

1201 O ST

1201 O St, Lincoln, NE 68508



PROPERTY DESCRIPTION

Placed at the heart of downtown, off “O” Street, this historic retail building, know as the “Magee” building, is a staple of Lincoln. With street-level visibility and modern accommodations, the Magee is well suited to a variety of uses from office to retail.

SPACES	LEASE RATE	SPACE SIZE
1201 O St Suite 101	\$10.00 SF/yr	3,523 SF
1201 O St Suite 200	\$10.00 SF/yr	4,488 SF
1201 O St Suite 201-202	\$12.00 SF/yr	1,181 - 2,565 SF
1201 O St Suite 306	\$12.00 SF/yr	394 SF

OFFERING SUMMARY

Lease Rate	\$10.00 - 12.00 SF/yr (NNN; MG)
Number of Units	12
Total Available SF	10,970 SF
Lot Size	4,175 SF
Building Size	4,175 SF
NNN	\$4.00 / SF

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	630	2,136	9,222
Total Population	1,165	5,540	22,775
Average HH Income	\$37,815	\$39,356	\$35,078



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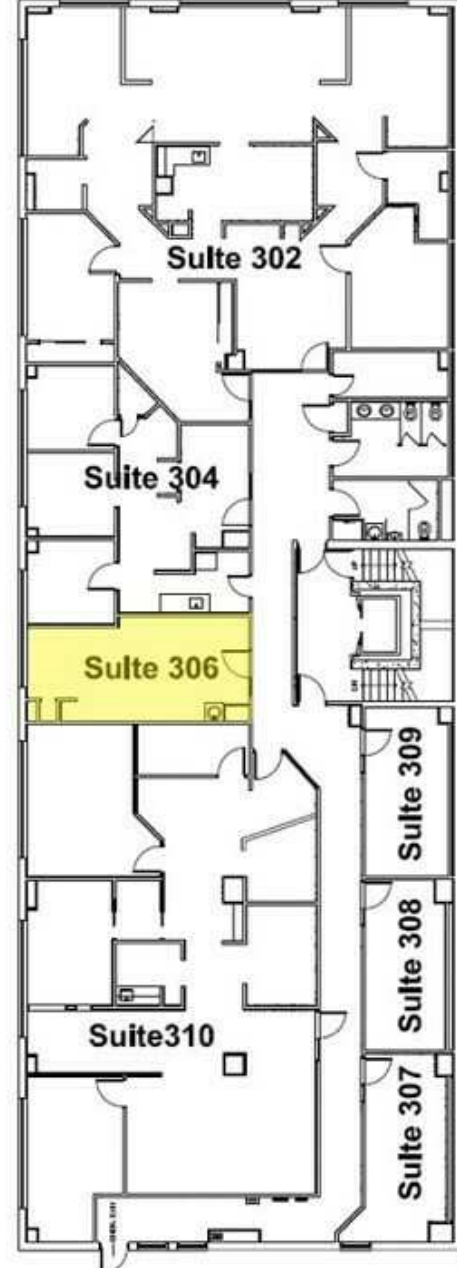
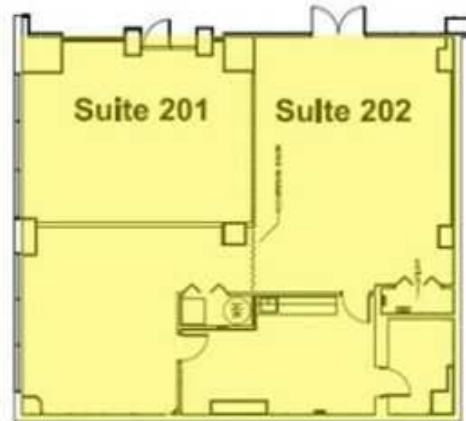
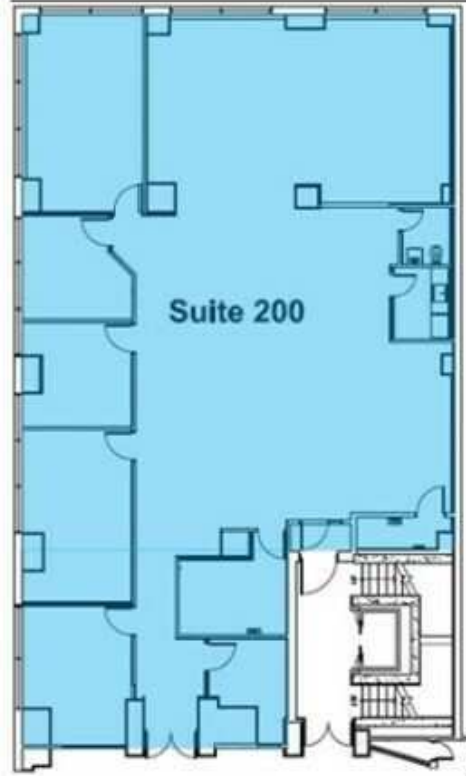
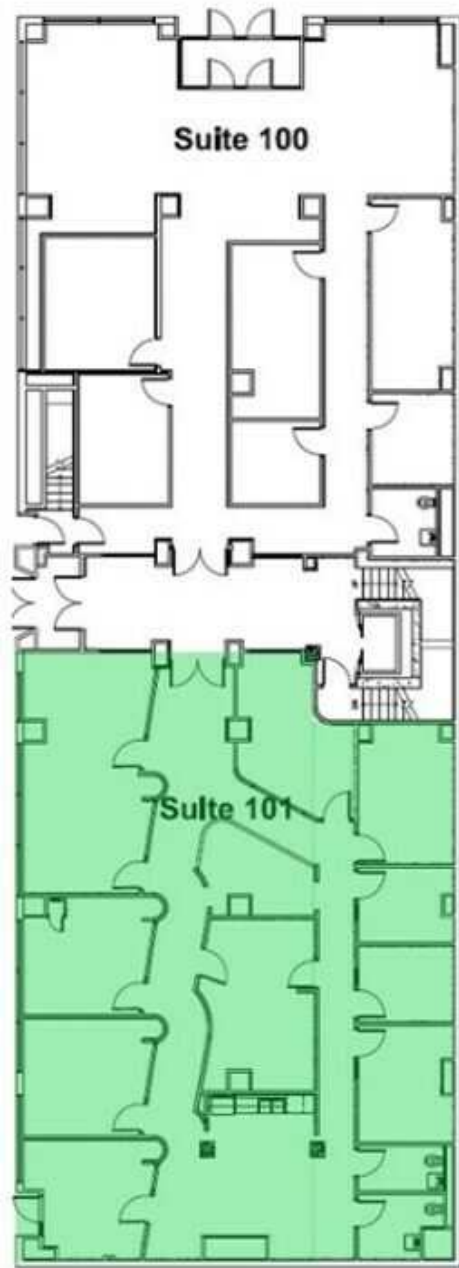


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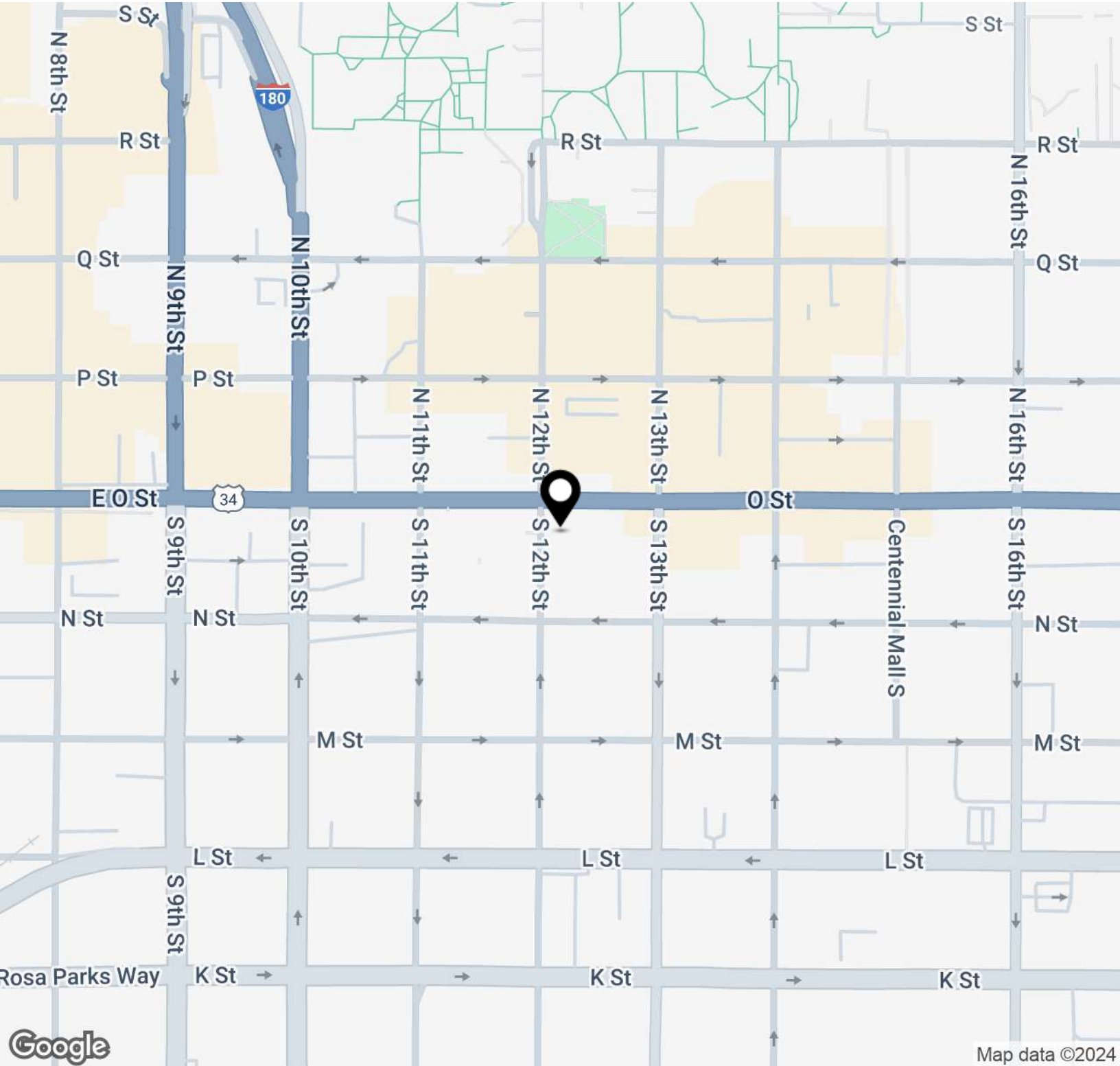


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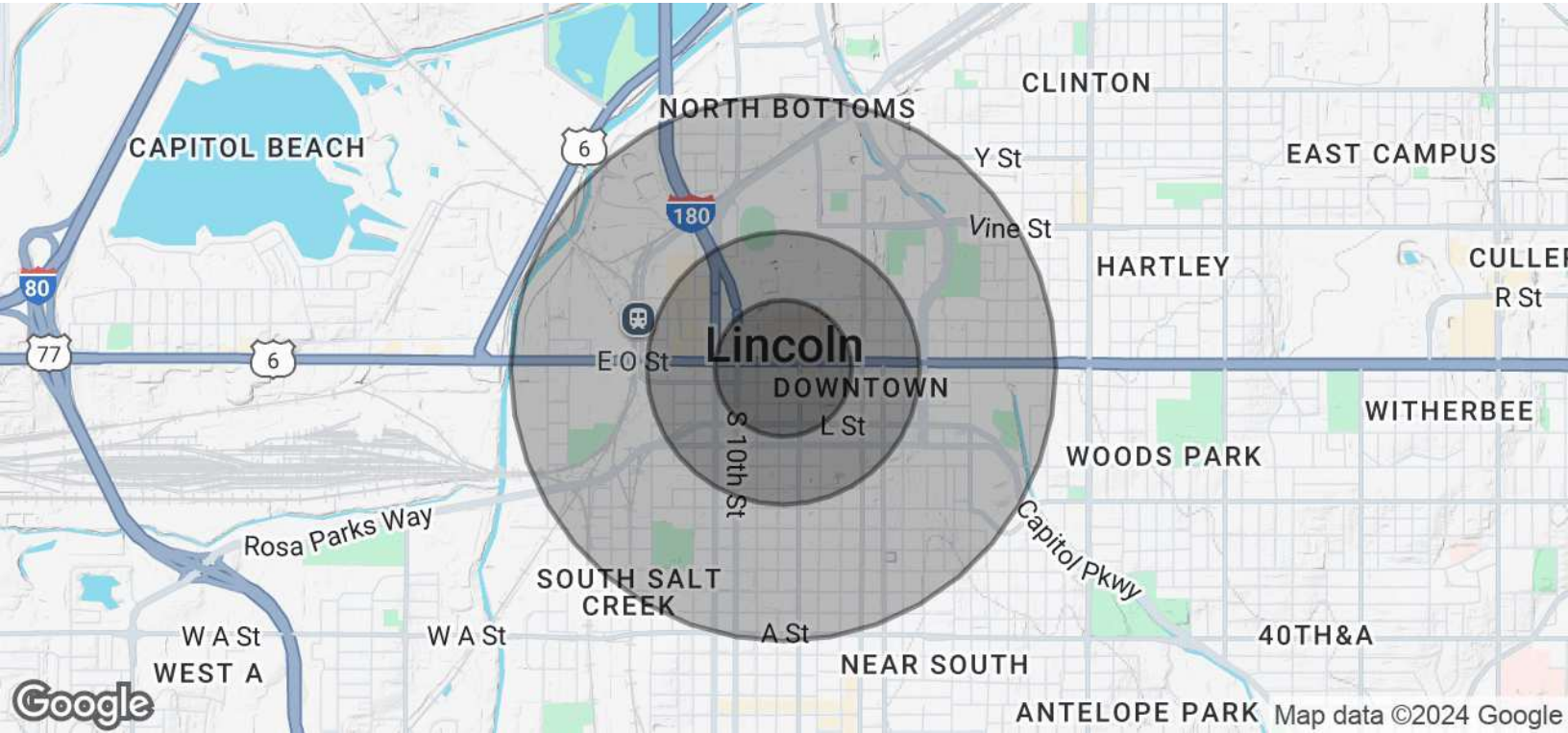
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,165	5,540	22,775
Average Age	22.1	23.5	24.3
Average Age (Male)	22.5	23.7	25.3
Average Age (Female)	21.8	23.8	24.0
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	630	2,136	9,222
# of Persons per HH	1.8	2.6	2.5
Average HH Income	\$37,815	\$39,356	\$35,078
Average House Value	\$179,886	\$125,493	\$99,280

2020 American Community Survey (ACS)



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