

3940 CORNHUSKER

3940 Cornhusker Hwy, Lincoln, NE 68504



LOCATION DESCRIPTION

The commercial listing for 3940 Cornhusker refers to a property situated north of the University of Nebraska Lincoln's East Campus, in close proximity to Cornhusker Highway. Its strategic location offers convenient access to Interstate 80 (I-80) and the surrounding region. This prime location is advantageous for businesses due to its accessibility and connectivity to major transportation routes.

SPACES	LEASE RATE	SPACE SIZE
3940 Cornhusker Suite 300	\$8.50 SF/yr	664 SF
3940 Cornhusker Suite 400	\$8.50 SF/yr	1,513 SF
3940 Cornhusker Suite 500	\$8.50 SF/yr	1,779 SF

OFFERING SUMMARY

Lease Rate	\$8.50 SF/yr (NNN)
Total Available SF	3,956 SF
Lot Size	50,171 SF
Building Size	12,211 SF
NNN	\$4.75 / SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	189	961	4,371
Total Population	399	2,061	9,332
Average HH Income	\$39,365	\$42,441	\$42,791



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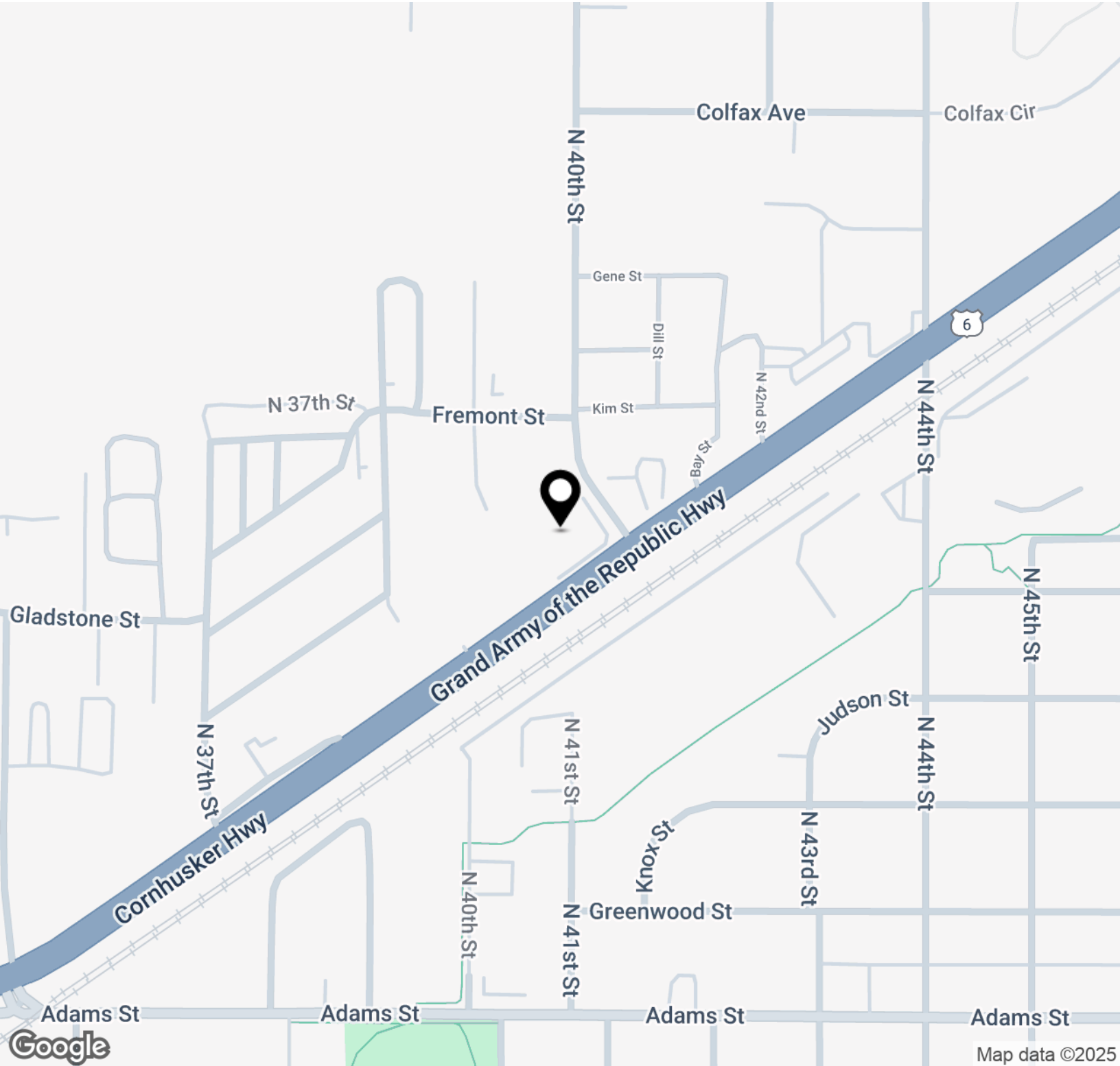
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Office Building For Lease

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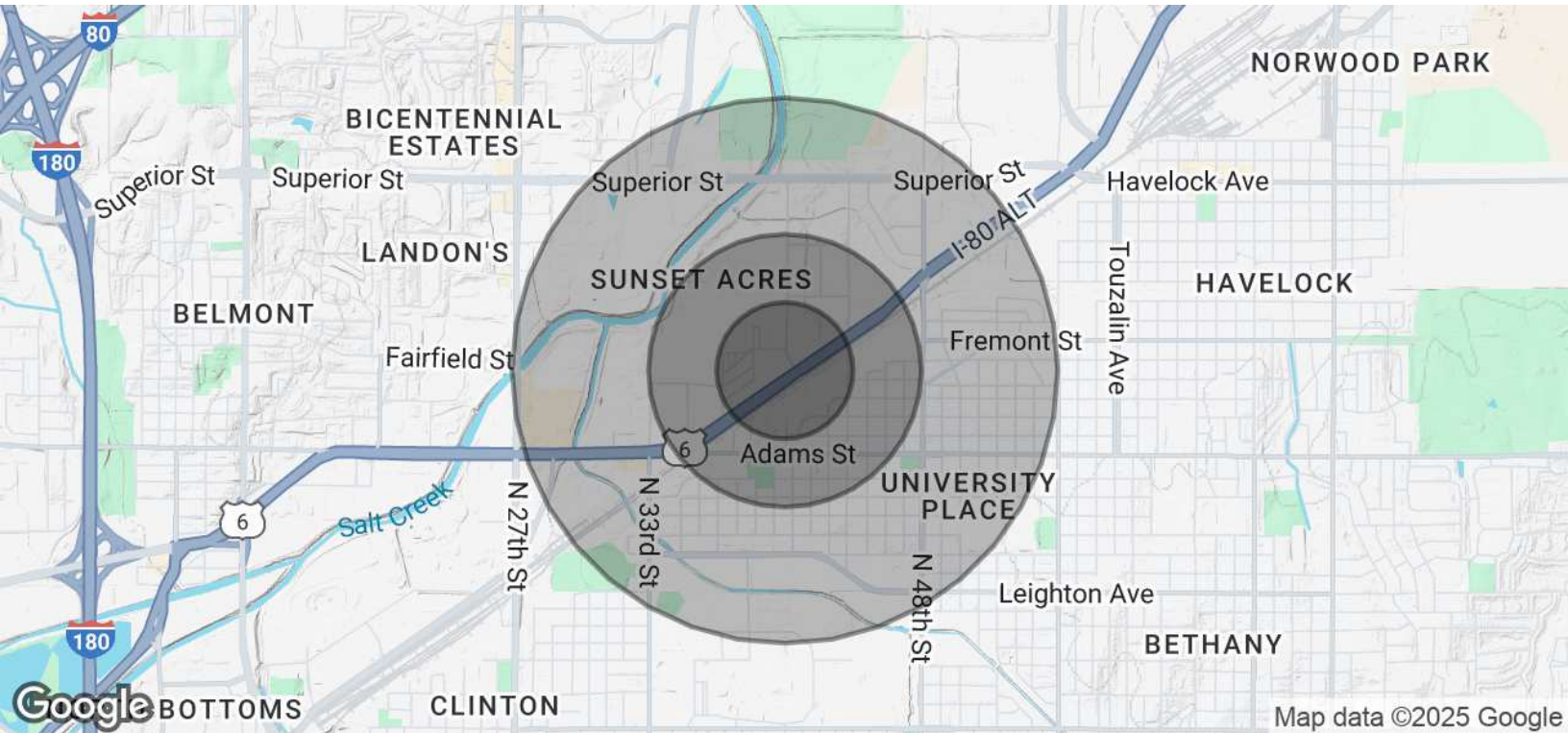
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	399	2,061	9,332
Average Age	30.2	30.4	29.5
Average Age (Male)	26.7	24.9	27.8
Average Age (Female)	35.0	41.3	32.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	189	961	4,371
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$39,365	\$42,441	\$42,791
Average House Value	\$101,967	\$106,006	\$92,341

2020 American Community Survey (ACS)



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