

4700 ANTELOPE CREEK ROAD
Lincoln, NE 68502



PROPERTY DESCRIPTION

Versatile office or retail space with convenient on-site parking. Located near 48th and Normal, this property offers a central location within a high-traffic commercial area surrounded by established residential neighborhoods. Formerly utilized as a daycare, the space is well-suited for a variety of potential business uses.

SPACES	LEASE RATE	SPACE SIZE
4700 Antelope Creek Rd	\$10.95 SF/yr	2,028 SF

OFFERING SUMMARY

Sale Price	\$0
Lease Rate	\$10.95 SF/yr (NNN)
Total Available SF	2,028 SF
Building Size	2,028 SF
NNN	\$3.75 / SF

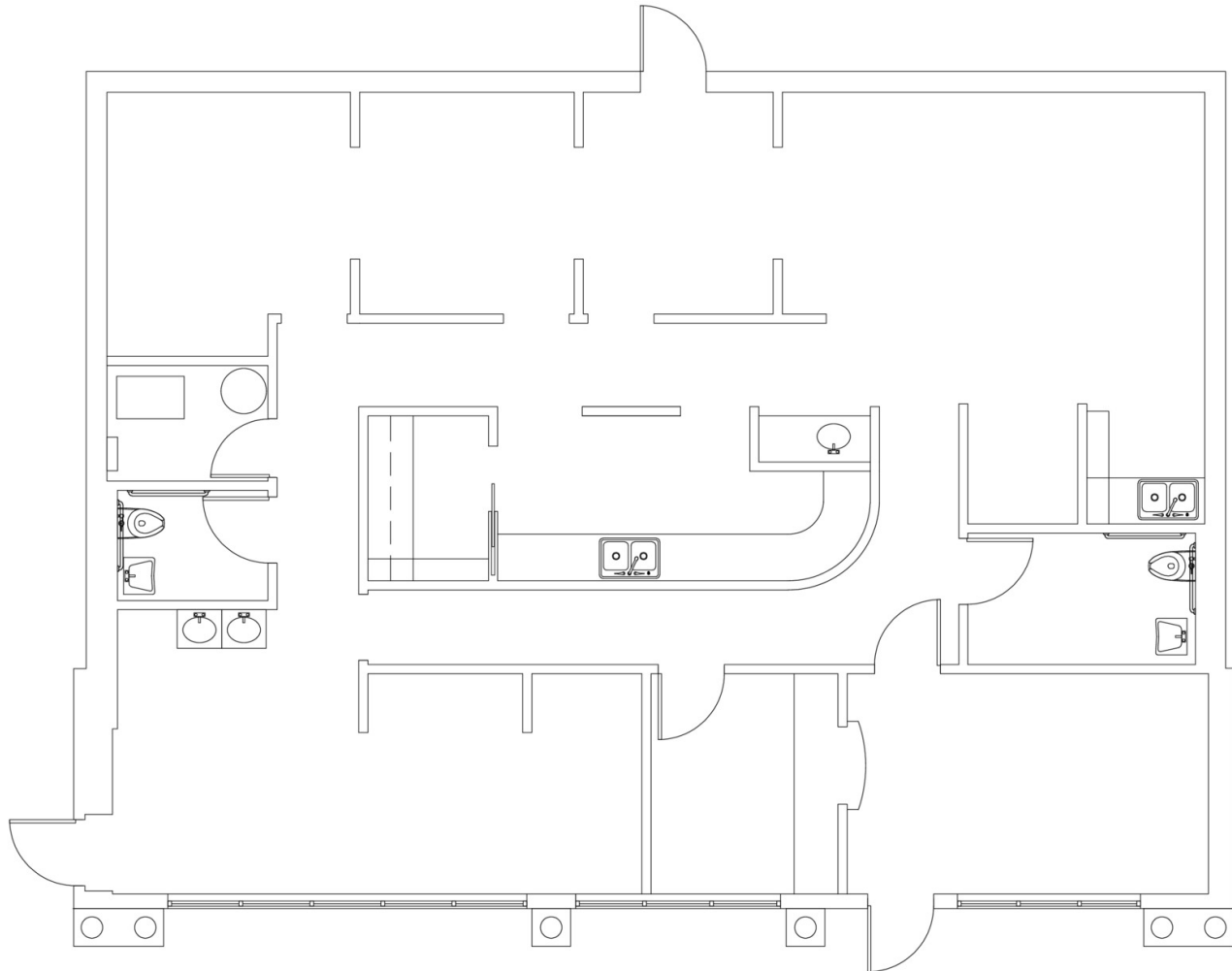
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	471	1,511	6,288
Total Population	1,136	3,528	14,346
Average HH Income	\$78,950	\$83,413	\$85,286



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Office Building | Free Standing Building For Lease

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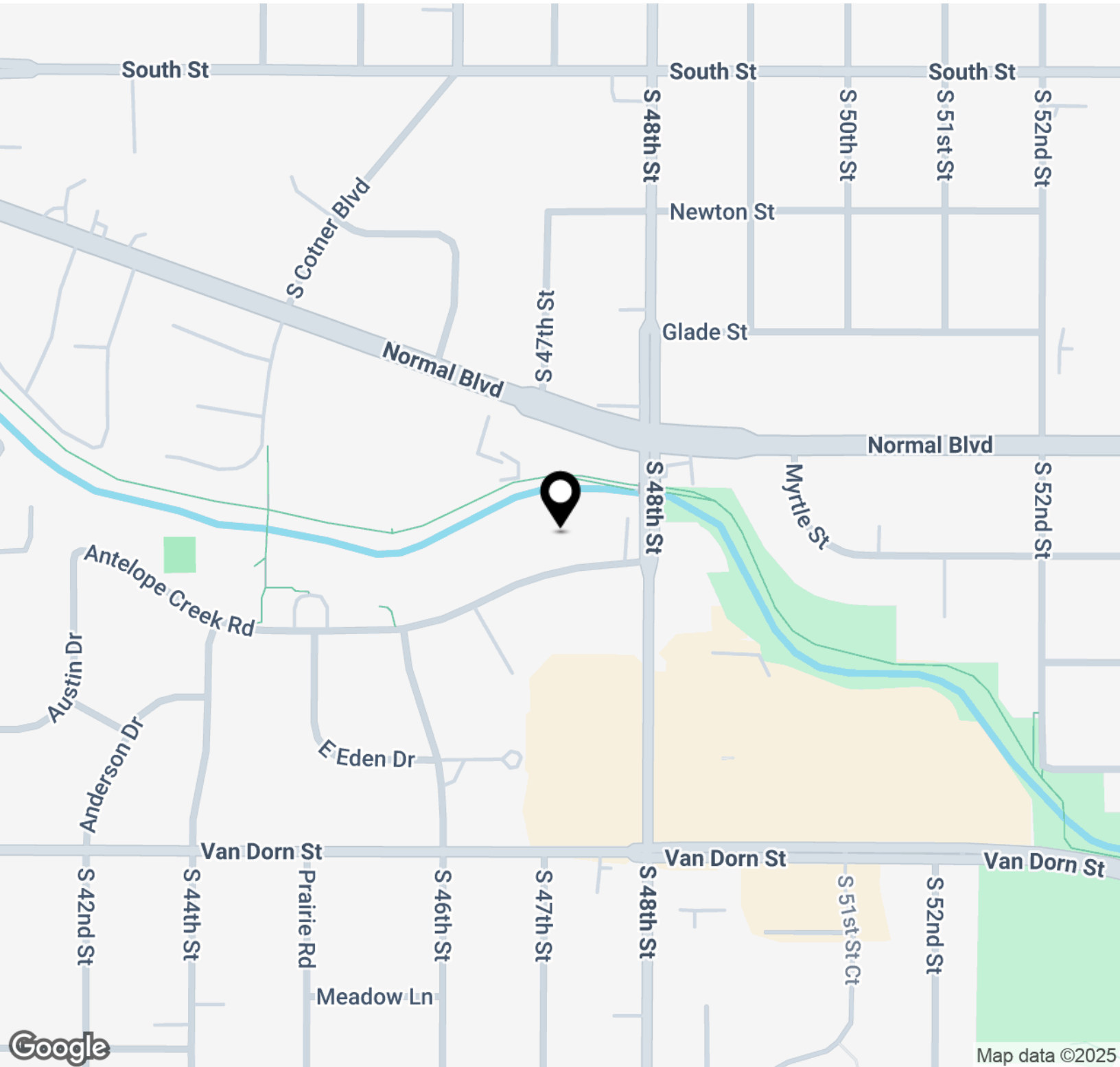


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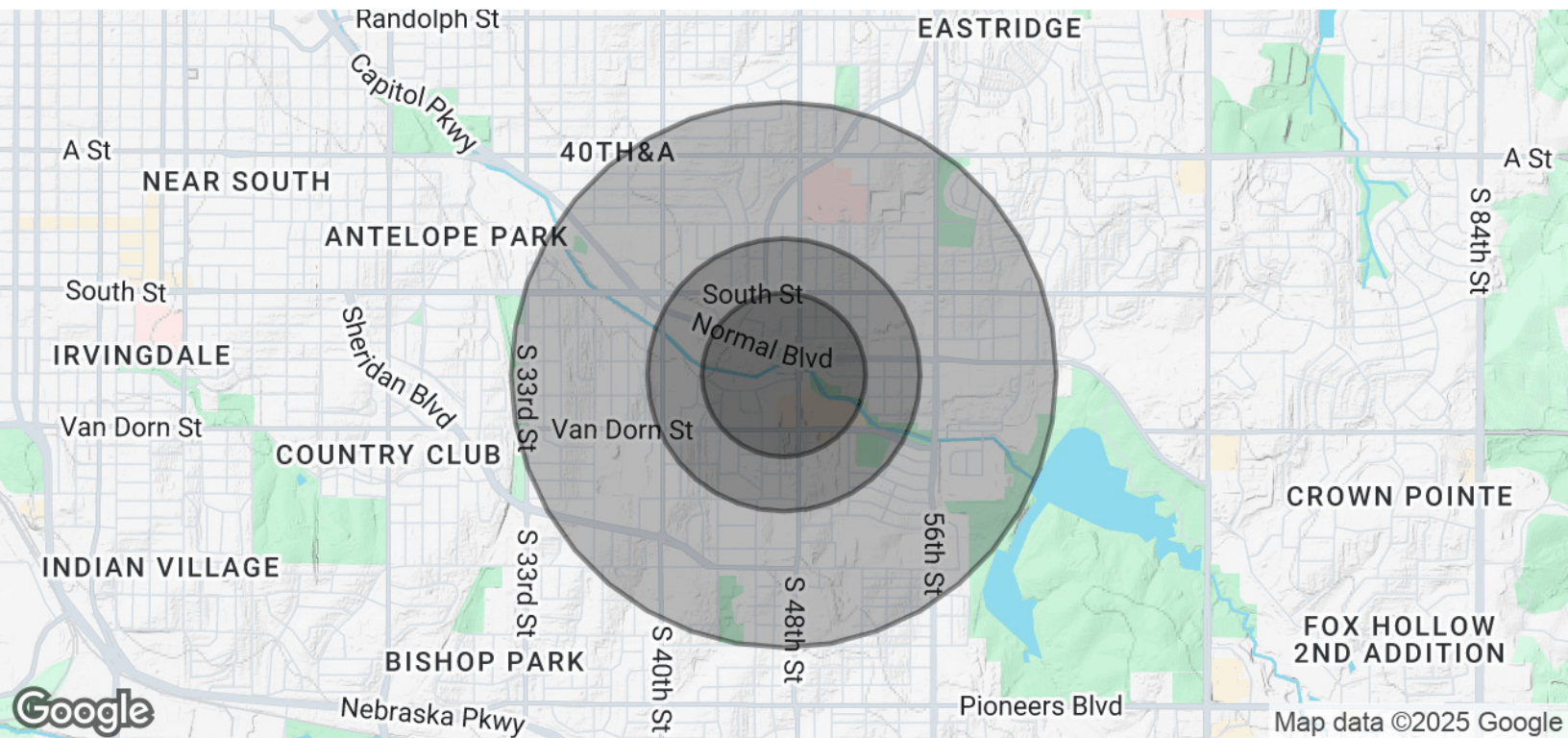
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,136	3,528	14,346
Average Age	40	41	41
Average Age (Male)	38	39	39
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	471	1,511	6,288
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$78,950	\$83,413	\$85,286
Average House Value	\$247,760	\$261,039	\$264,612

Demographics data derived from AlphaMap



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