

# FOR SUBLEASE - KIMCO COURT

## 2600 KIMCO DR, LINCOLN, NE 68521

INDUSTRIAL | 4,800 SF | \$8.25 SF/YR (NNN)



 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**PRESENTED BY:**

**Katy Martin**

402.617.8508

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**Boomer Peterson**

402.430.2318

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## PROPERTY DESCRIPTION

This industrial storage property is strategically located just off N. 27th, providing prime access to the interstate and ensuring efficient logistics for your business needs. Featuring a spacious layout designed for optimal storage capacity, the property includes a convenient garage door for easy loading and unloading. This versatile space is perfect for businesses looking to expand their operations in a high-demand area.

## PROPERTY HIGHLIGHTS

- Clean industrial unit in North Lincoln
- 12 ft garage door
- Ideal storage location

## CONTACT

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## LOCATION DESCRIPTION

Located just off of N. 27th with access to Cornhusker Hwy, and Antelope Valley.

## OFFERING SUMMARY

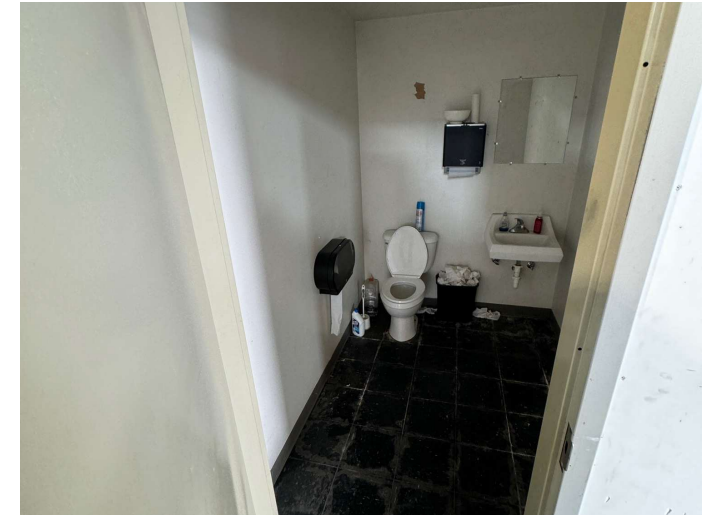
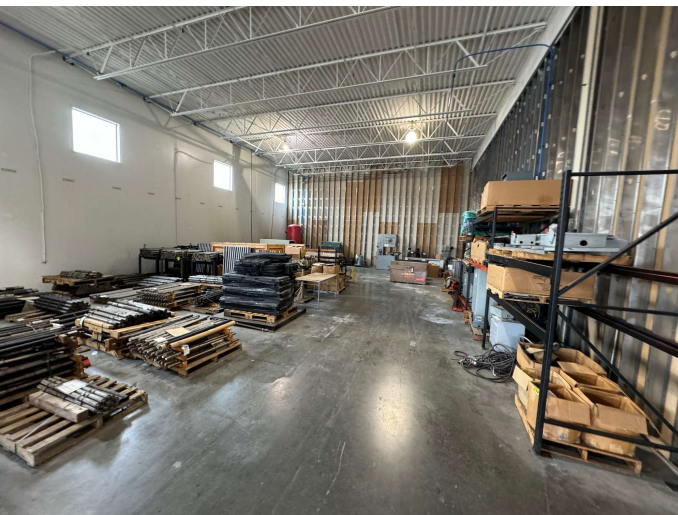
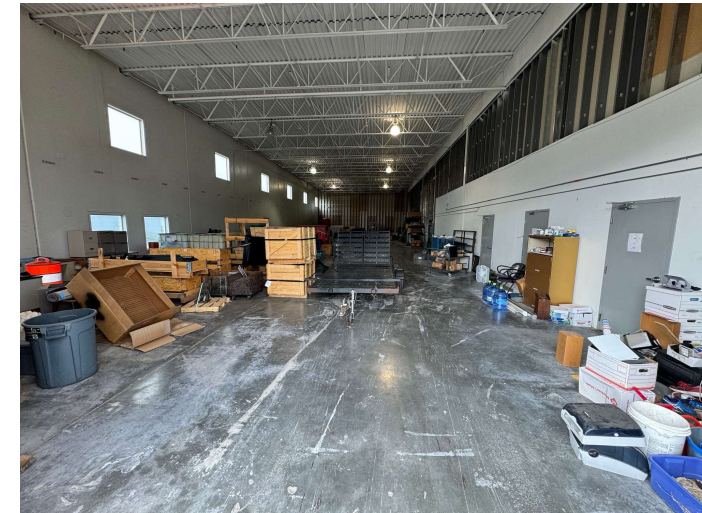
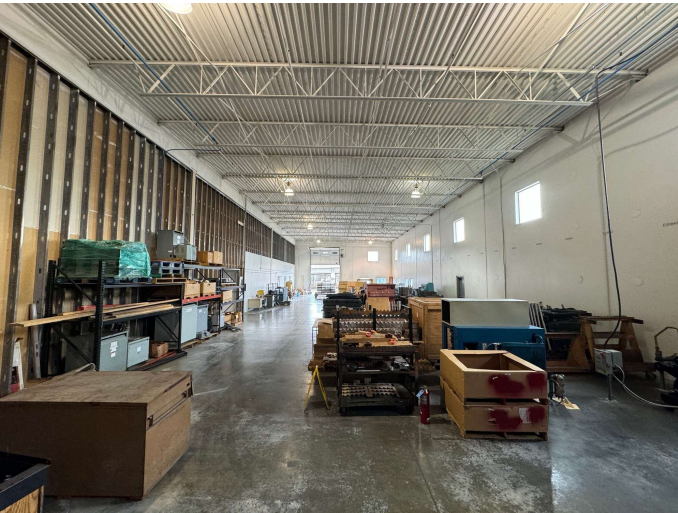
**Lease Rate:** \$8.25 SF/yr (NNN)

**Available SF:** 4,800 SF

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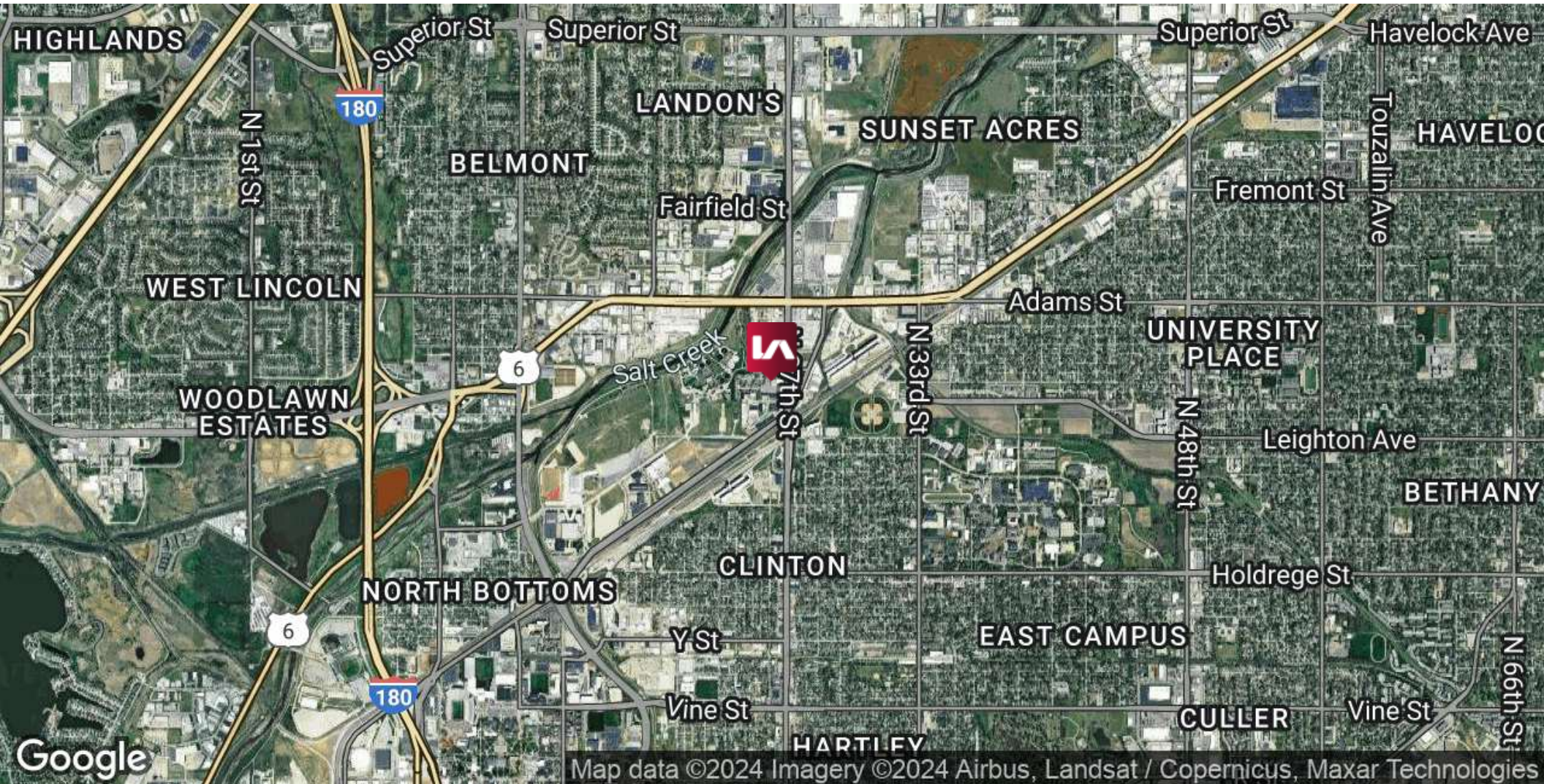
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# FOR LEASE

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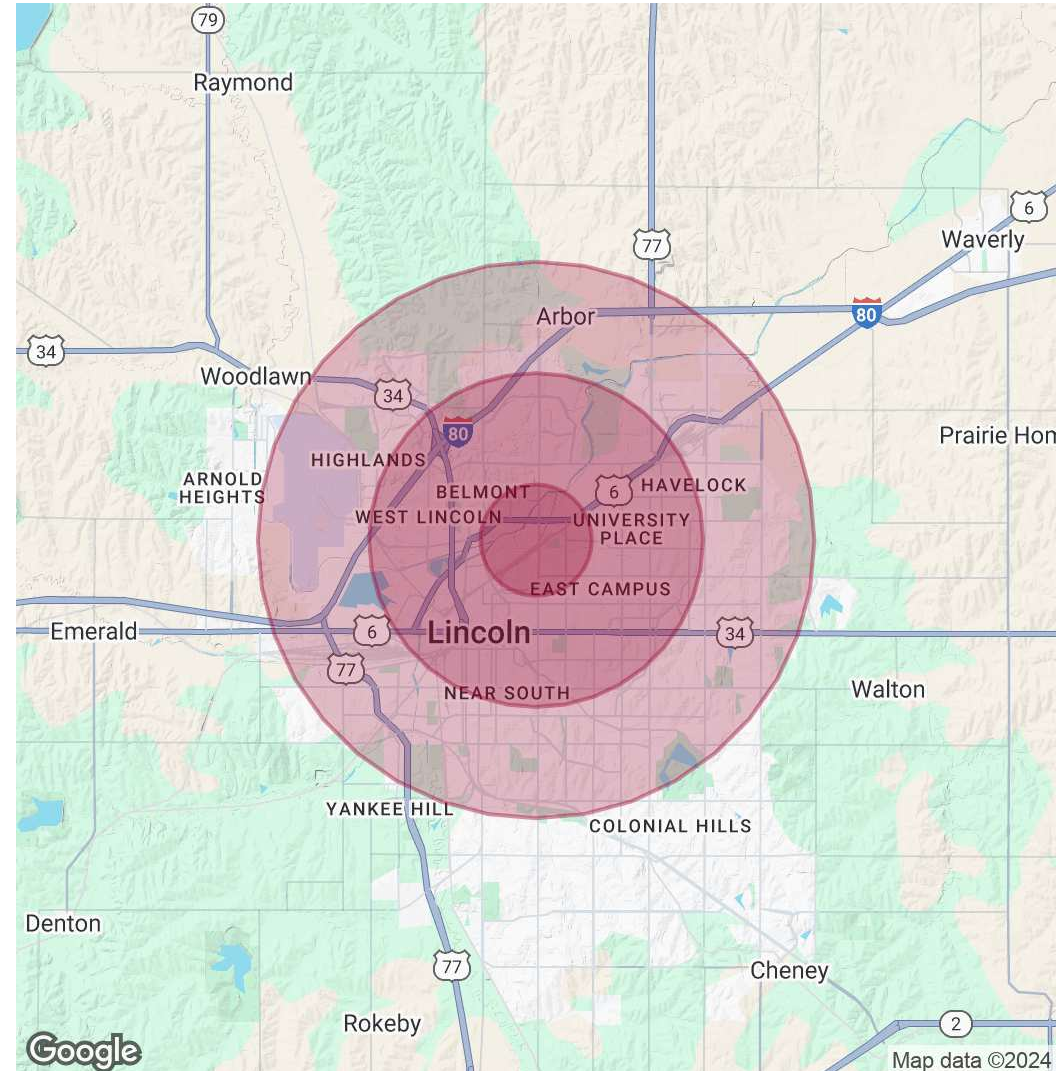
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POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	8,846	111,409	200,908
<b>Average Age</b>	33	35	37
<b>Average Age (Male)</b>	33	34	36
<b>Average Age (Female)</b>	34	36	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	3,484	45,841	82,475
<b># of Persons per HH</b>	2.5	2.4	2.4
<b>Average HH Income</b>	\$60,524	\$67,472	\$79,157
<b>Average House Value</b>	\$174,110	\$221,360	\$249,502

*Demographics data derived from AlphaMap*



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