

# 826 P STREET

826 P St, Lincoln, NE 68508



## PROPERTY DESCRIPTION

At the entrance to Lincoln's Historic Haymarket, this location embodies the character of the district. This finished office space features exposed brick walls with concrete floors and ceilings and provides modern amenities: an elevator from the main floor lobby, large front windows, a kitchen, shared roof deck, and TV monitors.

SPACES	LEASE RATE	SPACE SIZE
826 P St 2nd Floor	\$10.00 SF/yr	6,744 SF

## OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Number of Units:	1
Available SF:	6,744 SF
Lot Size:	7,091 SF
Building Size:	25,520 SF
NNN:	\$4.00 / SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	452	1,483	6,894
Total Population	879	3,824	18,981
Average HH Income	\$29,544	\$37,060	\$36,918



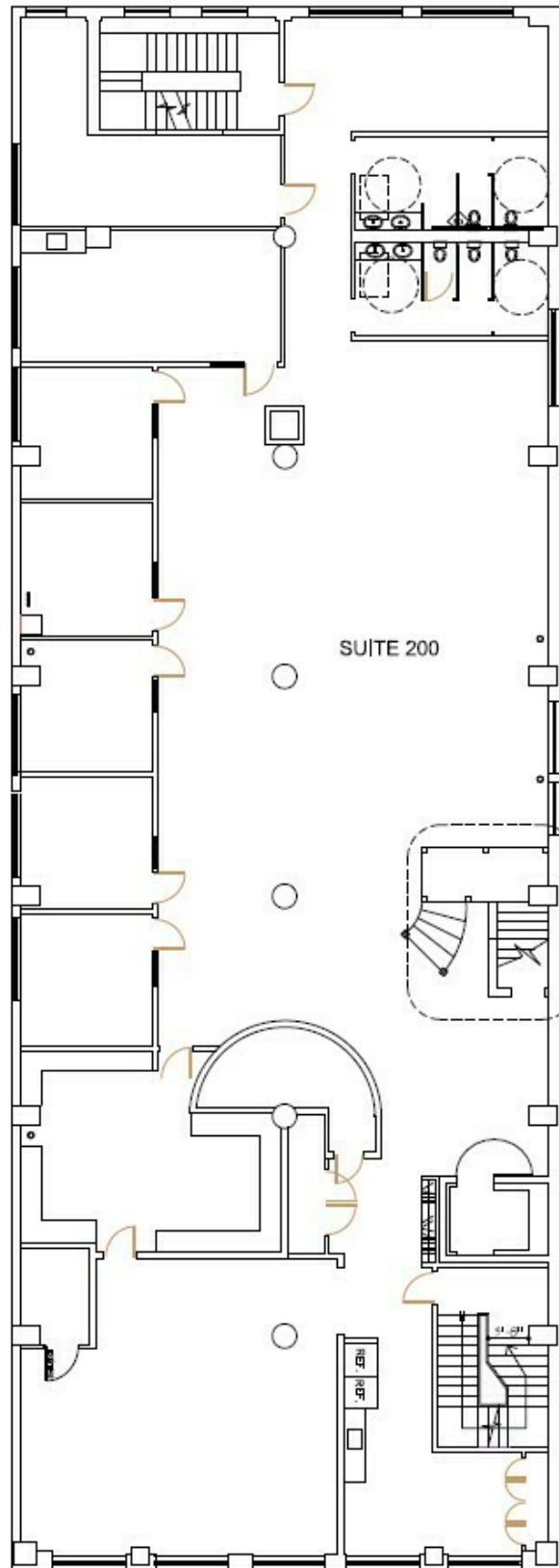
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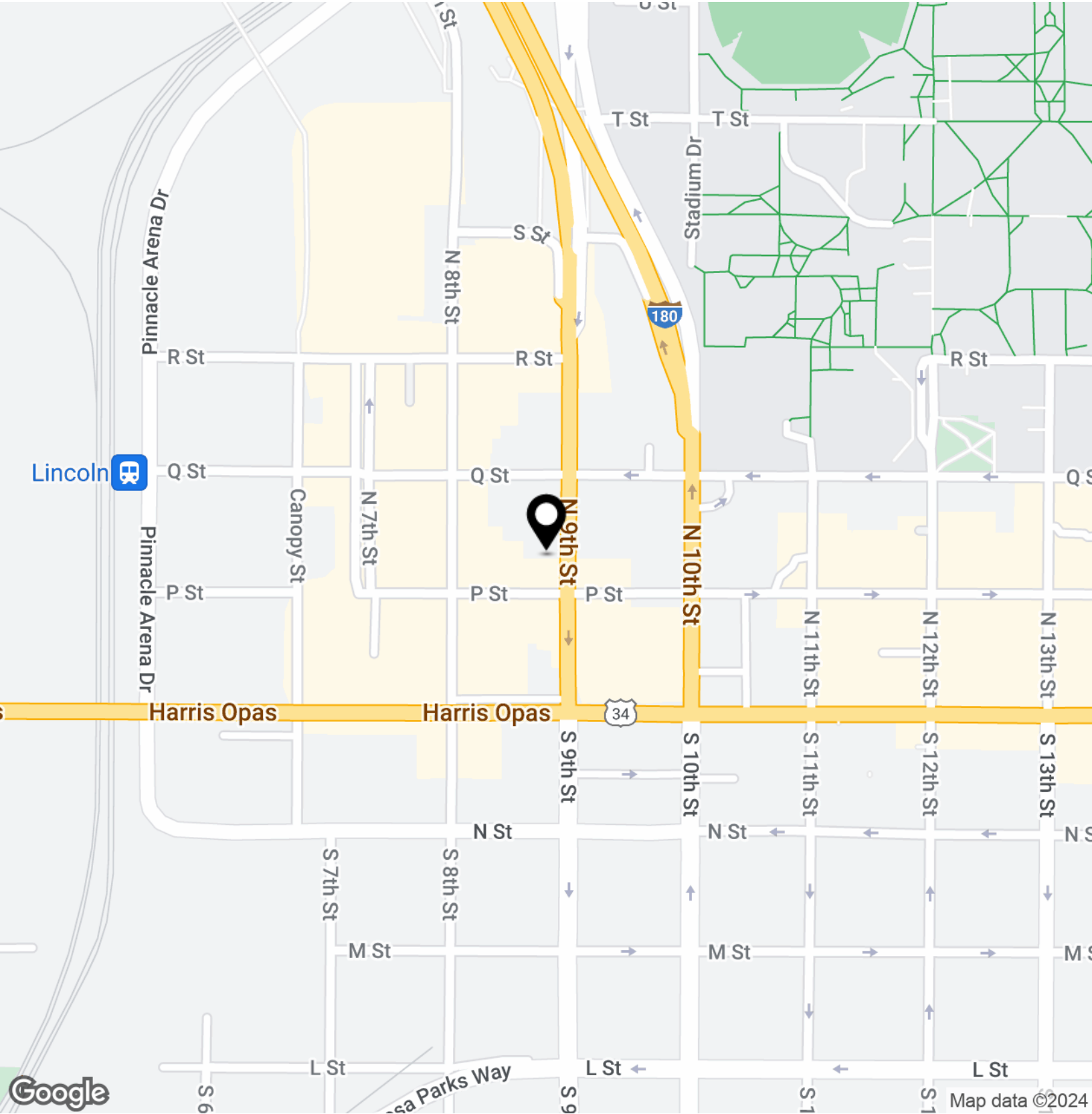
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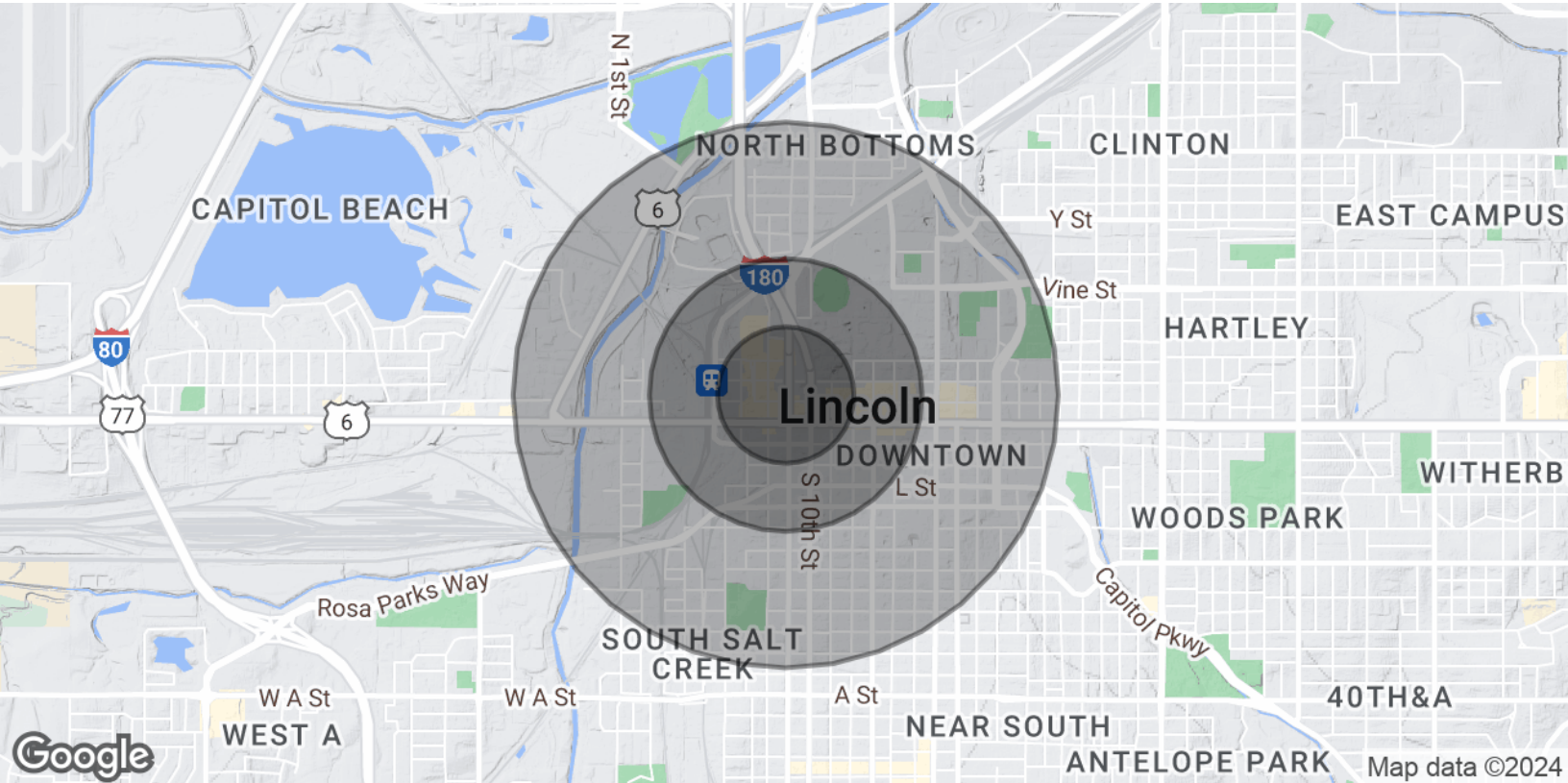


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<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	879	3,824	18,981
Average Age	22.7	22.9	23.9
Average Age (Male)	22.7	22.7	24.4
Average Age (Female)	22.9	23.2	24.0

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	452	1,483	6,894
# of Persons per HH	1.9	2.6	2.8
Average HH Income	\$29,544	\$37,060	\$36,918
Average House Value	\$140,605	\$130,329	\$97,068

2020 American Community Survey (ACS)



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