

CANDY FACTORY

201 North 8th Street, Lincoln, NE 68508



PROPERTY DESCRIPTION

Explore office suites in a historic gem nestled in Lincoln's vibrant Haymarket district. Meticulously updated, these spaces in an early 1900s building blend timeless charm with modern amenities. Ideal for businesses seeking character and convenience, seize the opportunity to establish your presence in this dynamic and coveted locale.

| SPACES | LEASE RATE | SPACE SIZE |
|--------------------------------|---------------|------------|
| 201 North 8th Street Suite 202 | \$12.00 SF/yr | 2,535 SF |
| 201 North 8th Street Suite 208 | \$12.00 SF/yr | 1,248 SF |
| 201 North 8th Street Suite 215 | \$12.00 SF/yr | 1,720 SF |
| 201 North 8th Street Suite 230 | \$12.00 SF/yr | 2,268 SF |
| 201 North 8th Street Suite 301 | \$12.00 SF/yr | 4,827 SF |
| 201 North 8th Street Suite 420 | \$12.00 SF/yr | 711 SF |
| 201 North 8th Street Suite 430 | \$12.00 SF/yr | 818 SF |
| 201 North 8th Street Suite 440 | \$12.00 SF/yr | 2,607 SF |

OFFERING SUMMARY

| | |
|--------------------|---------------------|
| Lease Rate | \$12.00 SF/yr (NNN) |
| Number of Units | 22 |
| Total Available SF | 16,734 SF |
| Lot Size | 18,750 SF |
| Building Size | 65,973 SF |
| NNN | \$6.50 / SF |

| DEMOGRAPHICS | 0.25 MILES | 0.5 MILES | 1 MILE |
|-------------------|------------|-----------|----------|
| Total Households | 357 | 1,400 | 6,025 |
| Total Population | 705 | 3,297 | 17,276 |
| Average HH Income | \$32,512 | \$33,973 | \$37,882 |



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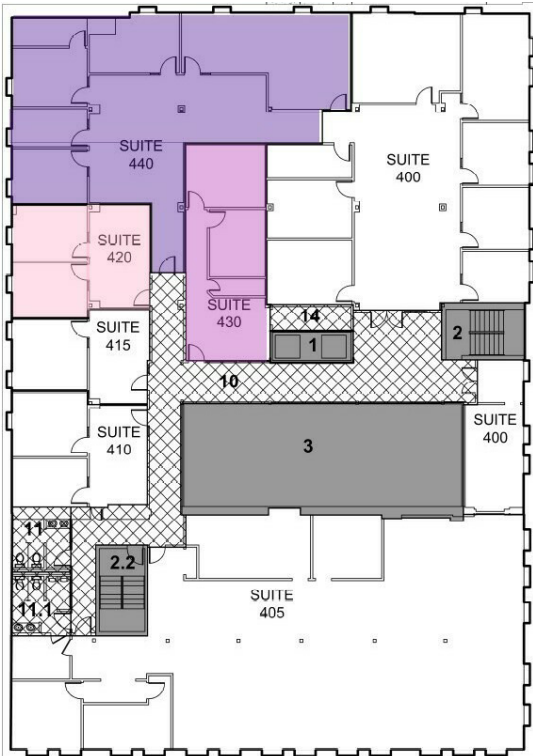
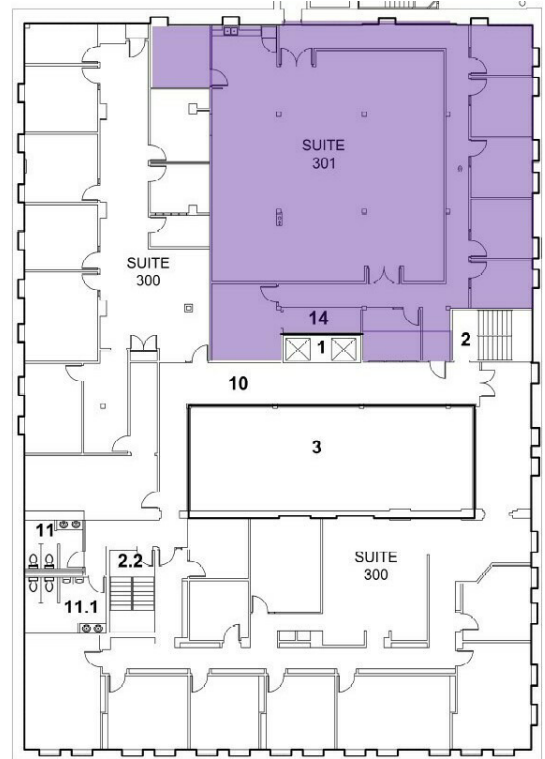
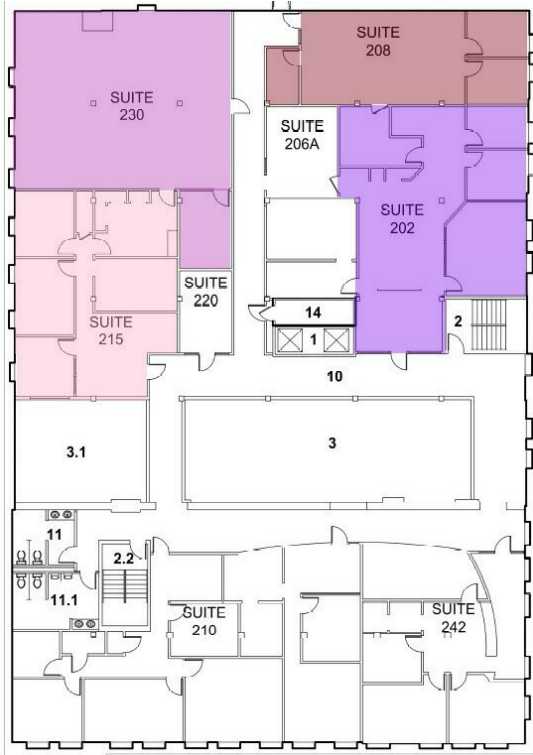
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Office Building For Lease

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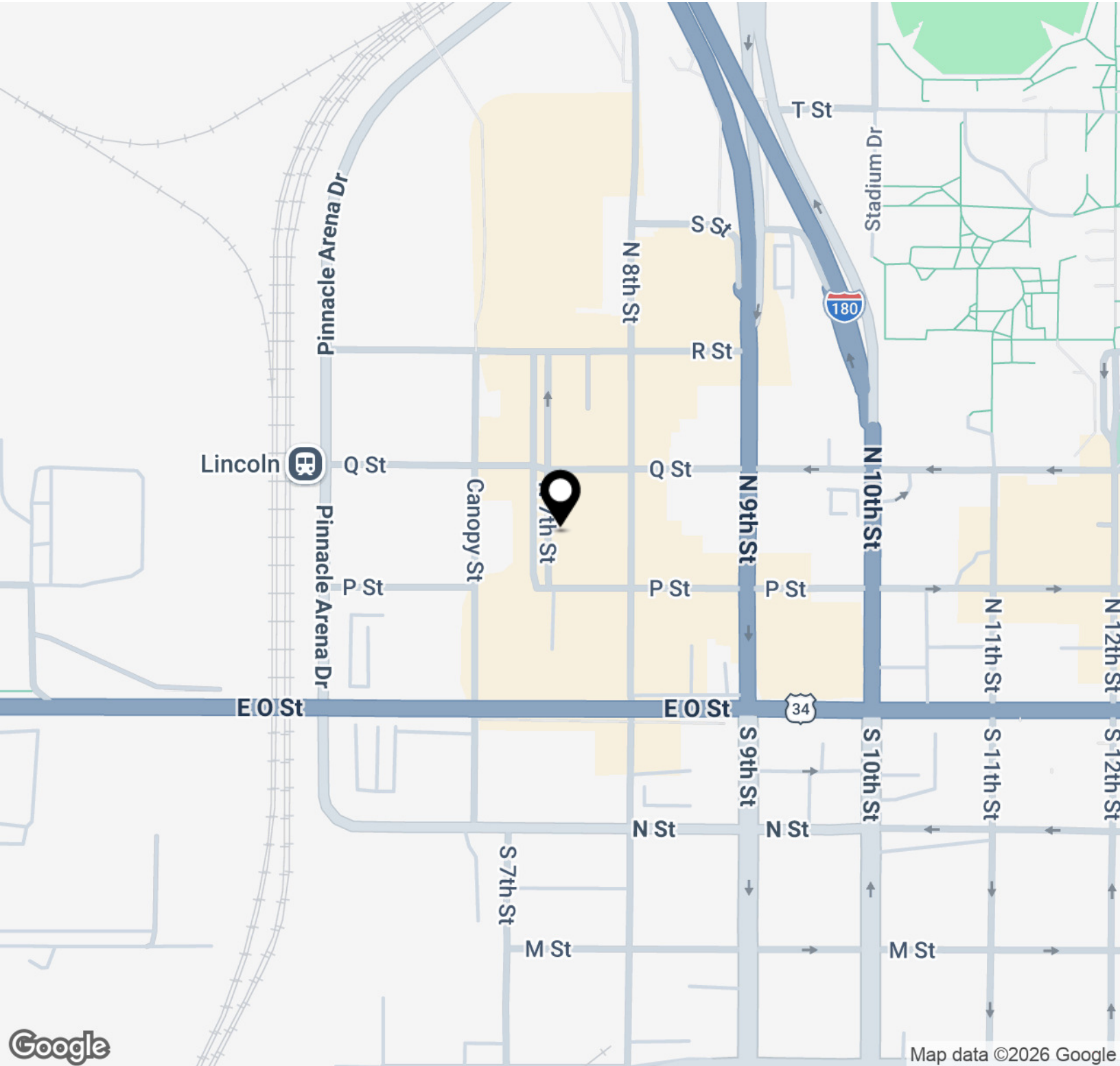


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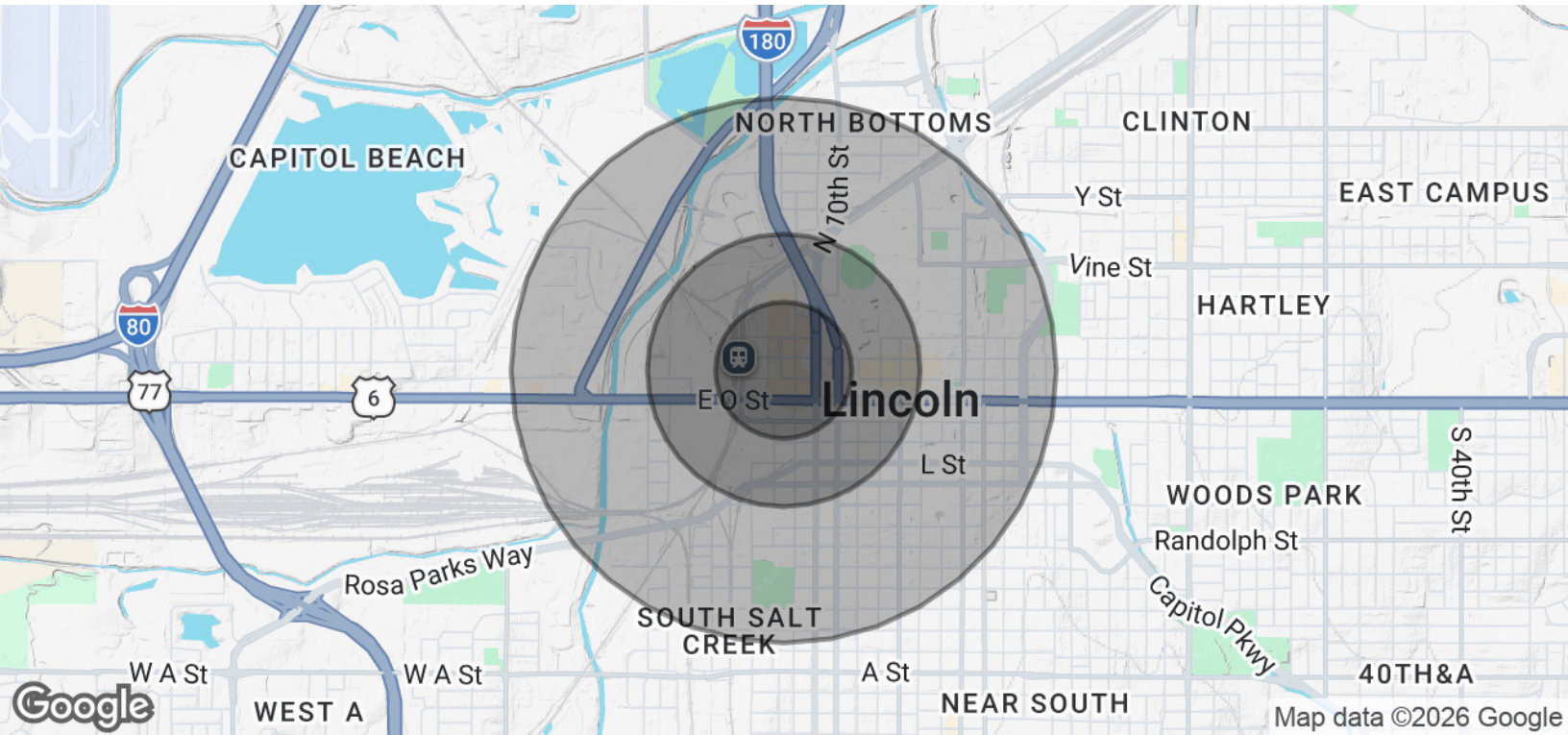


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| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population | 705 | 3,297 | 17,276 |
| Average Age | 23.4 | 23.1 | 23.9 |
| Average Age (Male) | 23.1 | 22.9 | 24.2 |
| Average Age (Female) | 24.0 | 23.5 | 24.1 |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
|---------------------|------------|-----------|-----------|
| Total Households | 357 | 1,400 | 6,025 |
| # of Persons per HH | 2.0 | 2.4 | 2.9 |
| Average HH Income | \$32,512 | \$33,973 | \$37,882 |
| Average House Value | \$120,107 | \$124,950 | \$100,718 |

2020 American Community Survey (ACS)



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