

**FOR LEASE**

**3505 N 48TH ST, LINCOLN, NE 68504**

**OFFICE/RETAIL | 3,310 SF | \$9.00 SF/YR (NNN)**



**Empowered Brokers. Exceptional Results.**

**PRESENTED BY:**

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### PROPERTY DESCRIPTION

The property features a prominent front showroom and reception area, ideal for customer-facing retail or client-oriented business operations, providing an inviting experience. The interior includes multiple private offices that can function as administrative offices, consultation rooms, or additional retail support space, along with a dedicated breakroom and kitchen for staff. The flexible layout allows for a variety of uses including professional services, retail, medical, or service-oriented businesses.

### LOCATION DESCRIPTION

Positioned within a well-established commercial corridor in North Lincoln, offering consistent traffic exposure and convenient access for both customers and employees. Located along 48th Street, a major north-south arterial, the property benefits from strong street presence and connectivity to nearby neighborhoods. The site provides easy access to Cornhusker Highway and other primary routes, allowing for efficient travel throughout Lincoln and the surrounding metro area. The surrounding area is characterized by a mix of retail, office, and service uses, creating a complementary business environment that encourages customer activity. This location offers a strong combination of visibility and accessibility, making it a prominent location.

### PROPERTY HIGHLIGHTS

- Move-in ready with multiple private offices
- Front door parking
- Abundance of natural light

### OFFERING SUMMARY

<b>Lease Rate:</b>	\$9.00 SF/yr (NNN)
<b>NNNs:</b>	\$2.50 PSF
<b>Available SF:</b>	3,310 SF
<b>Building Size:</b>	12,580 SF

### CONTACT

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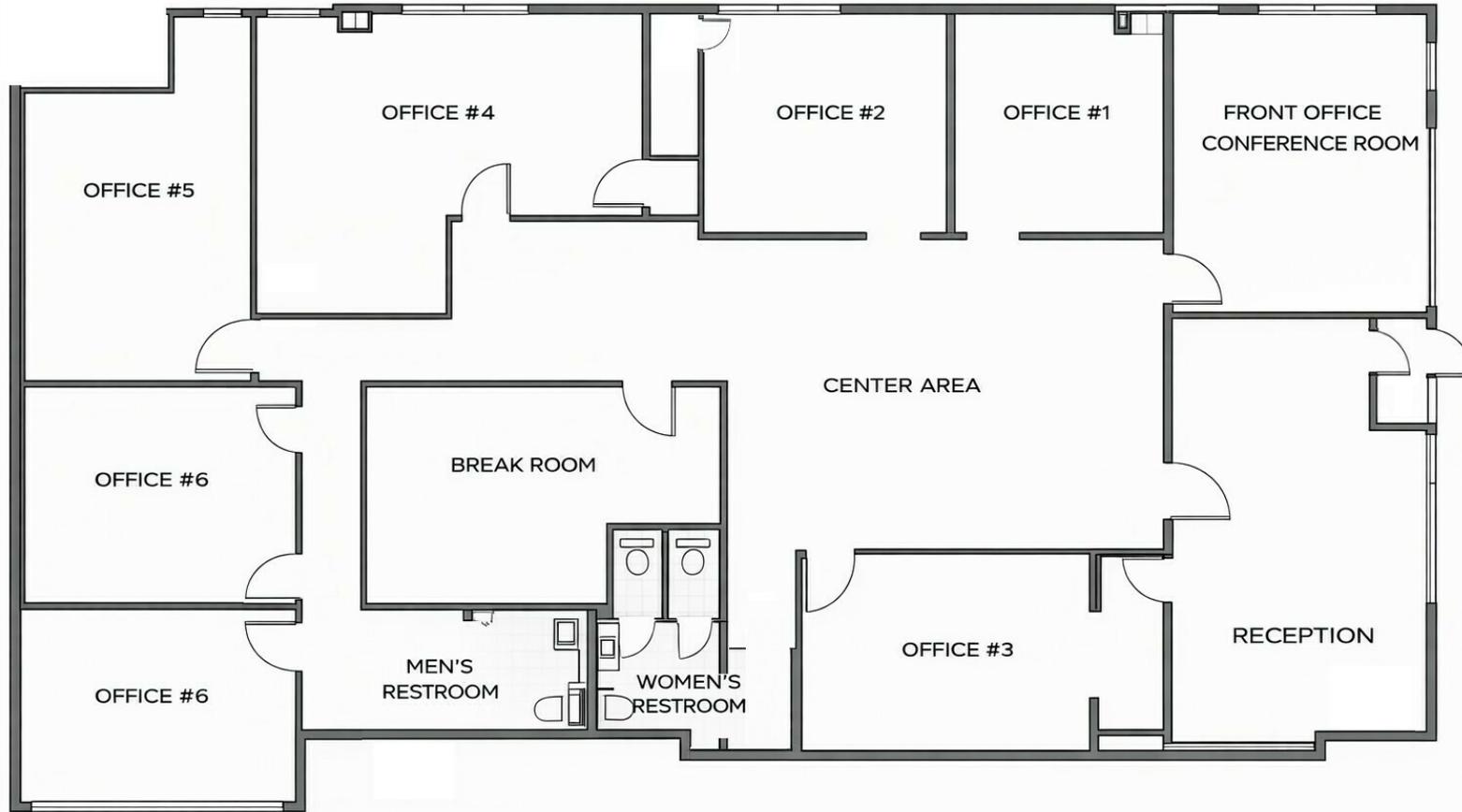
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COMMERCIAL REAL ESTATE SERVICES



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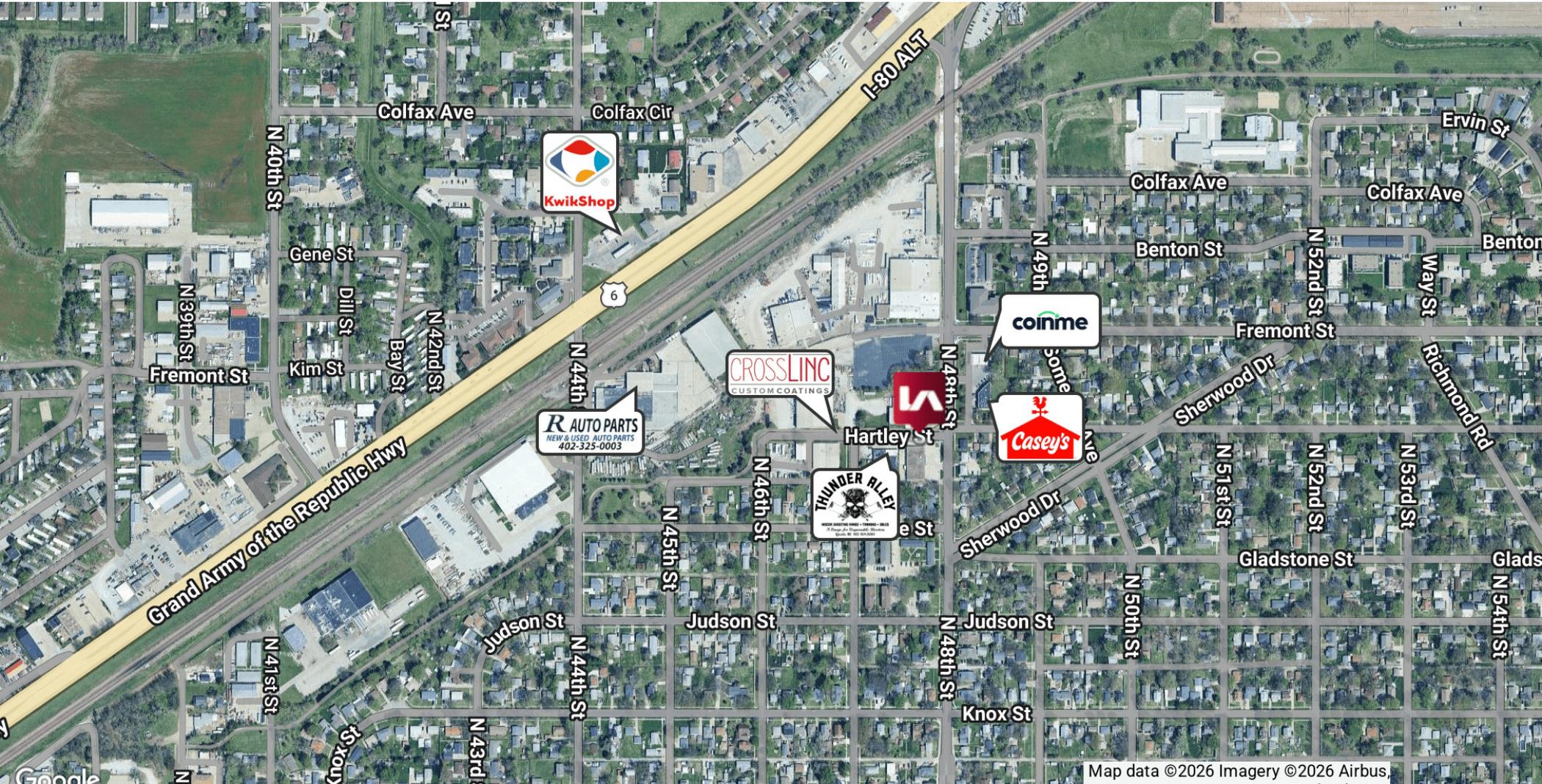
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**LEE & ASSOCIATES**

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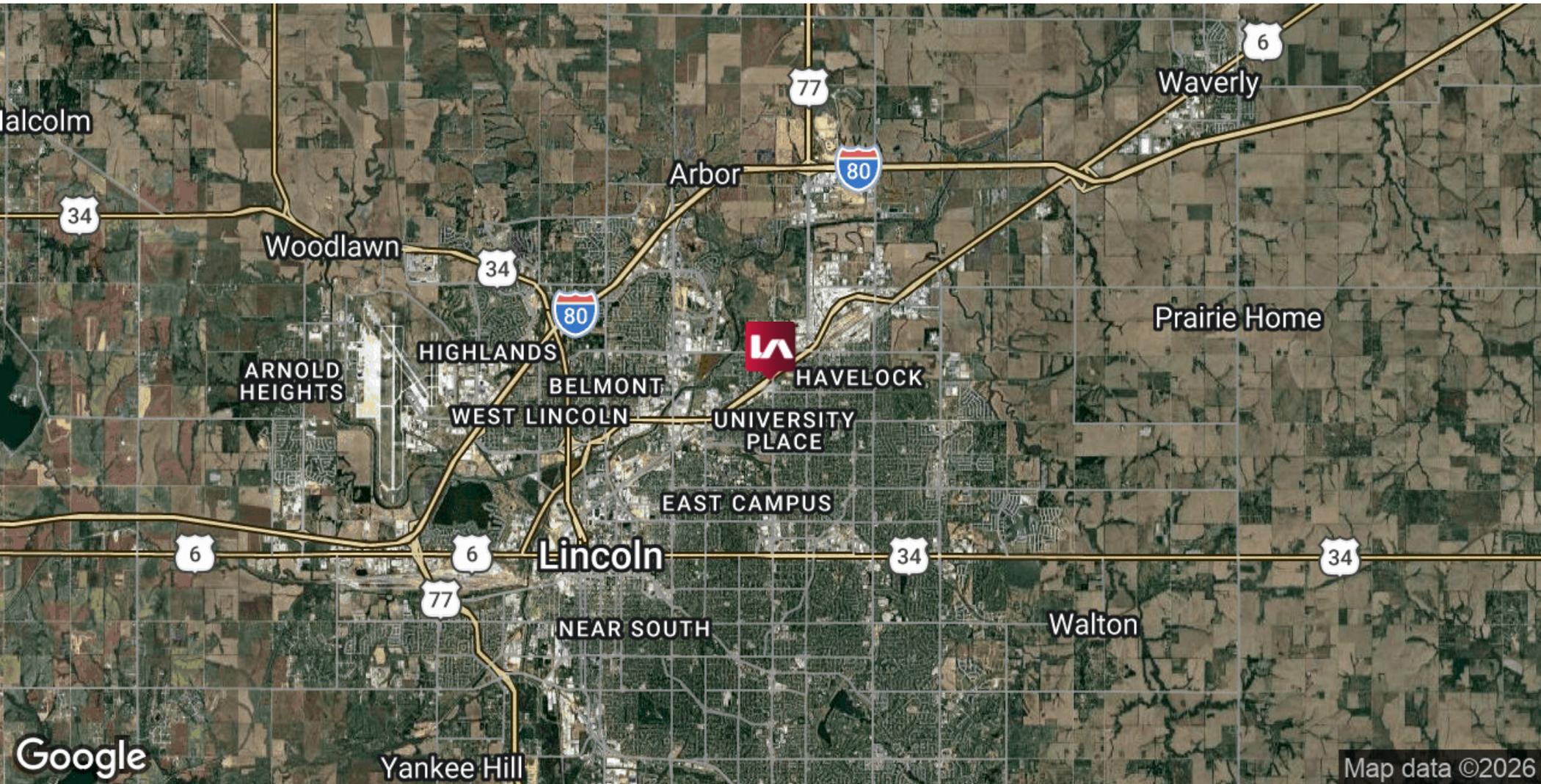
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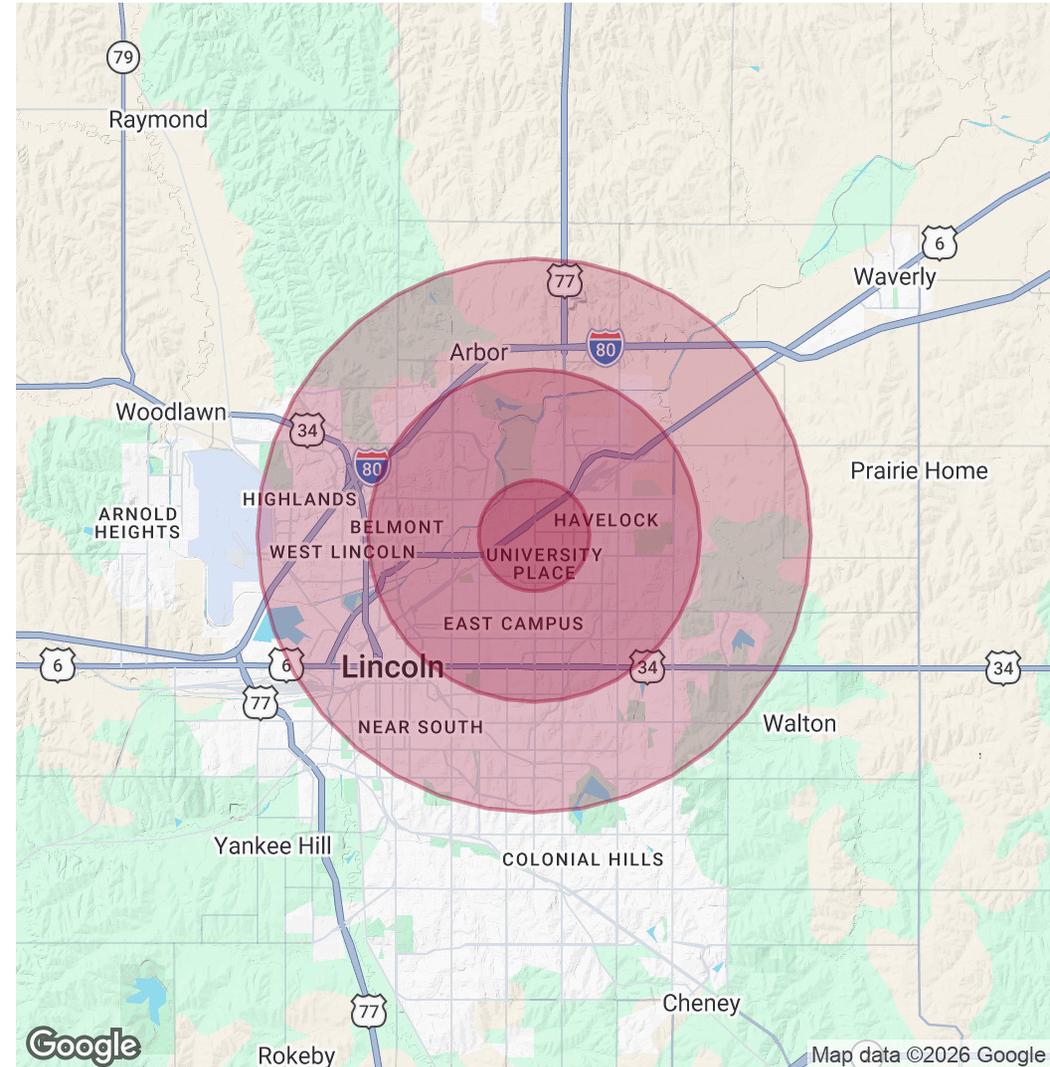
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POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	11,883	90,506	189,084
<b>Average Age</b>	38	36	37
<b>Average Age (Male)</b>	37	35	36
<b>Average Age (Female)</b>	39	37	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	5,343	36,307	78,152
<b># of Persons per HH</b>	2.2	2.5	2.4
<b>Average HH Income</b>	\$55,350	\$74,401	\$80,409
<b>Average House Value</b>	\$168,042	\$219,882	\$252,770

*Demographics data derived from AlphaMap*



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