

# FOR SALE - AIR PARK DUPLEX

3712 NW 51ST ST, LINCOLN, NE 68524

MULTIFAMILY | 2,972 SF | \$349,000



## PRESENTED BY:

Boomer Peterson

402.430.2318

[bpeterson@lee-associates.com](mailto:bpeterson@lee-associates.com)

**FOR SALE**

3712 NW 51ST ST, LINCOLN, NE 68524

Multifamily | 2,972 SF | \$349,000



## CONTACT

**Boomer Peterson**

bpeterson@lee-associates.com  
C 402.430.2318

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

**FOR SALE**

3712 NW 51ST ST, LINCOLN, NE 68524

Multifamily | 2,972 SF | \$349,000



## PROPERTY HIGHLIGHTS

- 4 Bed / 2 Bath per unit
- 1,470 SF total living area per unit
- Private outdoor spaces – decks, patios, and fenced yard areas
- Strong rent performance with proven tenant demand
- Ideal for investment or an opportunity for live-in/lease-out flexibility

## CONTACT

**Boomer Peterson**

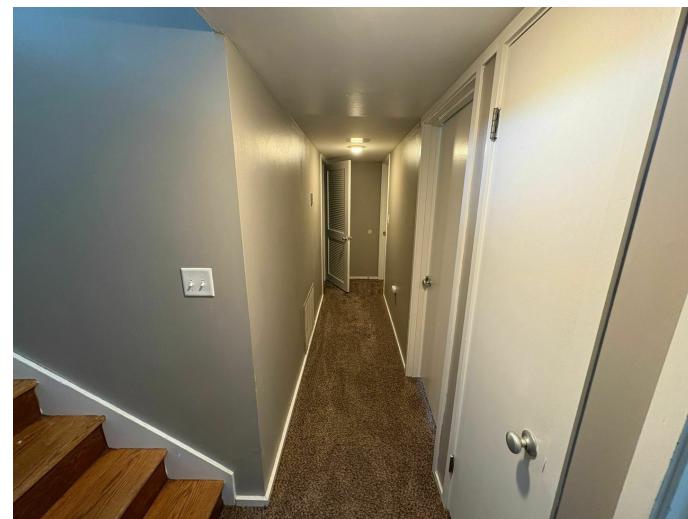
[bpeterson@lee-associates.com](mailto:bpeterson@lee-associates.com)  
C 402.430.2318

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

**FOR SALE**

3712 NW 51ST ST, LINCOLN, NE 68524

Multifamily | 2,972 SF | \$349,000



## CONTACT

**Boomer Peterson**

bpeterson@lee-associates.com  
C 402.430.2318

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

FOR SALE

3712 NW 51ST ST, LINCOLN, NE 68524

Multifamily | 2,972 SF | \$349,000

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

## CONTACT

**Boomer Peterson**

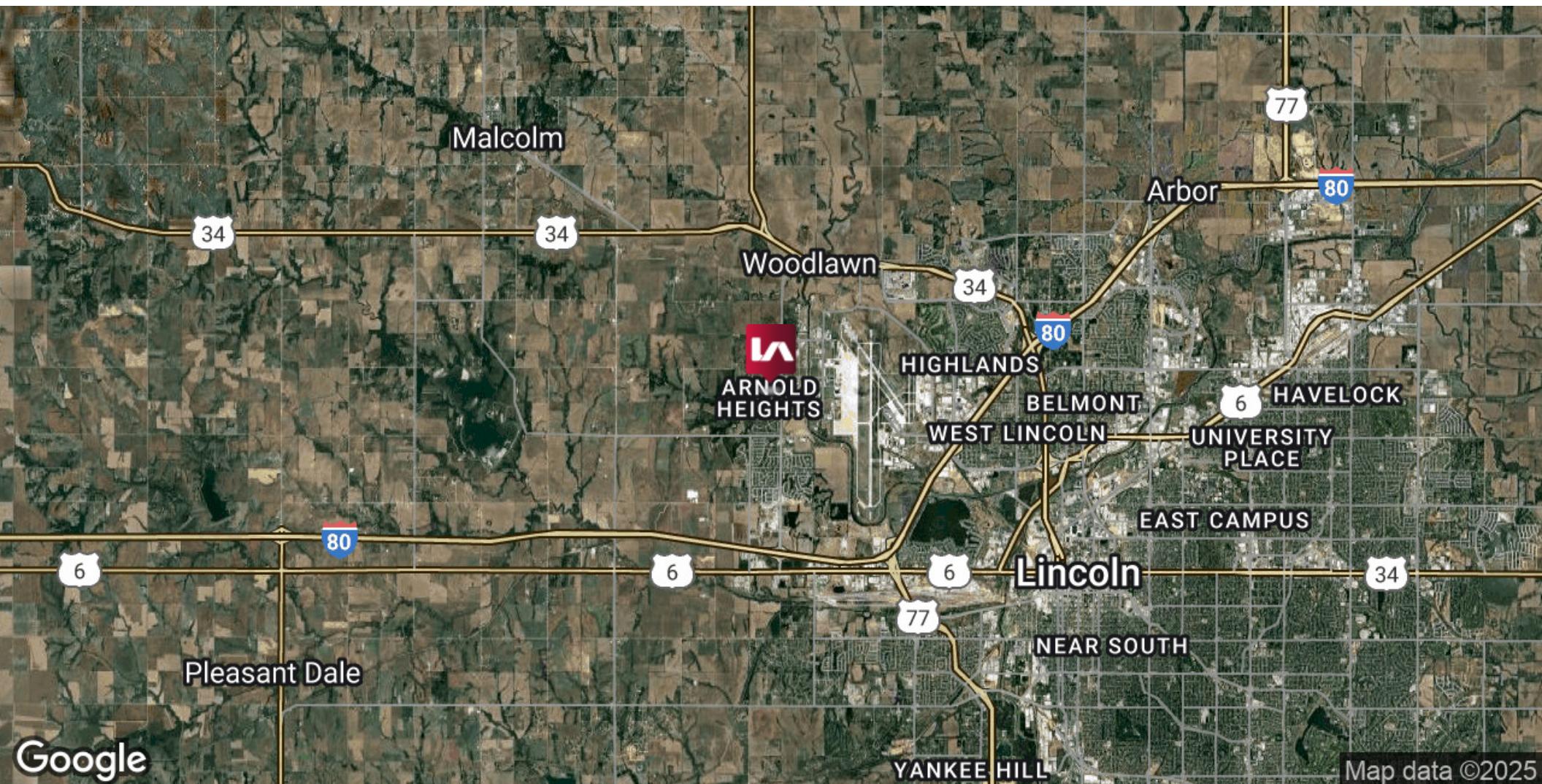
[bpeterson@lee-associates.com](mailto:bpeterson@lee-associates.com)  
C 402.430.2318

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

FOR SALE

3712 NW 51ST ST, LINCOLN, NE 68524

Multifamily | 2,972 SF | \$349,000



#### CONTACT

**Boomer Peterson**

[bpeterson@lee-associates.com](mailto:bpeterson@lee-associates.com)  
C 402.430.2318

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

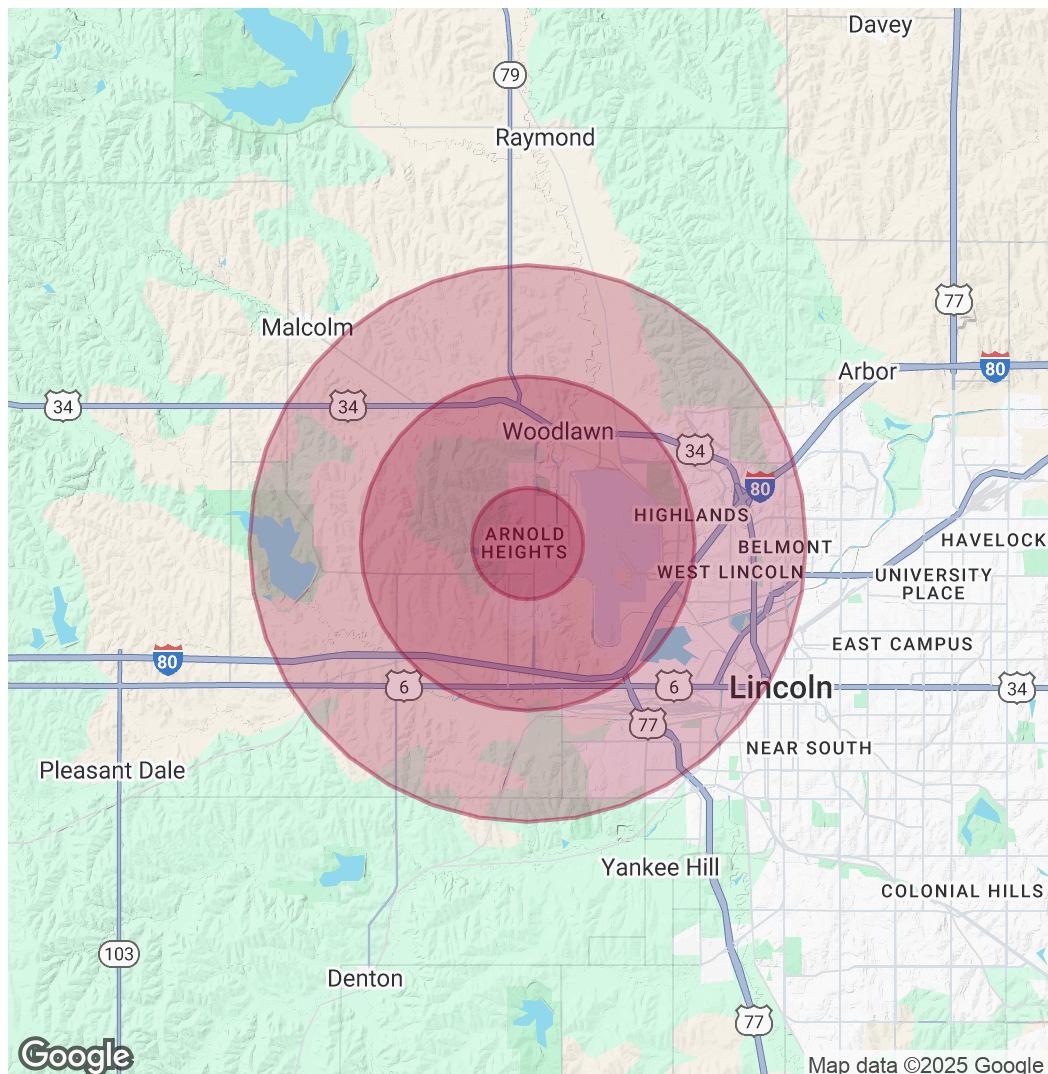
# FOR SALE

3712 NW 51ST ST, LINCOLN, NE 68524

Multifamily | 2,972 SF | \$349,000

POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	4,977	10,880	60,626
<b>Average Age</b>	33	34	35
<b>Average Age (Male)</b>	33	34	34
<b>Average Age (Female)</b>	34	35	35
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	1,689	3,750	23,059
<b># of Persons per HH</b>	2.9	2.9	2.6
<b>Average HH Income</b>	\$85,592	\$92,746	\$84,128
<b>Average House Value</b>	\$318,340	\$292,120	\$270,119

Demographics data derived from AlphaMap



## CONTACT

**Boomer Peterson**

bpeterson@lee-associates.com  
C 402.430.2318

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.