

# 2324 KIMARRA PLACE

Lincoln, NE 68508



### PROPERTY DESCRIPTION

Located off 27th street, just south of Cornhusker Hwy, this industrial building contains individual garage bays, high ceilings, and suited for a range of uses. Take advantage of ample indoor space to streamline operations and propel your business forward in this dynamic and adaptable facility. Inquire now to secure your future workspace!

### OFFERING SUMMARY

Lease Rate	\$6.50 - 6.95 SF/yr (NNN)
Number of Units	12
Total Available SF	6,797 SF
Building Size	40,779 SF
NNN	\$2.25 / SF

SPACES	LEASE RATE	SPACE SIZE
2324 Kimarra Place Suite 3	\$6.50 - 6.95 SF/yr	6,797 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	108	671	3,508
Total Population	291	1,835	9,020
Average HH Income	\$52,604	\$58,604	\$60,429



**TOM GIFFORD**  
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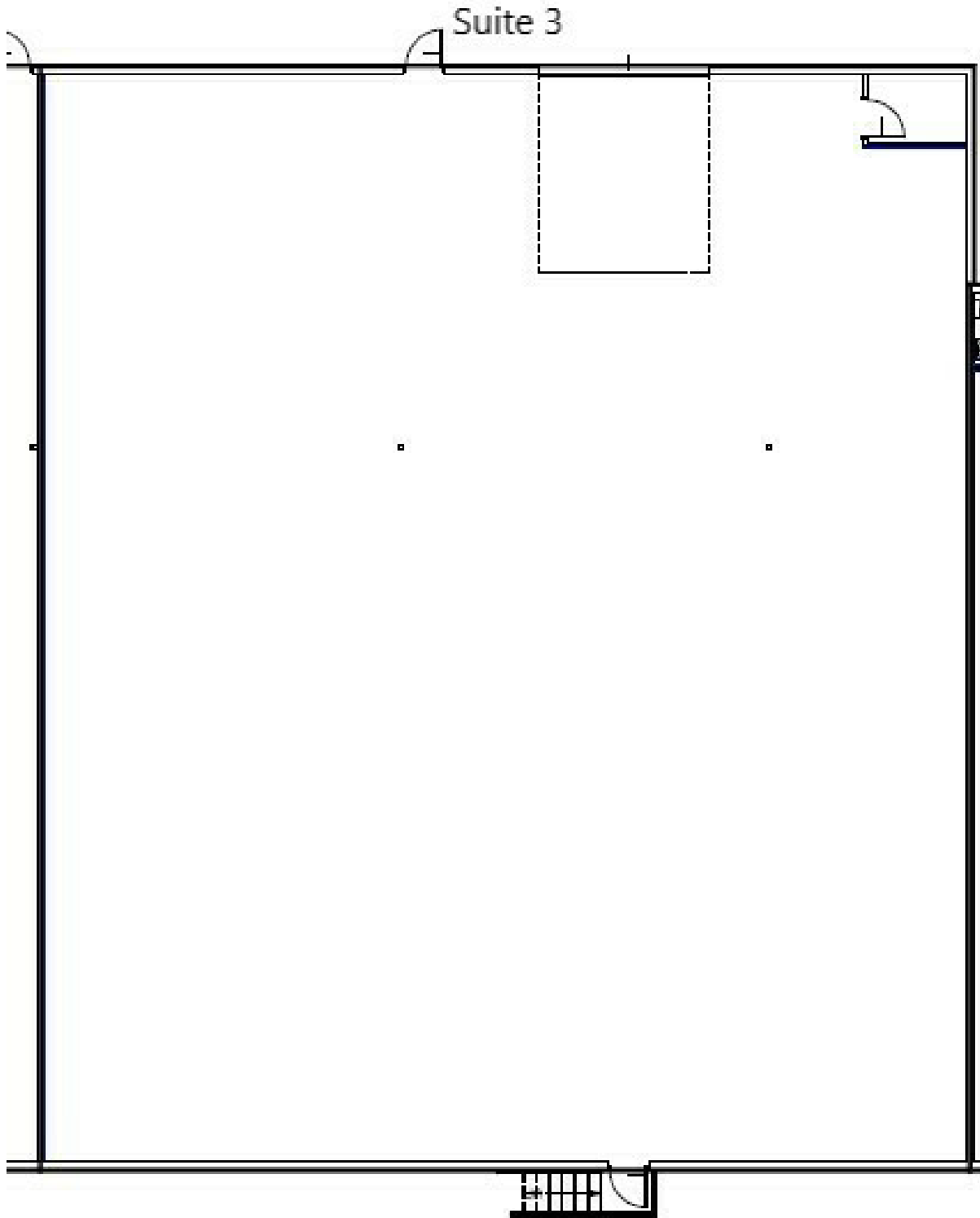
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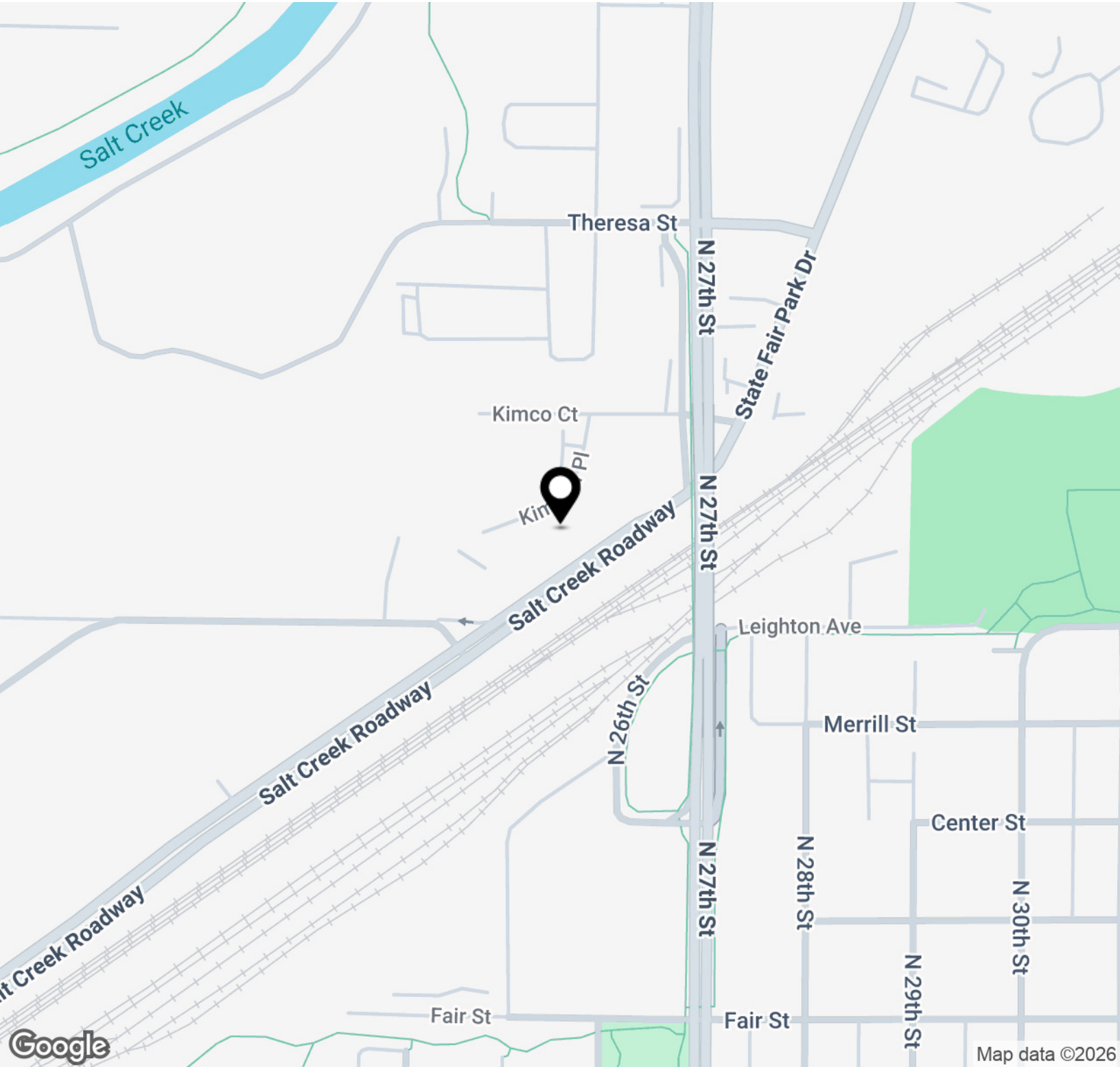
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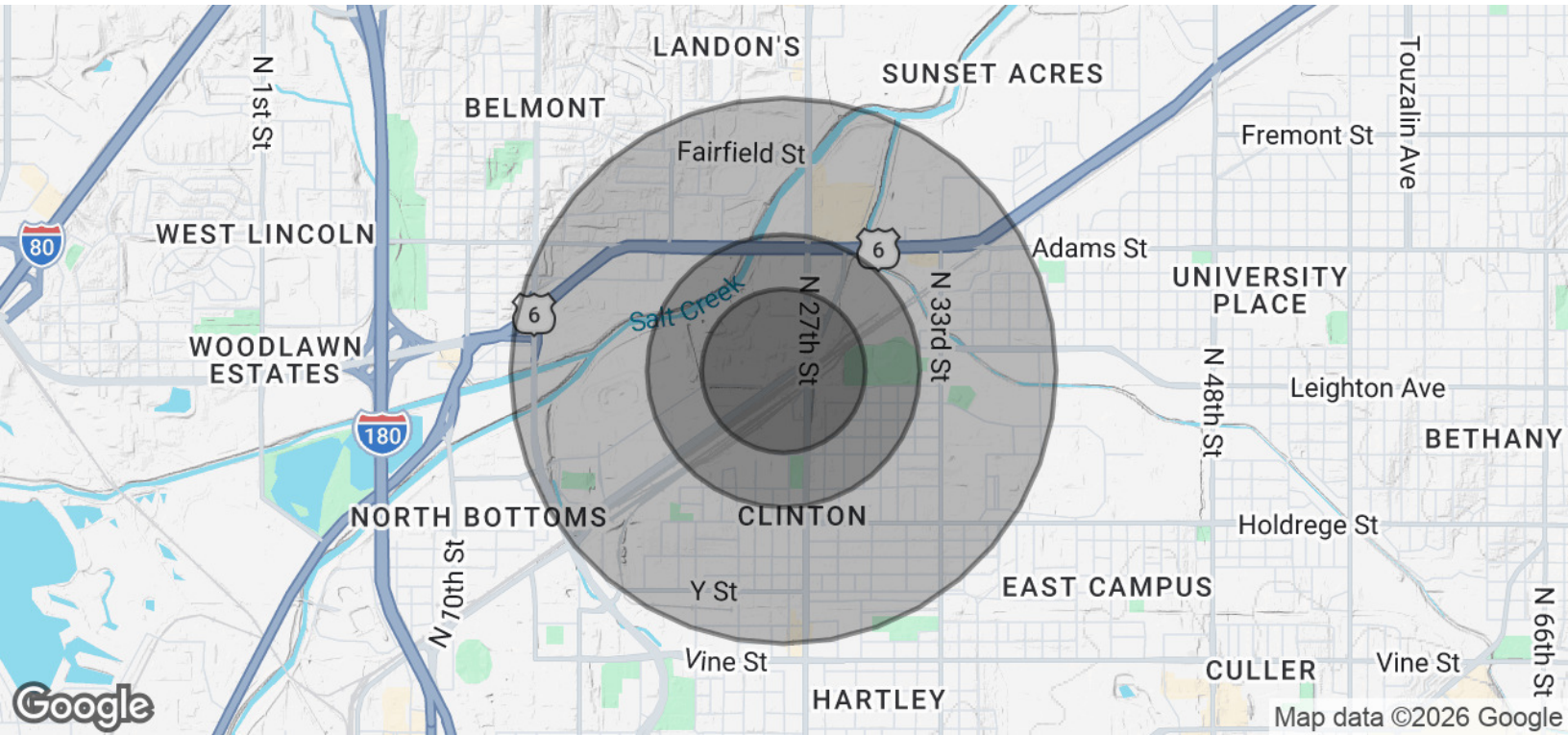
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	291	1,835	9,020
Average Age	32	33	33
Average Age (Male)	32	32	33
Average Age (Female)	33	33	34

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	108	671	3,508
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$52,604	\$58,604	\$60,429
Average House Value	\$133,230	\$152,372	\$173,197

2020 American Community Survey (ACS)



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