

# 1331 PLUM ST

Lincoln, NE 68502



## PROPERTY DESCRIPTION

Situated in a high-traffic area, this building is in a prime location, directly off 14th and South Street with easy access to Downtown Lincoln, Hwy 77 and Hwy 2. The building offers a variety of office and retail options with floor to ceiling windows and ample parking. Call today for a showing!

## OFFERING SUMMARY

Lease Rate	\$10.95 SF/yr (NNN)
Number of Units	3
Total Available SF	4,799 SF
Lot Size	12,956 SF
Building Size	5,294 SF
NNN	\$2.98 / SF

### SPACES

### LEASE RATE

### SPACE SIZE

1331 Plum Street Suites A-C	\$10.95 SF/yr	901 - 4,799 SF
-----------------------------	---------------	----------------

### DEMOGRAPHICS

### 0.3 MILES

### 0.5 MILES

### 1 MILE

Total Households	523	2,412	9,554
Total Population	1,207	5,500	20,318
Average HH Income	\$63,669	\$63,862	\$65,494



**TOM GIFFORD**  
Broker  
402.326.2413  
TJGifford@SpeedwayProperties.com



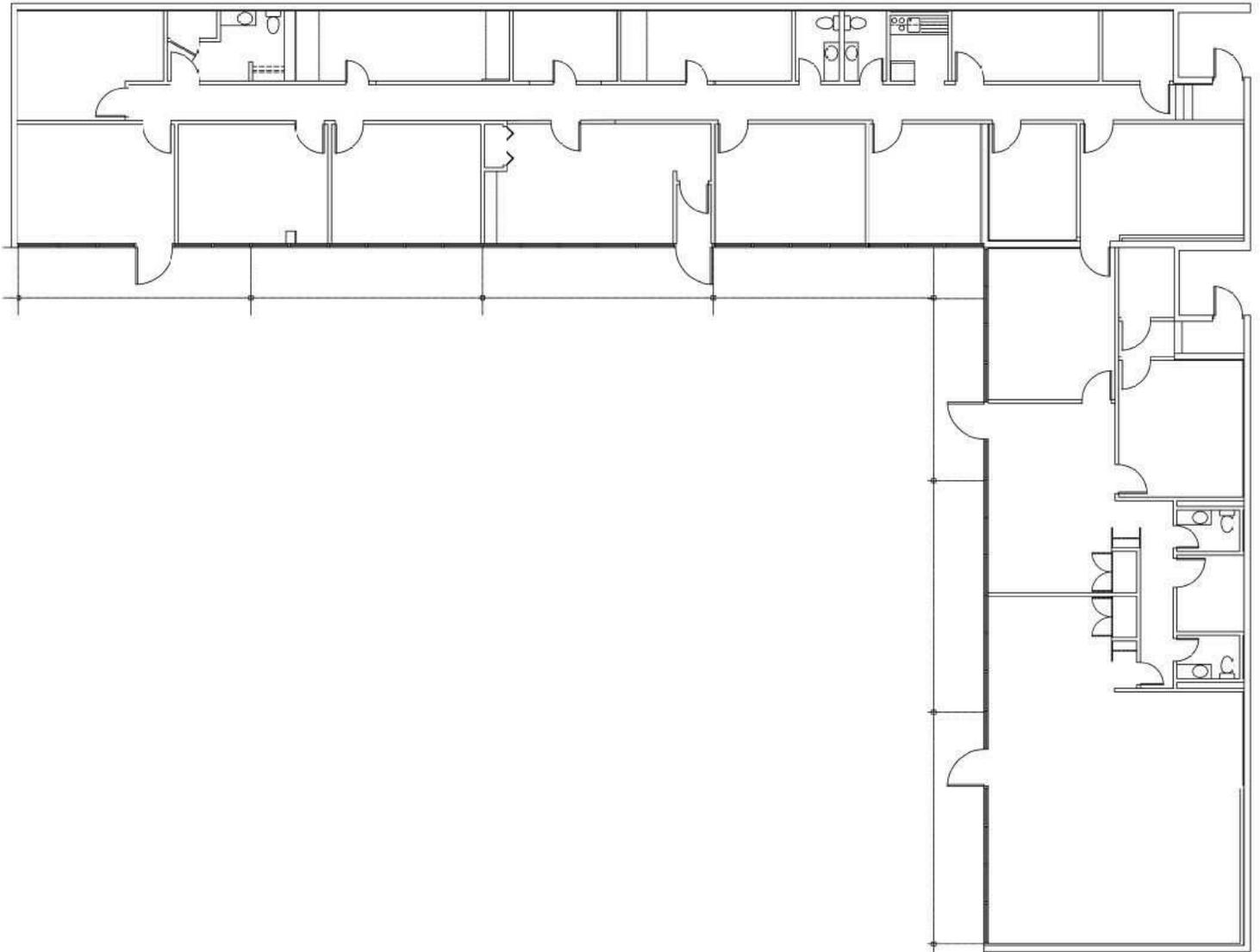
**KERI BOWER**  
Commercial Leasing Agent  
402.323.3127  
kabower@speedwayproperties.com



**LAUREN COOK**  
Commercial Leasing Agent  
402.323.3126  
lmcook@speedwayproperties.com

# 1331 PLUM ST

Lincoln, NE 68502



**TOM GIFFORD**  
Broker  
402.326.2413  
TJGifford@SpeedwayProperties.com



**KERI BOWER**  
Commercial Leasing Agent  
402.323.3127  
kabower@speedwayproperties.com

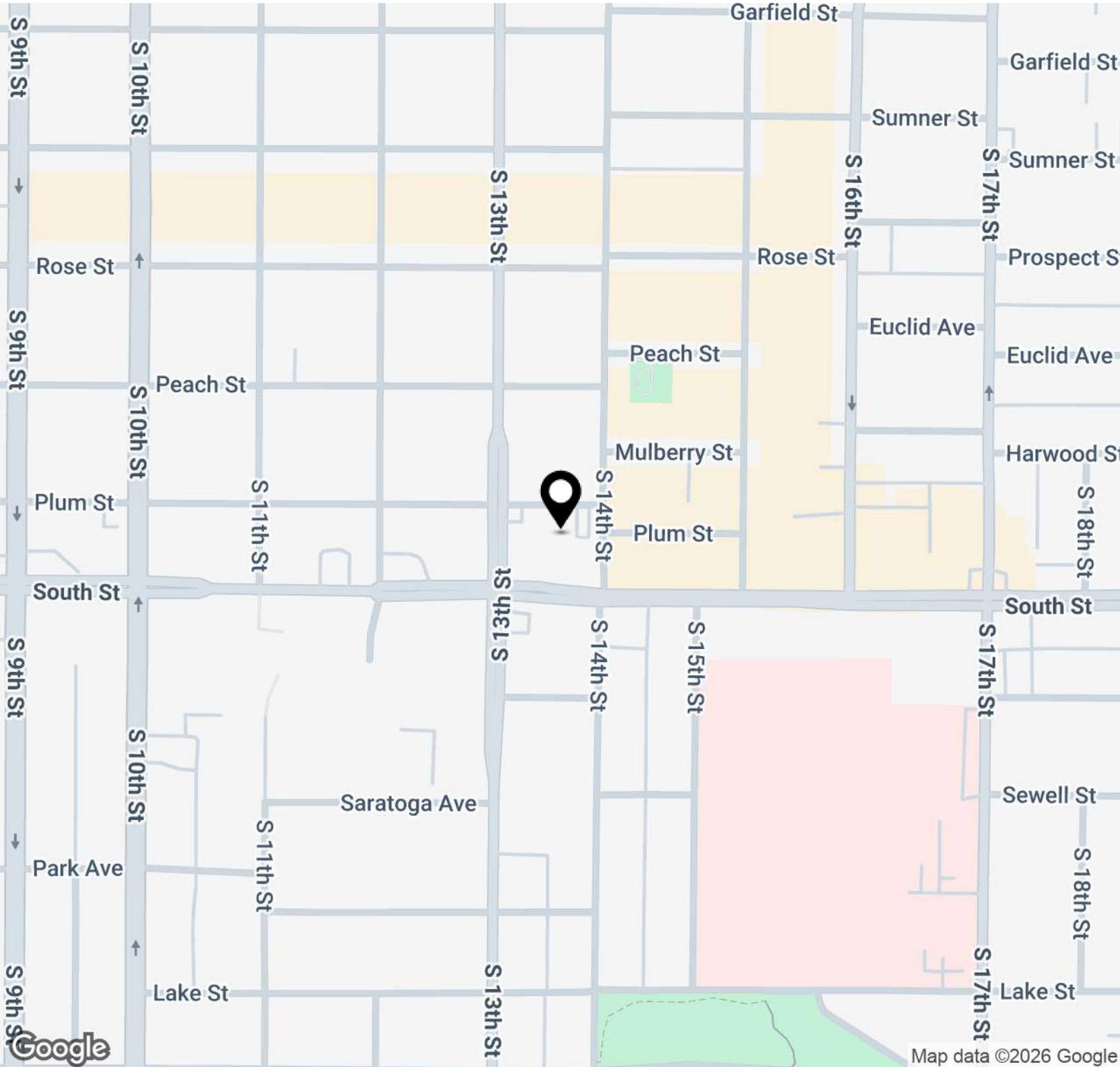


**LAUREN COOK**  
Commercial Leasing Agent  
402.323.3126  
lmcook@speedwayproperties.com



# 1331 PLUM ST

Lincoln, NE 68502



**TOM GIFFORD**  
Broker  
402.326.2413  
TJGifford@SpeedwayProperties.com



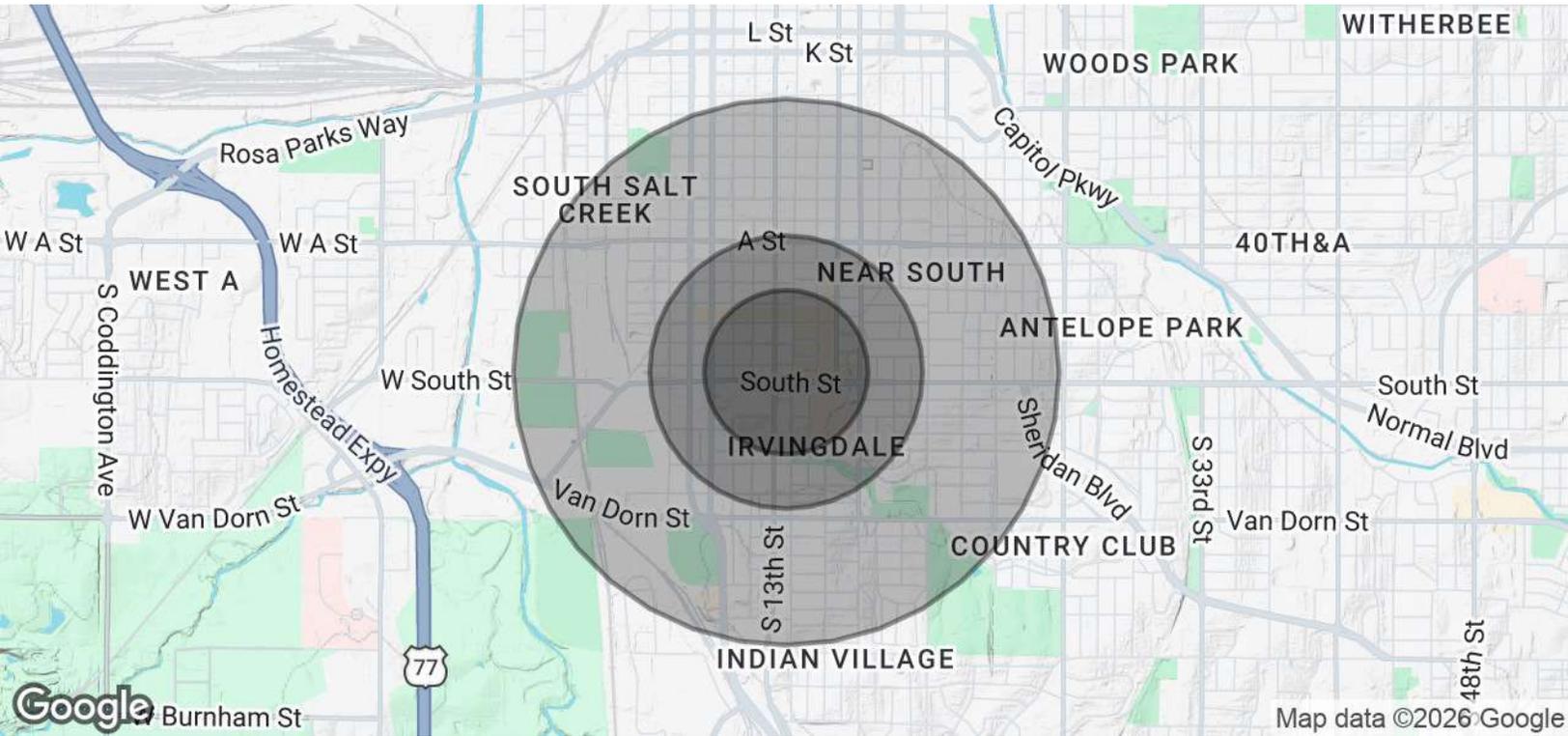
**KERI BOWER**  
Commercial Leasing Agent  
402.323.3127  
kabower@speedwayproperties.com



**LAUREN COOK**  
Commercial Leasing Agent  
402.323.3126  
lmcook@speedwayproperties.com

# 1331 PLUM ST

Lincoln, NE 68502



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,207	5,500	20,318
Average Age	37	37	37
Average Age (Male)	36	36	37
Average Age (Female)	37	37	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	523	2,412	9,554
# of Persons per HH	2.3	2.3	2.1
Average HH Income	\$63,669	\$63,862	\$65,494
Average House Value	\$215,599	\$212,704	\$247,446

Demographics data derived from AlphaMap



**TOM GIFFORD**  
Broker  
402.326.2413  
TJGifford@SpeedwayProperties.com



**KERI BOWER**  
Commercial Leasing Agent  
402.323.3127  
kabower@speedwayproperties.com



**LAUREN COOK**  
Commercial Leasing Agent  
402.323.3126  
lmcook@speedwayproperties.com