

421 S 7TH ST

Lincoln, NE 68508

**PROPERTY DESCRIPTION**

Industrial warehouse space located just south of Lincoln's Haymarket District. Perfect for businesses looking for a central location near downtown Lincoln with quick access to I-80, Hwy 2 and Hwy 77. This bay features overhead doors and an open floor plan to suit your needs!

SPACES	LEASE RATE	SPACE SIZE
421 S 7th	\$6.95 SF/yr	3,638 SF

**OFFERING SUMMARY**

Lease Rate	\$6.95 SF/yr (NNN)
Number of Units	1
Total Available SF	3,638 SF
Lot Size	3,852 SF
Building Size	3,713 SF
NNN	\$2.00 / SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	107	1,761	6,563
Total Population	267	3,302	14,573
Average HH Income	\$55,591	\$48,319	\$55,088

**TOM GIFFORD**

Broker

402.326.2413

TjGifford@SpeedwayProperties.com

**KERI BOWER**

Commercial Leasing Agent

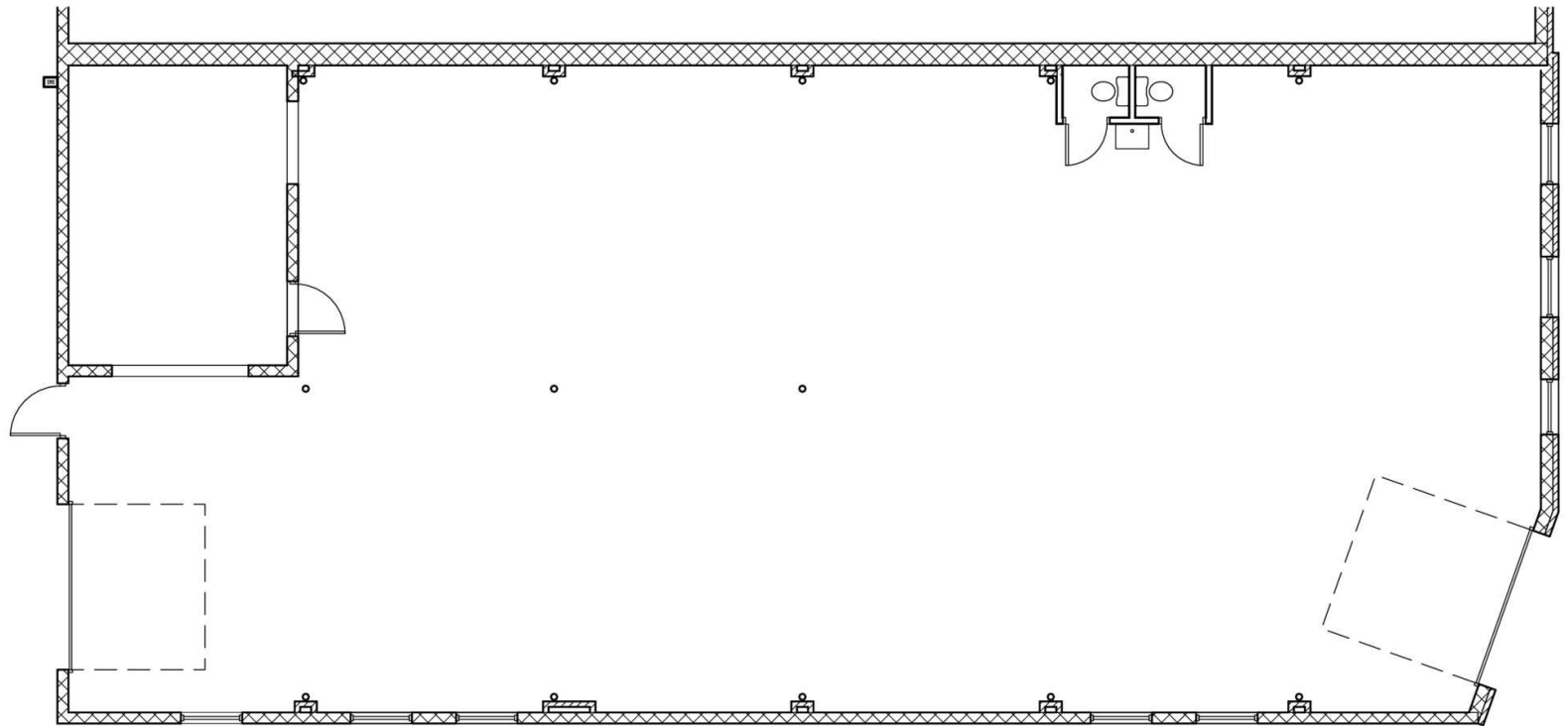
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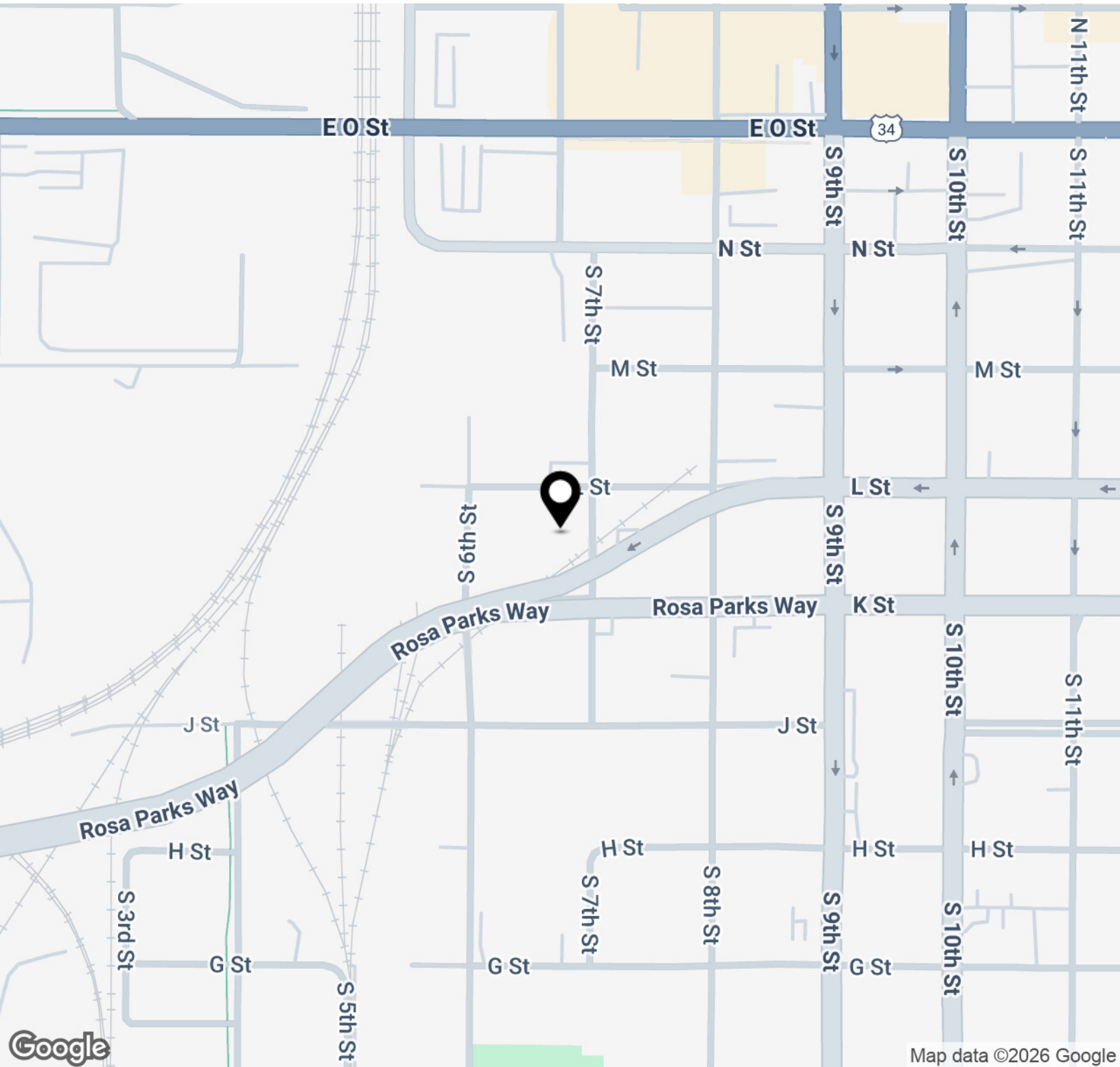
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Warehouse/Distribution For Lease

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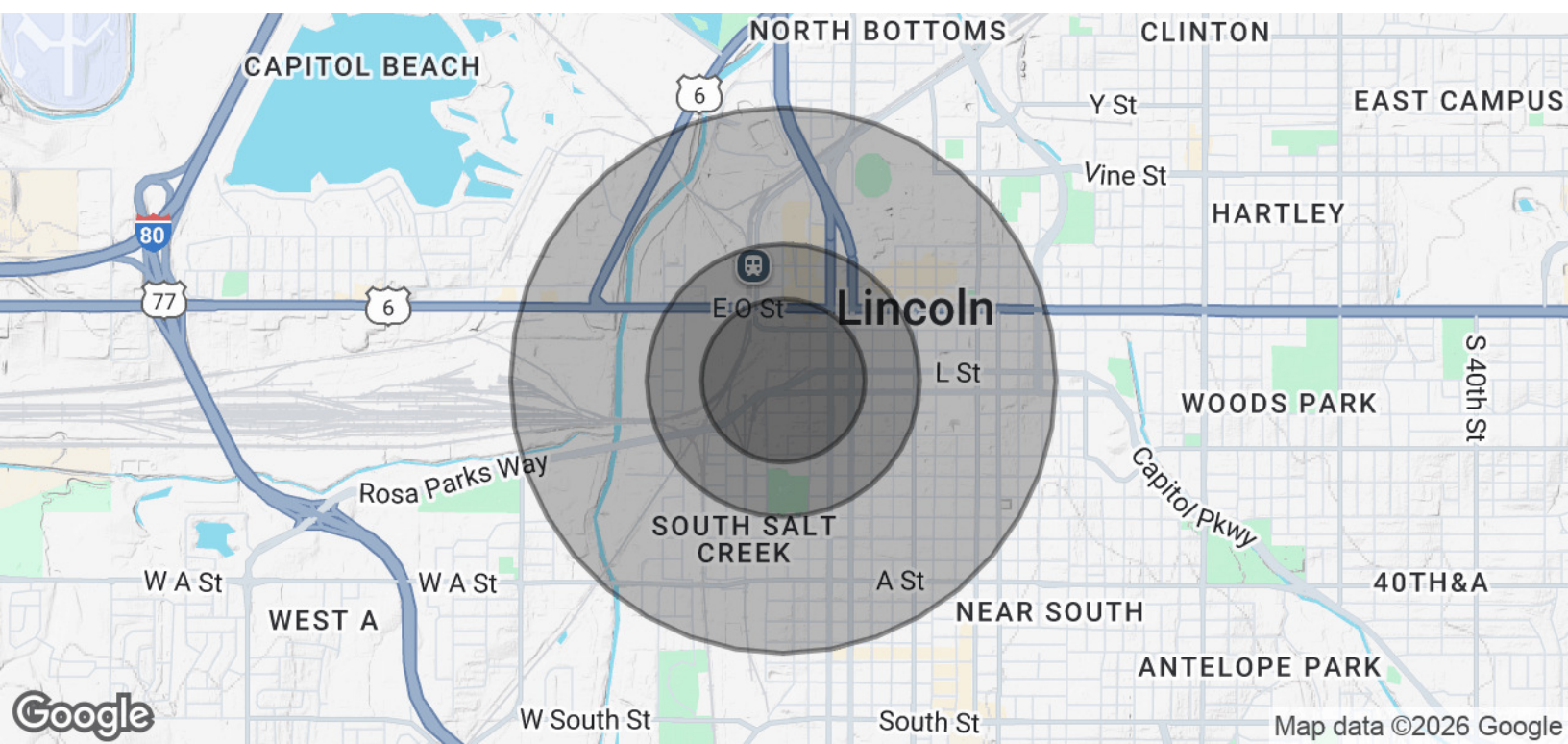
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**POPULATION****0.3 MILES****0.5 MILES****1 MILE**

Total Population	267	3,302	14,573
Average Age	33	34	33
Average Age (Male)	33	34	33
Average Age (Female)	34	34	32

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

Total Households	107	1,761	6,563
# of Persons per HH	2.5	1.9	2.2
Average HH Income	\$55,591	\$48,319	\$55,088
Average House Value	\$174,412	\$231,432	\$250,700

Demographics data derived from AlphaMap

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