

2110 FLETCHER AVENUE

Lincoln, NE 68521



PROPERTY DESCRIPTION

Attractive office or retail space in North Lincoln with great visibility from I-80. Includes a large open area, a storage/warehouse space, a personal office space, and plenty of shared parking.

SPACES	LEASE RATE	SPACE SIZE
2110 Fletcher Ave, Suite 104	\$11.95 SF/yr	2,403 SF

OFFERING SUMMARY

Lease Rate	\$11.95 SF/yr (NNN)
Total Available SF	2,403 SF
Building Size	10,121 SF
NNN	\$5.20 / SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	182	1,241	4,188
Total Population	429	3,179	11,290
Average HH Income	\$110,546	\$108,261	\$102,351



TOM GIFFORD

Broker

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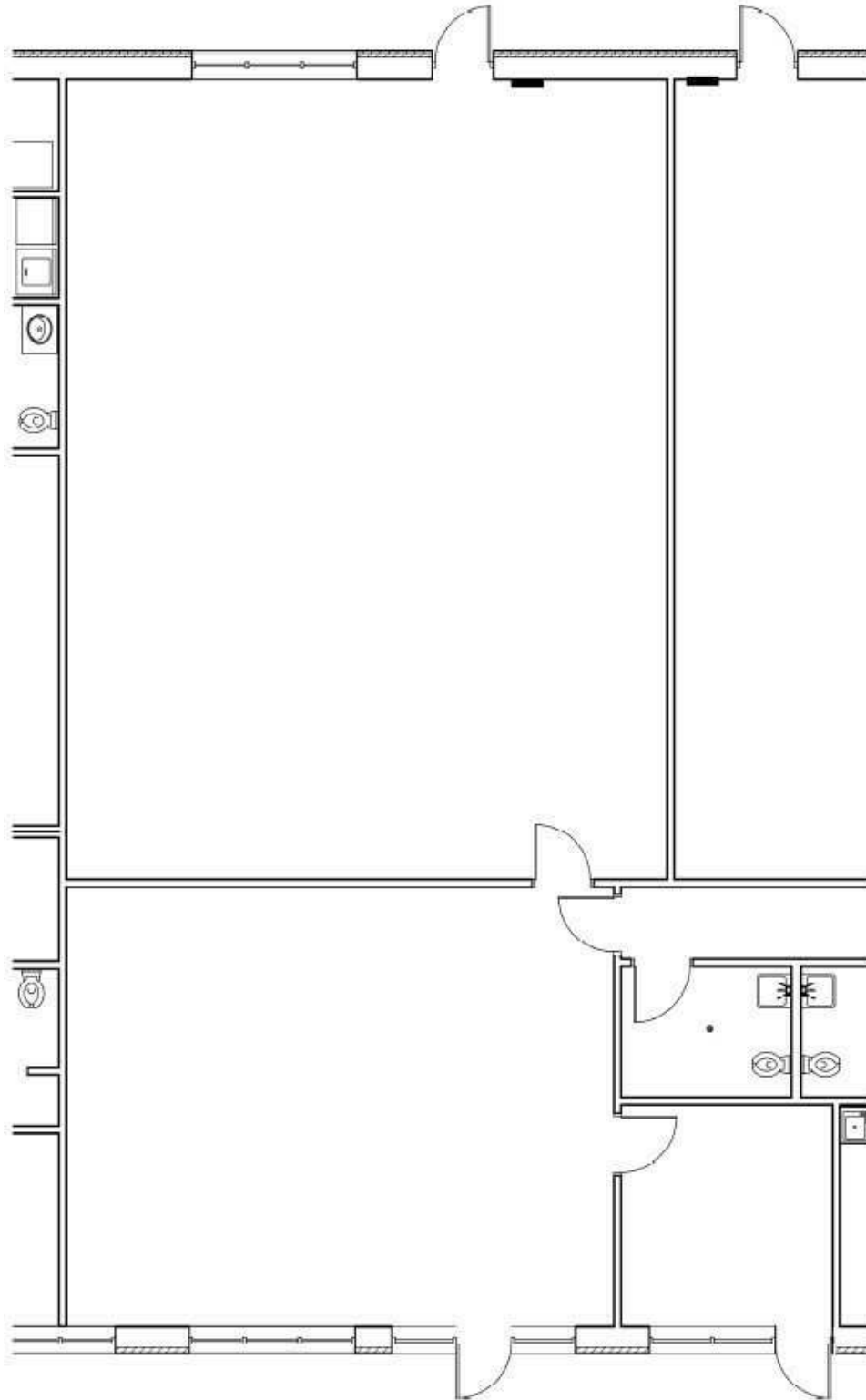
Commercial Leasing Agent

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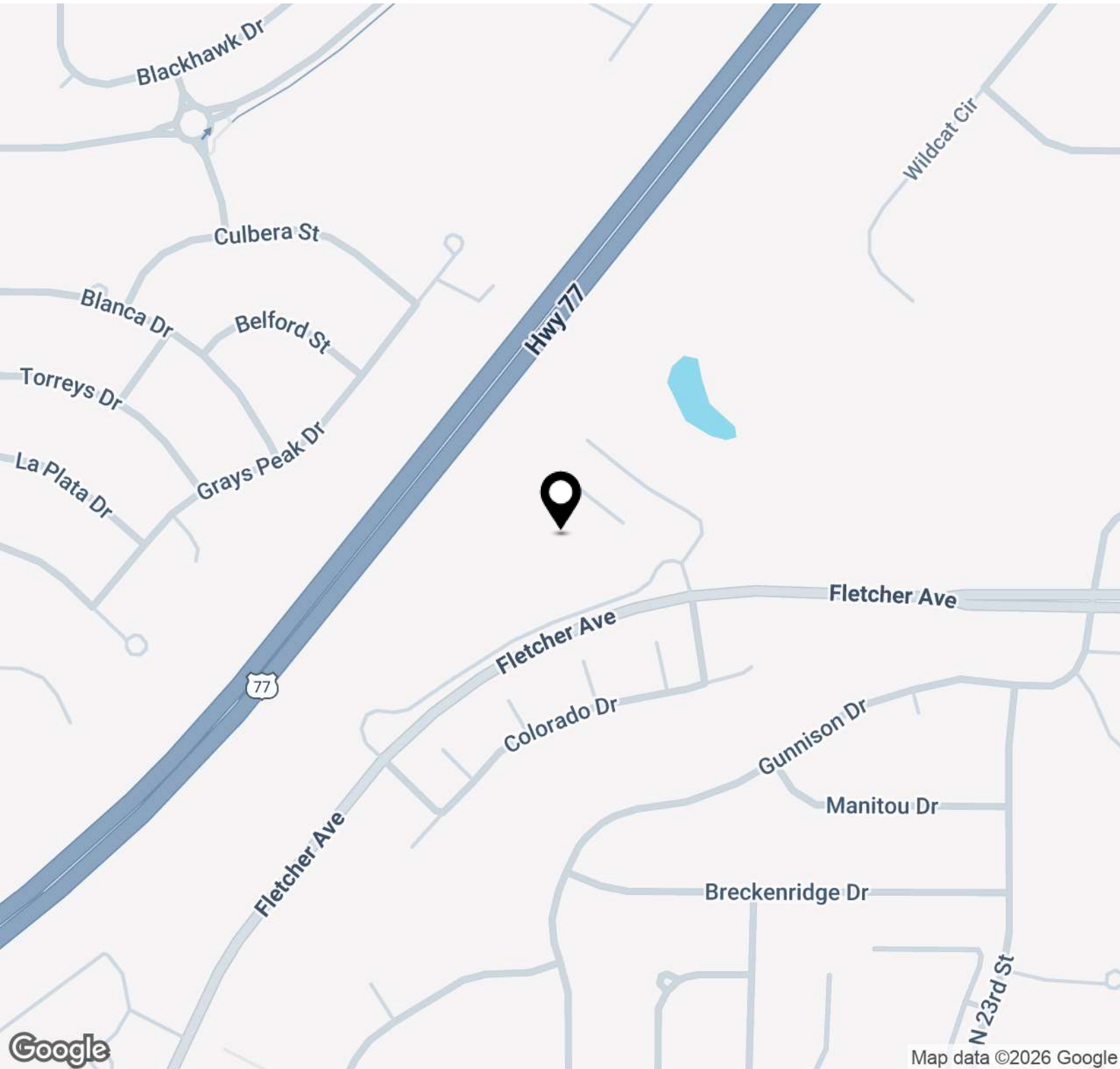


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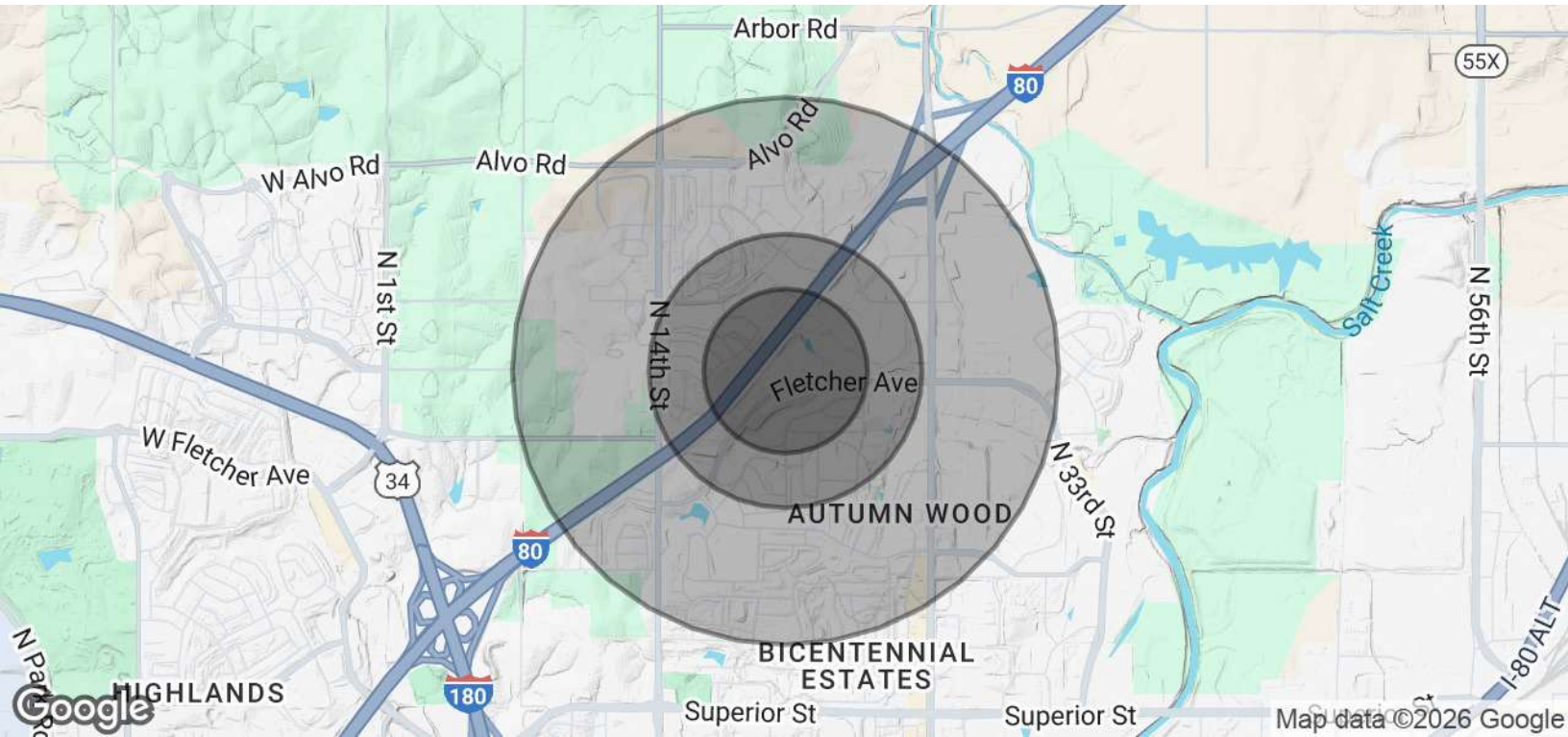
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**POPULATION****0.3 MILES****0.5 MILES****1 MILE**

Total Population	429	3,179	11,290
Average Age	40	38	36
Average Age (Male)	37	36	34
Average Age (Female)	42	40	37

HOUSEHOLDS & INCOME**0.3 MILES****0.5 MILES****1 MILE**

Total Households	182	1,241	4,188
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$110,546	\$108,261	\$102,351
Average House Value	\$279,959	\$284,872	\$312,132

Demographics data derived from AlphaMap

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