

1621 SOUTH 17TH STREET

Lincoln, NE 68502



PROPERTY DESCRIPTION

Unlock the potential of this historic brick building! Formerly home to a printing company, this space offers a unique opportunity for businesses seeking character and charm. Centrally located and just minutes from downtown, this property is ideal for office, retail, or creative use.

SPACES	LEASE RATE	SPACE SIZE
1621 S 17th	\$8.95 SF/yr	824 - 5,208 SF

OFFERING SUMMARY

Lease Rate	\$8.95 SF/yr (NNN)
Total Available SF	5,208 SF
Building Size	5,500 SF
NNN	\$2.05 / SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	990	3,457	11,389
Total Population	2,099	7,039	23,849
Average HH Income	\$57,006	\$55,673	\$63,203



TOM GIFFORD

Broker

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KALI KLASSEN

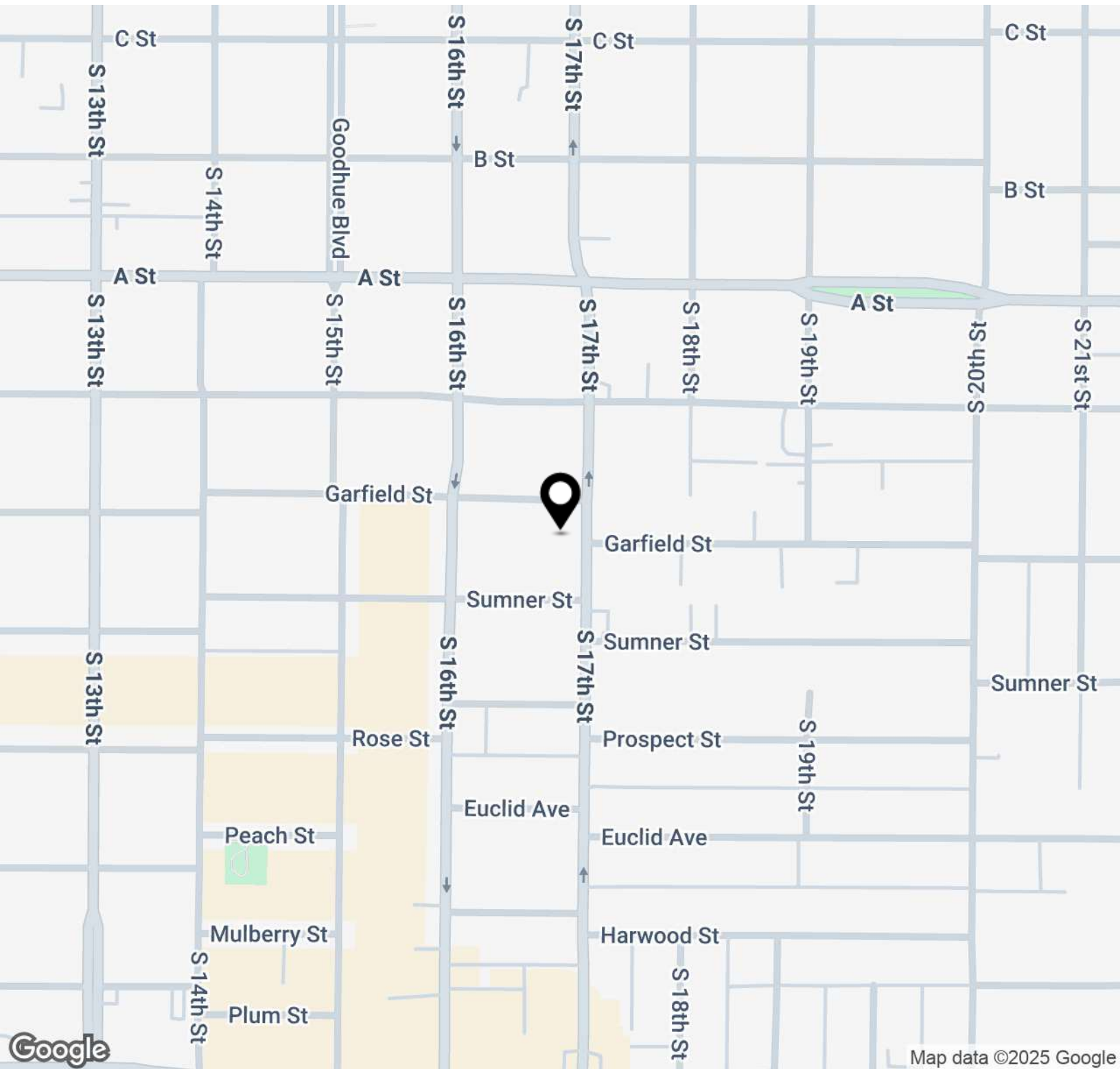
Commercial Leasing Agent

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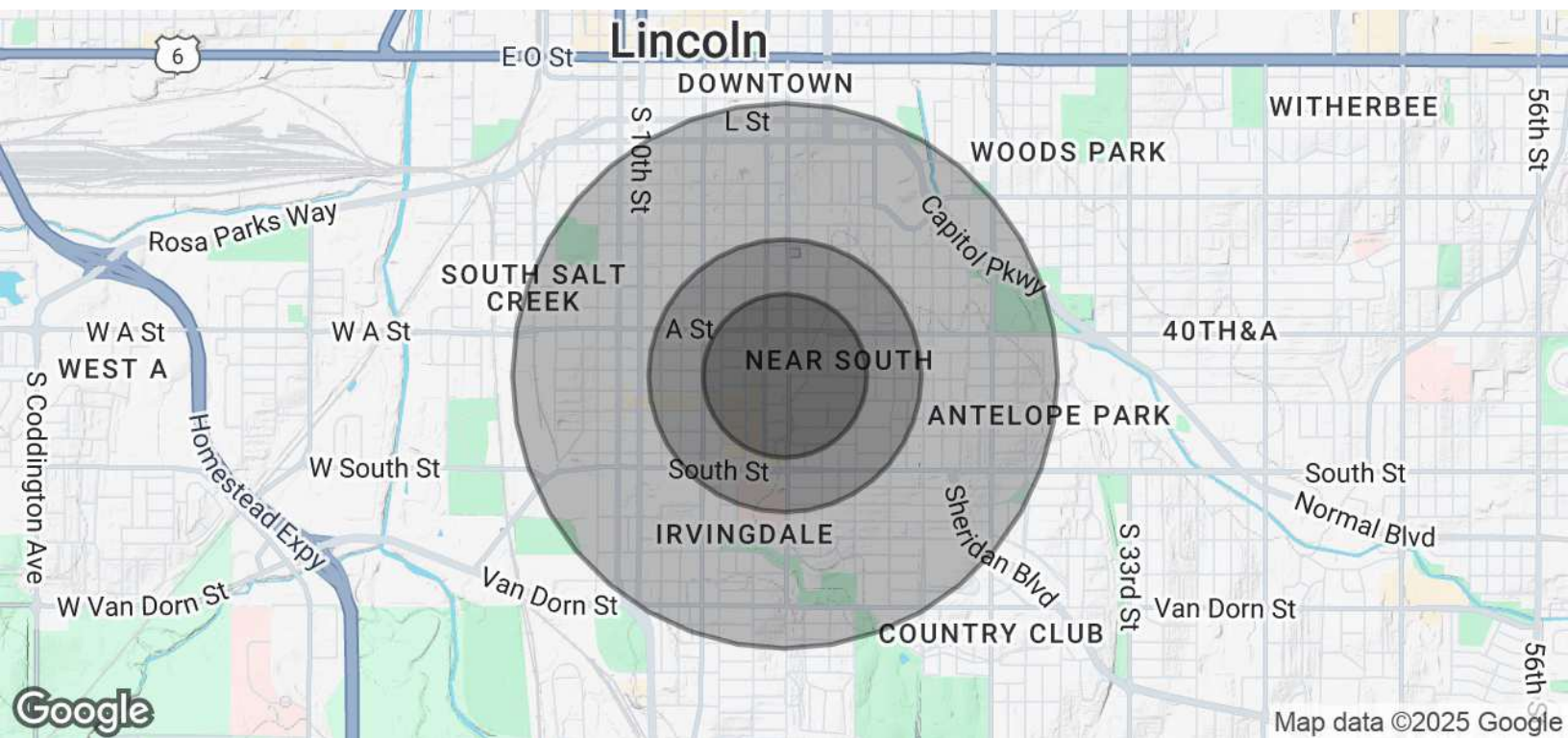
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**POPULATION****0.3 MILES****0.5 MILES****1 MILE**

Total Population	2,099	7,039	23,849
Average Age	34	36	37
Average Age (Male)	34	36	37
Average Age (Female)	34	35	37

HOUSEHOLDS & INCOME**0.3 MILES****0.5 MILES****1 MILE**

Total Households	990	3,457	11,389
# of Persons per HH	2.1	2	2.1
Average HH Income	\$57,006	\$55,673	\$63,203
Average House Value	\$193,798	\$221,630	\$243,761

Demographics data derived from AlphaMap

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