

**FOR SALE**

2001 SW 5TH ST, LINCOLN, NE 68522

INDUSTRIAL | 12,600 SF | \$1,600,000



 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**PRESENTED BY:**

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## PROPERTY DESCRIPTION

This 12,600 SF I-1 zoned building currently consists of two tenanted spaces. Both tenants are on short term gross leases priced well below market rent. This building could be owner-user purchased or continued to be kept as a multi-tenant investment.

## PROPERTY HIGHLIGHTS

- Zoned I-1
- Quick access to HWY 77 and I80
- Owner-user possibility or continue to rent as a multi-tenant investment

## LOCATION DESCRIPTION

Located in Southwest Lincoln this property has great access to HWY 77 and I80, just one building to the north of W South St.

## OFFERING SUMMARY

<b>Sale Price:</b>	\$1,600,000
<b>Lot Size:</b>	0.86 Acres
<b>Building Size:</b>	12,600 SF

## CONTACT

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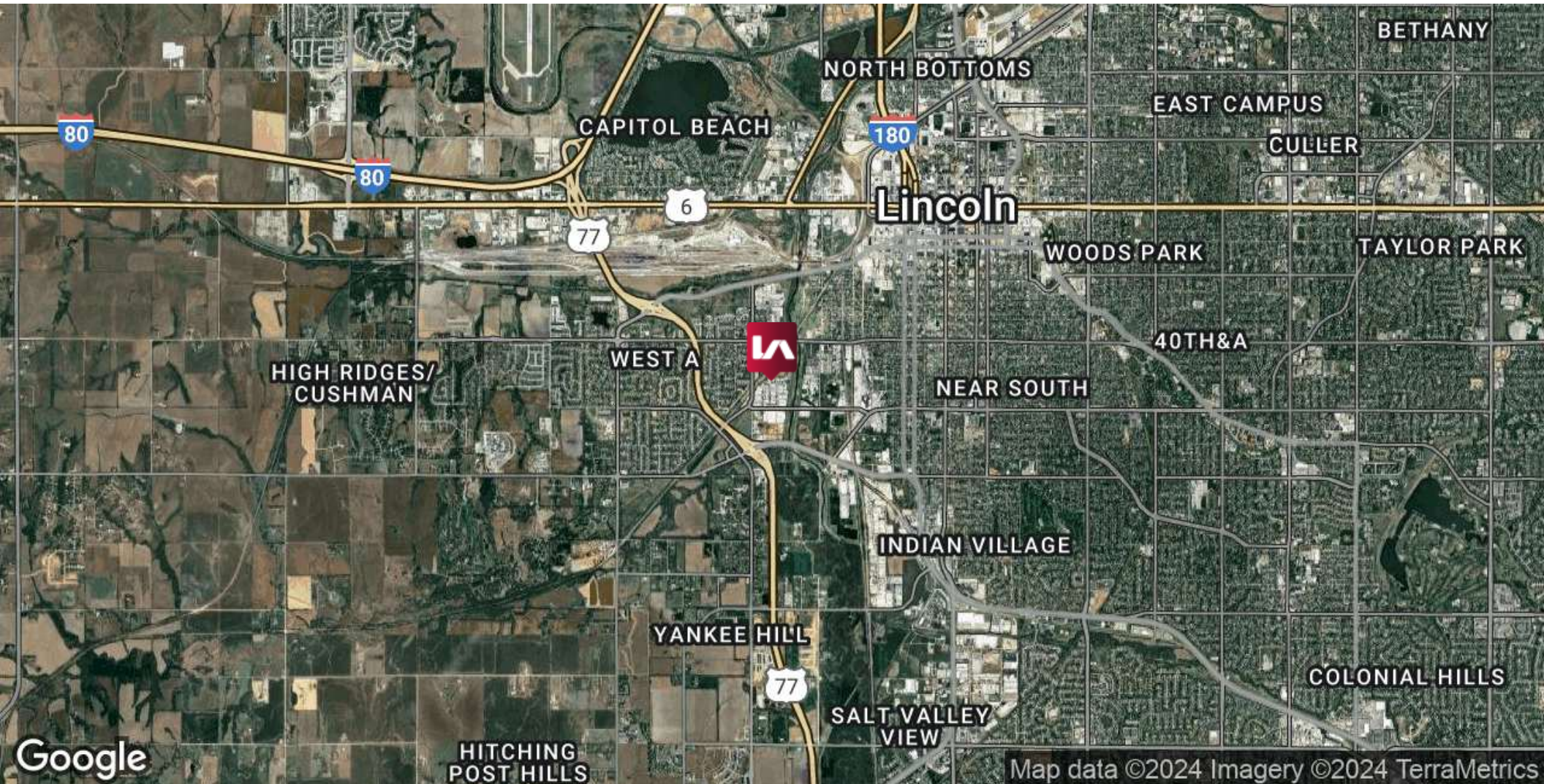
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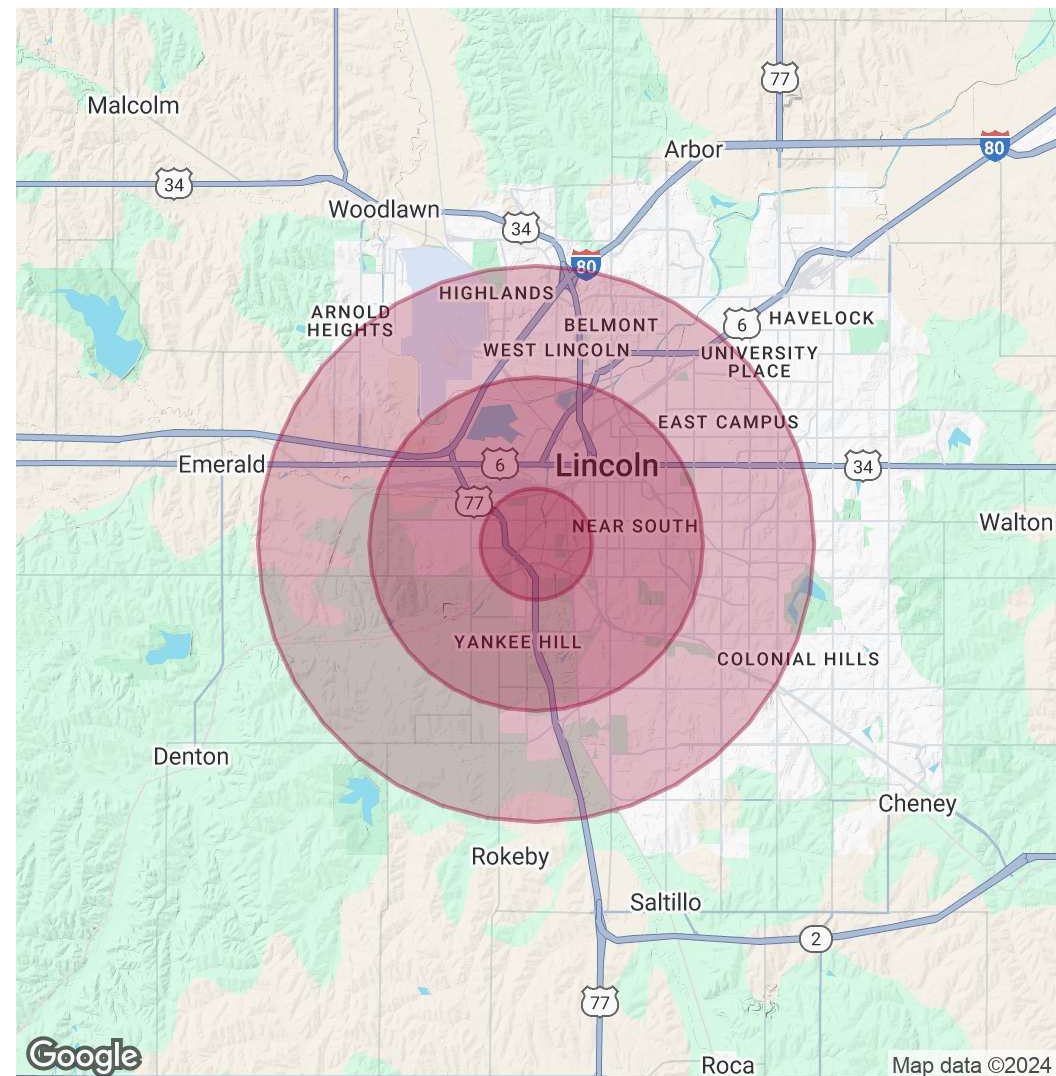
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,150	73,757	170,204
Average Age	35	35	37
Average Age (Male)	34	35	36
Average Age (Female)	36	34	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,017	28,222	68,102
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$68,641	\$74,223	\$83,034
Average House Value	\$219,484	\$250,296	\$264,535

Demographics data derived from AlphaMap



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