

# 2717 S 8TH

2717 S 8th St, Lincoln, NE 68502



## PROPERTY DESCRIPTION

This flex space just off Van Dorn, near Highway 2 and 77, provides a loading area and open space for multiple uses. Plenty of surface-level parking and visibility from Van Dorn is compatible with industrial and commercial uses.

SPACES	LEASE RATE	SPACE SIZE
2717 S 8th Suite 6	\$8.50 SF/yr	6,495 SF

## OFFERING SUMMARY

Lease Rate:	\$8.50 SF/yr (NNN)
Number of Units:	7
Available SF:	6,495 SF
Lot Size:	40,715 SF
Building Size:	25,614 SF
NNN:	\$4.00 / SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	775	4,014	11,951
Total Population	1,625	8,782	25,853
Average HH Income	\$60,727	\$62,357	\$57,274

**TOM GIFFORD**

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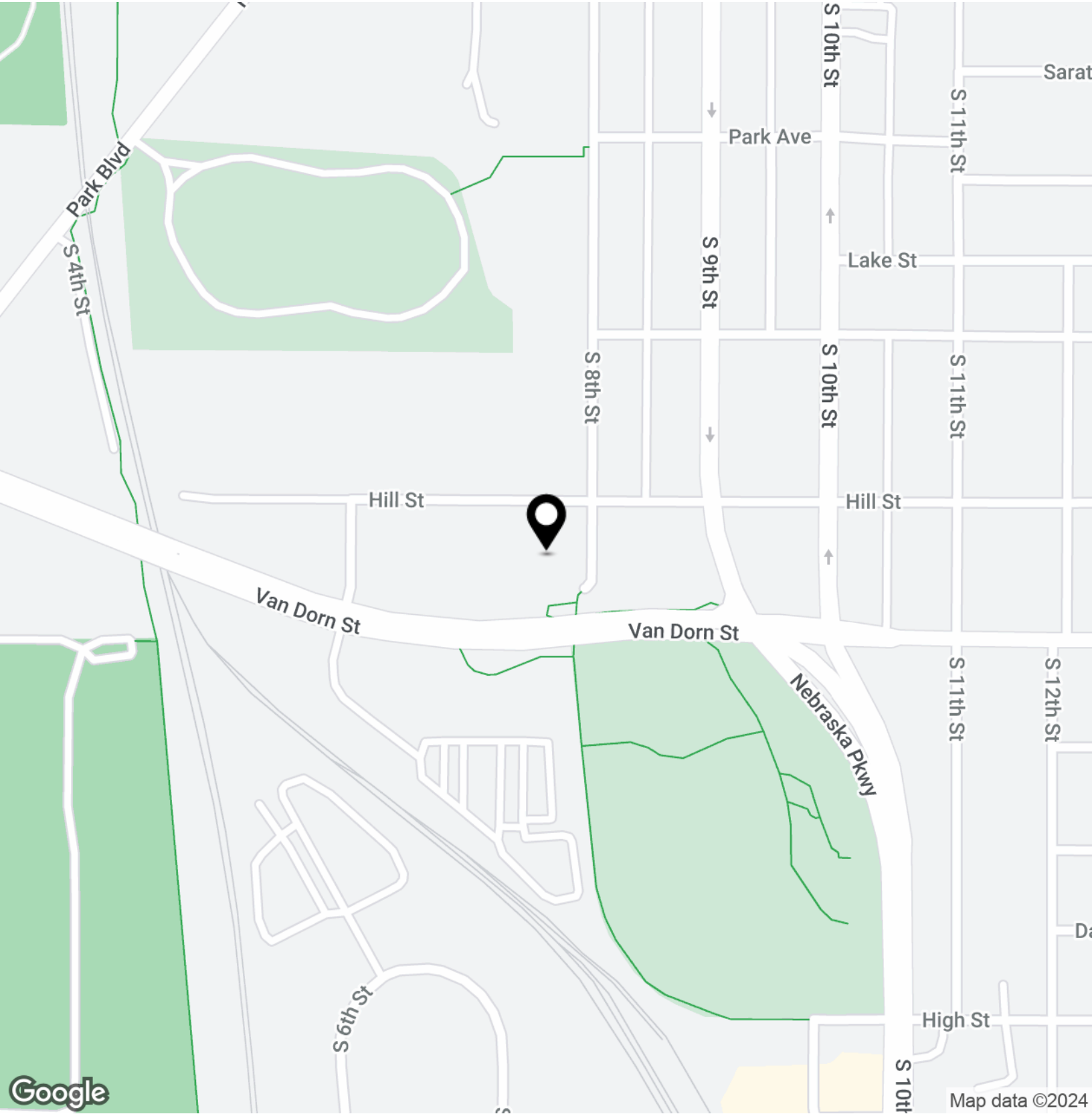
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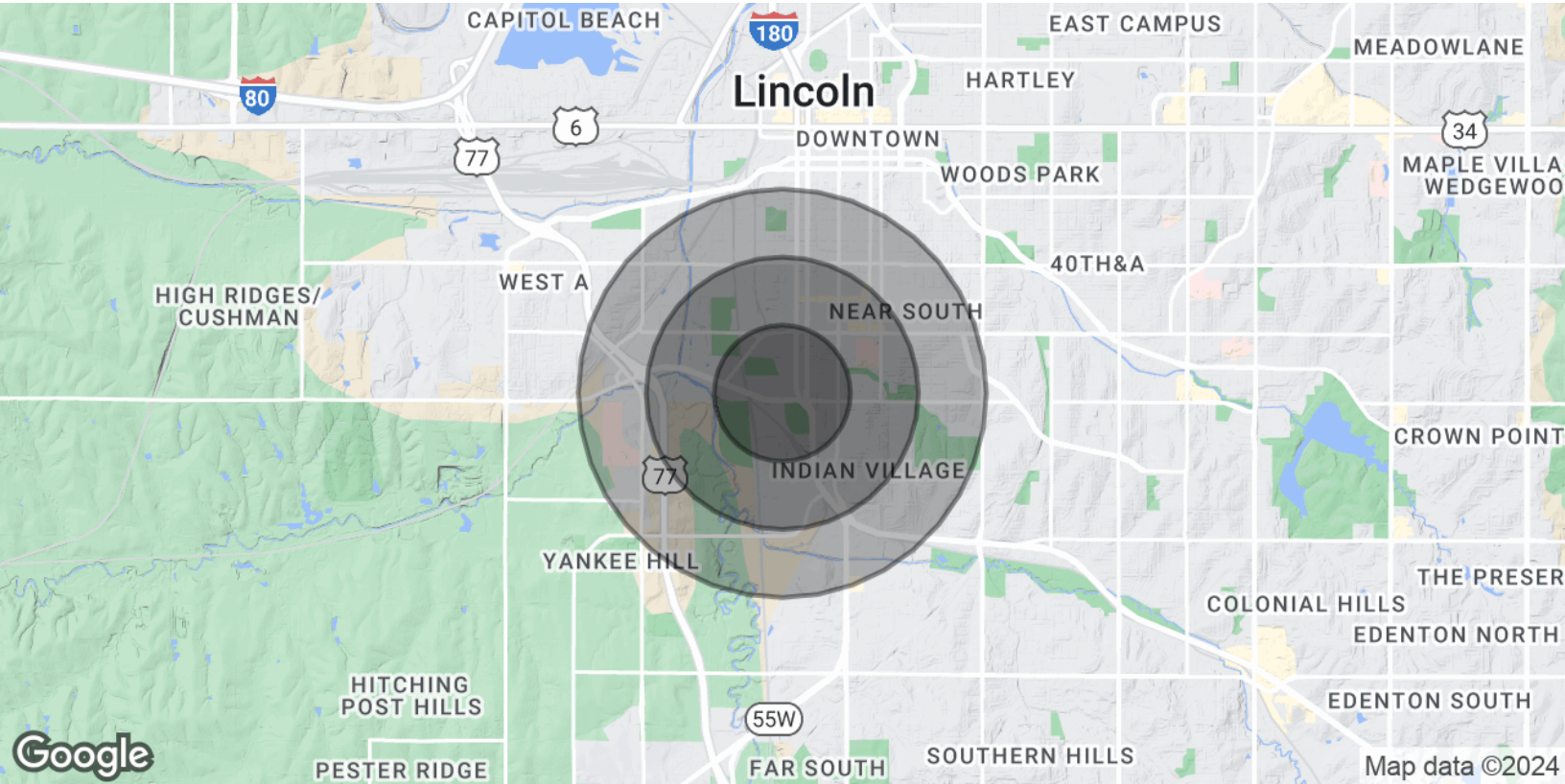
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<b>POPULATION</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Population	1,625	8,782	25,853
Average Age	37.2	36.0	34.1
Average Age (Male)	38.7	36.6	35.0
Average Age (Female)	34.2	34.2	31.9

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Households	775	4,014	11,951
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$60,727	\$62,357	\$57,274
Average House Value	\$124,333	\$139,553	\$135,882

2020 American Community Survey (ACS)

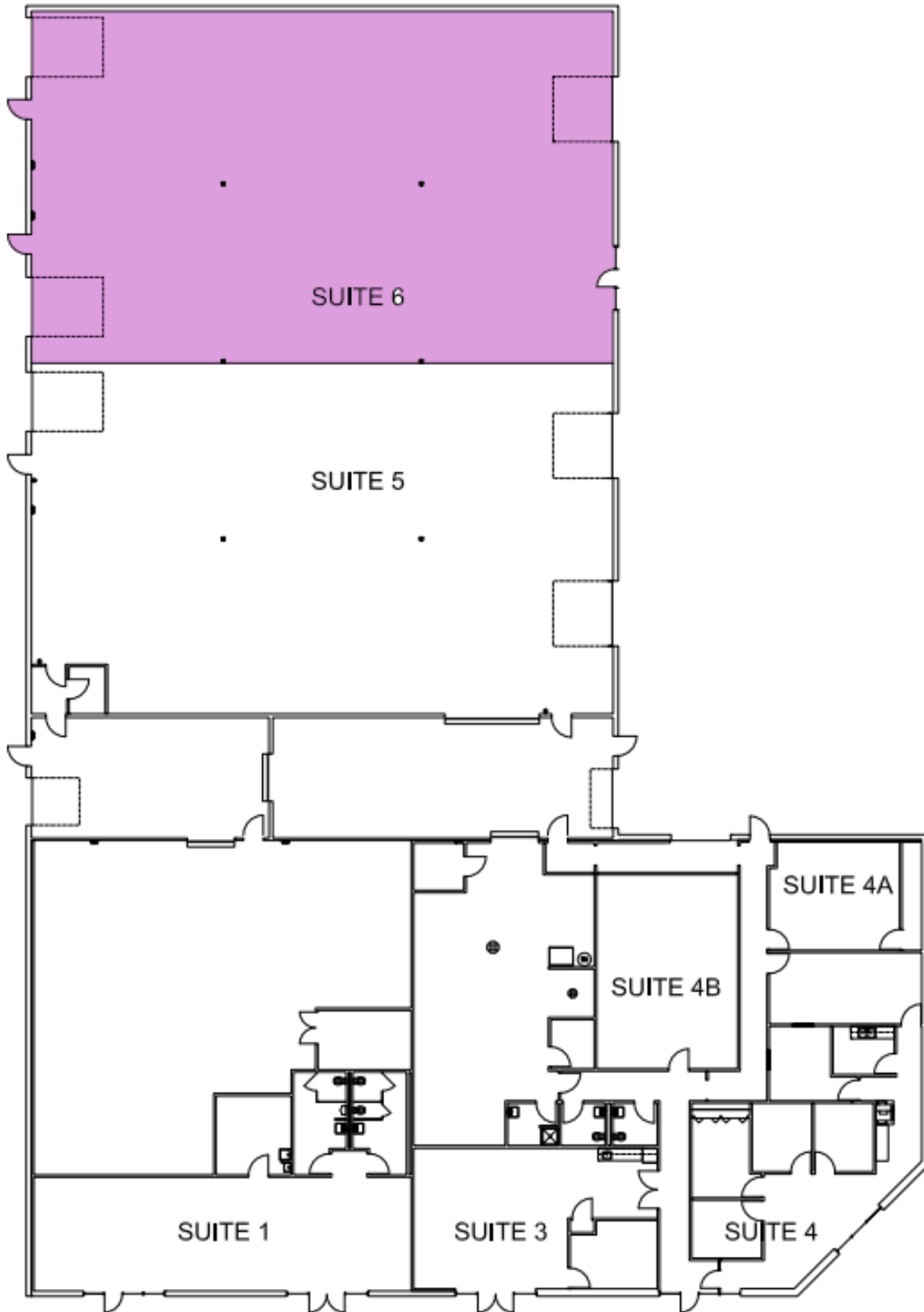
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