

Two-Building Flex & Warehouse Opportunity

4630-4631 Y Street | Lincoln, Nebraska



GREENLEAF
COMMERCIAL REAL ESTATE

FOR SALE



\$1,125,000

PRICE

\$96.24

PRICE/SF

GREENLEAF COMMERCIAL REAL ESTATE
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AI-GENERATED IMAGE — NOT AN ACTUAL PHOTOGRAPH. Property boundaries shown are approximate and for illustrative purposes only and do not constitute a survey. Information is believed reliable but is not guaranteed. Buyer must independently verify all property information. This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Recipient must verify the information and bears all risks for any inaccuracies.

Offering Summary

4630/4631 Y Street, Lincoln, NE 68503



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PORTFOLIO OFFERING INFORMATION

Location:	Y Street & N 48th Street
Offering:	Two Commercial Buildings on One Parcel
4630 Y Street (8,400 SF):	\$808,425
4631 Y Street (3,290 SF):	\$316,575
Total Price:	\$1,125,000
Total Price PSF:	\$96.24/SF
Capitalization Rate:	7.44%
Total Building Area:	11,690 SF
Site Area:	1.03 Acres / 44,903 SF
Zoning:	H-2 Highway Business District
2026 Assessed Value:	\$972,000
Occupancy:	100%
Tenancy:	Two Tenants
Lease Structure:	NNN
Financial Information:	Available Upon Execution of NDA
Parking:	On-Site and Additional Parking Area



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Aerial Map

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Photos—4630 Y Street

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4630 Y STREET | BUILDING DETAILS

Use:	Flex / Service
Building Size:	8,400 SF
Warehouse/Service area:	7,500 SF
Office:	900 SF
Year Constructed:	1967
Office Addition:	2024
Loading:	336 SF Loading Canopy
Zoning:	H-2 Highway Business District
Occupancy:	100%
Tenant:	Domesti-Pups
Lease Structure:	NNN
Lease Information:	Available Upon Execution of NDA
Price:	\$808,425
Price PSF:	\$96.24/SF



4630 Y Street is fully occupied under an existing NNN lease. The building includes approximately 7,500 SF of warehouse/service area and 900 SF of office space. Additional lease and financial information is available upon execution of an NDA.

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Photos-4630 Y St.

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Photos—4631 Y Street

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4631 Y STREET | BUILDING DETAILS

Use:	Warehouse / Showroom
Building Size:	3,290 SF
Construction:	Concrete Block
Year Constructed:	1967
Loading:	One Overhead Door
Zoning:	H-2 Highway Business District
Occupancy:	100%
Tenant:	Sunbear Discount LLC
Lease Structure:	NNN
Lease Information:	Available Upon Execution of NDA
Price:	\$316,575
Price PSF:	\$96.22/SF



4631 Y Street is currently occupied and includes approximately 3,290 SF of warehouse/showroom space with a grade-level overhead door. Additional lease and financial information is available upon execution of an NDA.

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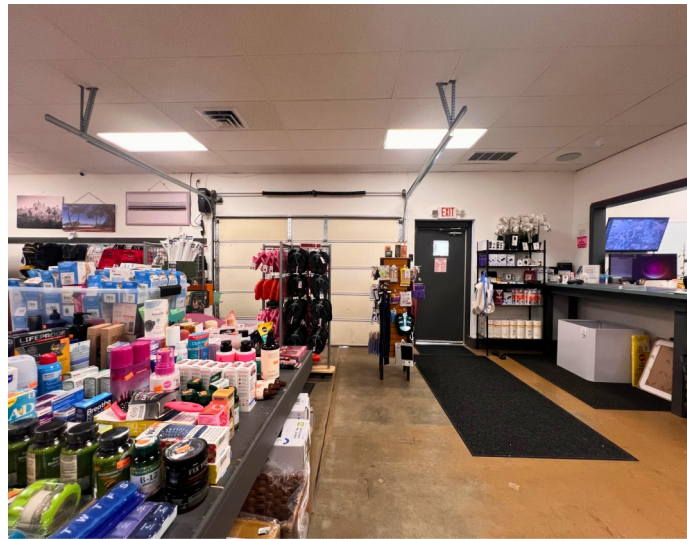
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Parking Layout

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Area outlined in **blue** provides additional unpaved parking.



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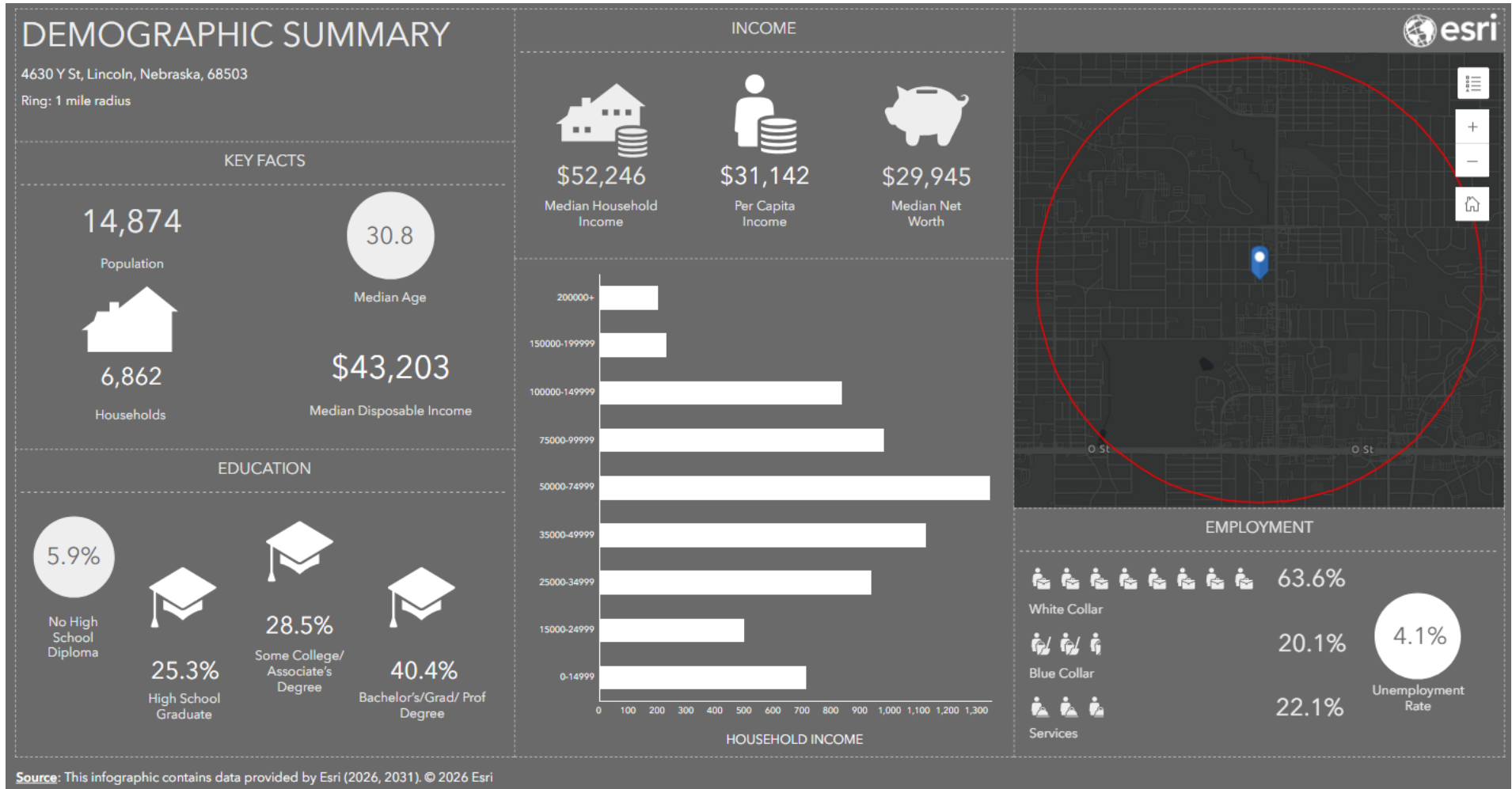
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Demographics—1 Mile Ring

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Demographics—3 Mile Ring

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DEMOGRAPHIC SUMMARY

4630 Y St, Lincoln, Nebraska, 68503

Ring: 3 mile radius

KEY FACTS

126,312

Population

32.9

Median Age



53,371

Households

\$49,489

Median Disposable Income

EDUCATION

6.6%

No High School Diploma



23.3%

High School Graduate



31.7%

Some College/
Associate's Degree



38.4%

Bachelor's/Grad/ Prof Degree

INCOME



\$58,085

Median Household Income



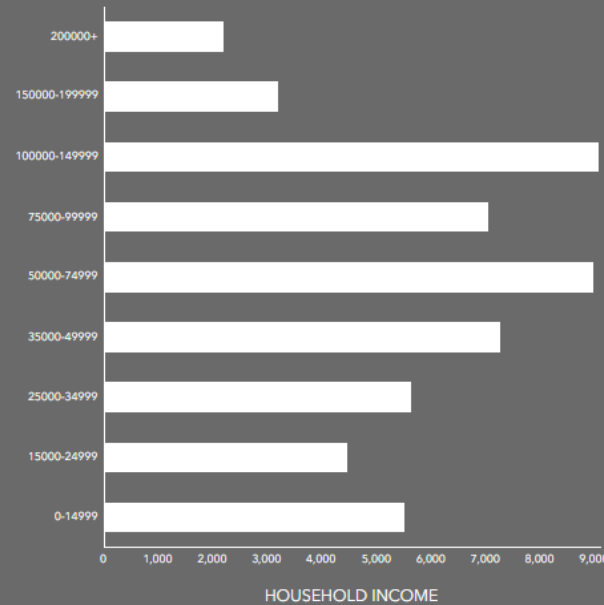
\$33,824

Per Capita Income

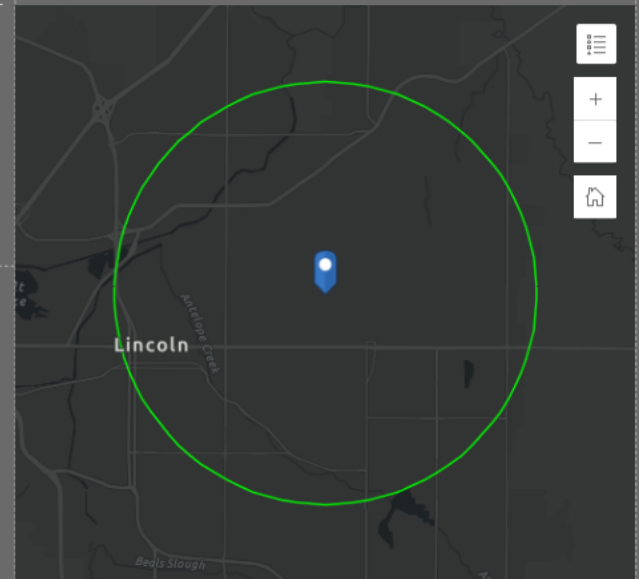


\$86,967

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

62.3%



Blue Collar

21.8%



Services

20.3%

4.1%

Unemployment Rate

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