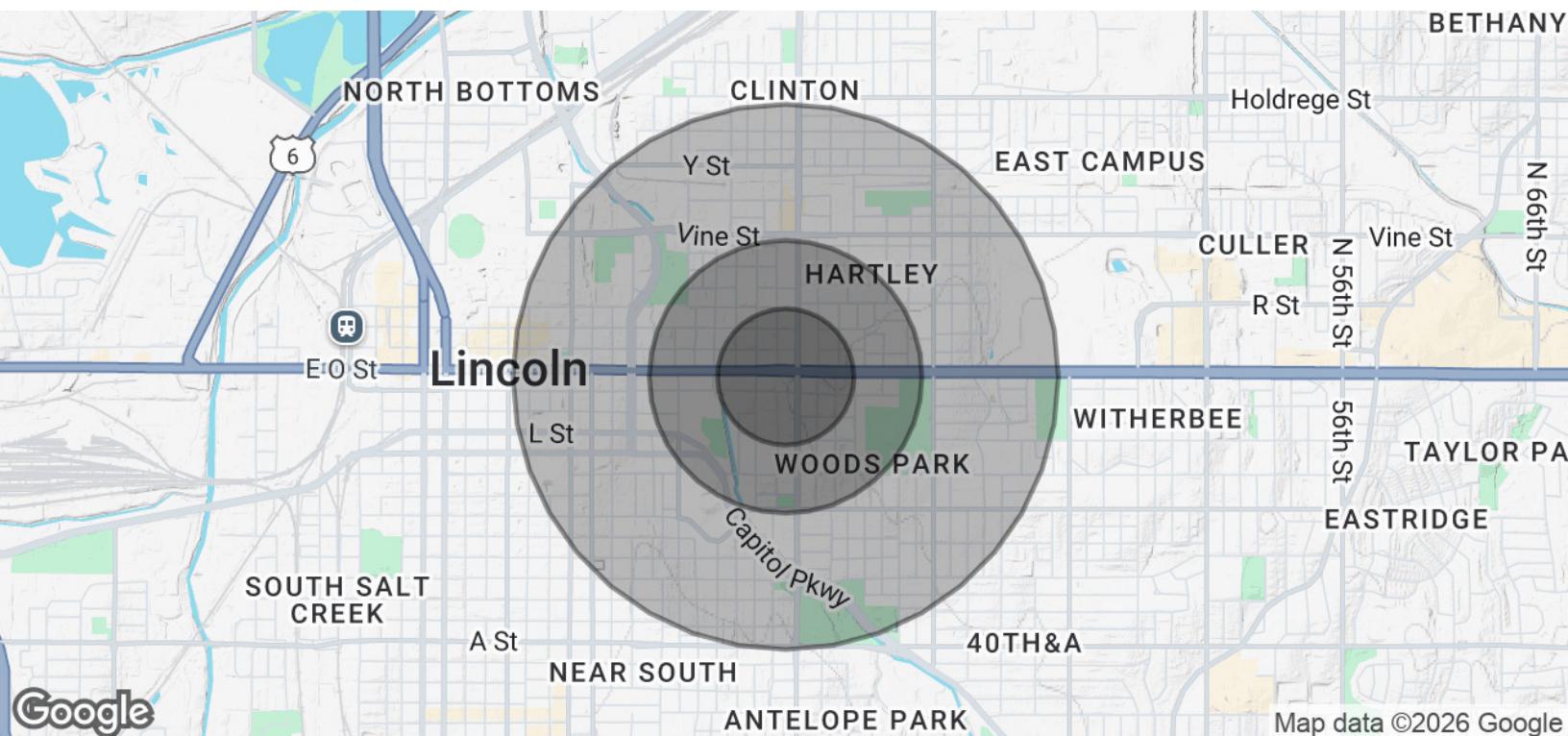
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,147	5,143	24,190
Average Age	26.8	27.0	26.2
Average Age (Male)	26.2	26.8	26.6
Average Age (Female)	28.6	28.1	26.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	553	2,448	10,037
# of Persons per HH	2.1	2.1	2.4
Average HH Income	\$37,940	\$39,324	\$44,204
Average House Value	\$111,510	\$114,458	\$127,766

2020 American Community Survey (ACS)



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