

# 1438 S 1ST ST

1438 S 1st St, Lincoln, NE 68502



## PROPERTY DESCRIPTION

Presenting the ultimate flex space solution! This warehouse bay offers a perfect blend of functionality and versatility, boasting spacious interiors with high ceilings to accommodate various business needs. It provides the ideal environment for flex users seeking the perfect space to streamline their business operations. Inquire now to secure your future workspace!

## OFFERING SUMMARY

Lease Rate	\$6.95 SF/month (NNN)
Number of Units	7
Total Available SF	2,398 SF
Lot Size	30,480 SF
Building Size	10,714 SF
NNN	\$2.90 / SF

SPACES	LEASE RATE	SPACE SIZE
1438 S 1st St Suite 6	\$6.95 SF/month	2,398 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	852	5,132	12,902
Total Population	1,829	10,576	25,978
Average HH Income	\$48,772	\$44,078	\$45,458



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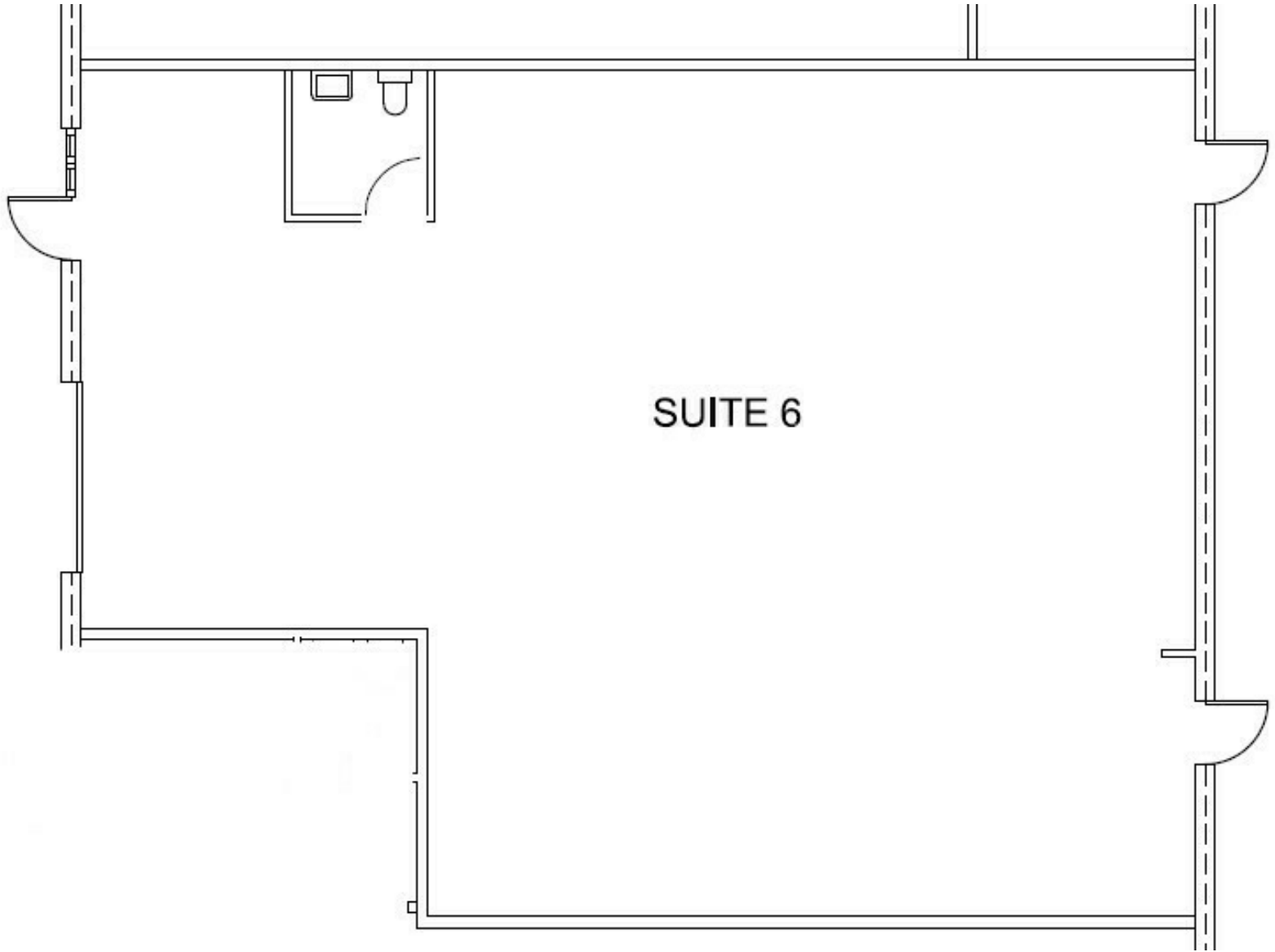


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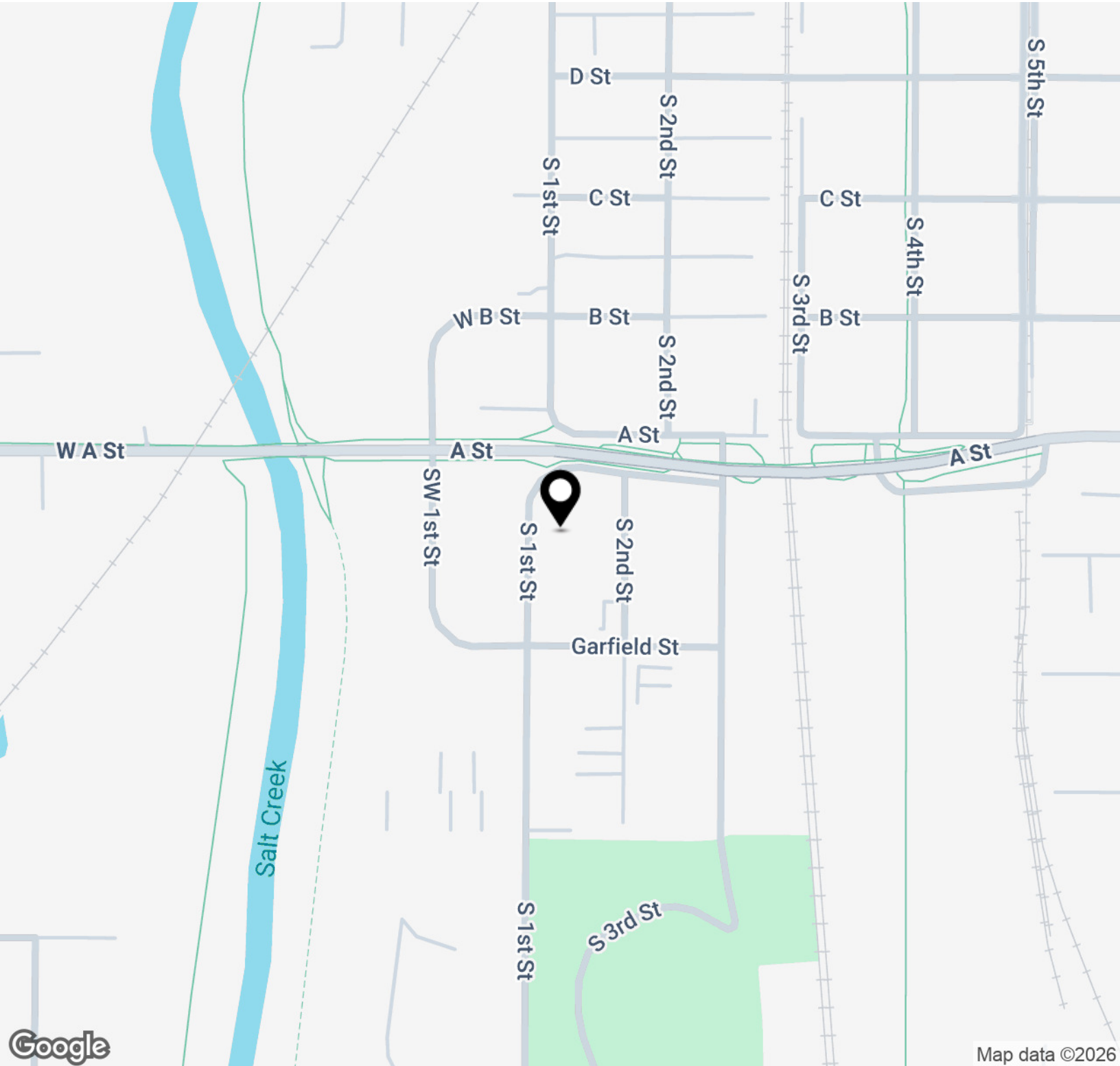
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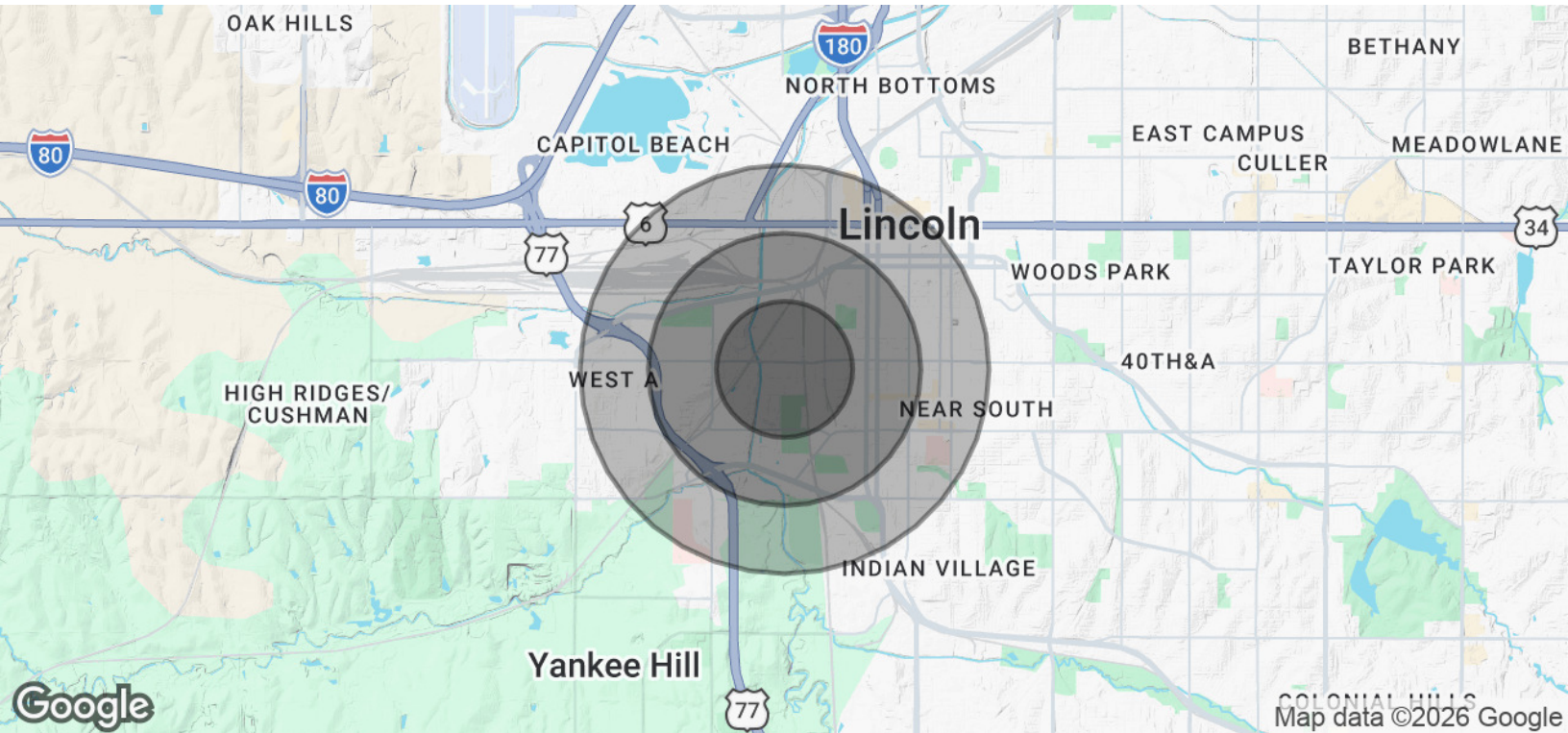
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,829	10,576	25,978
Average Age	31.2	30.2	30.1
Average Age (Male)	34.5	32.2	31.6
Average Age (Female)	28.2	29.2	29.5
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	852	5,132	12,902
# of Persons per HH	2.1	2.1	2.0
Average HH Income	\$48,772	\$44,078	\$45,458
Average House Value	\$113,120	\$95,372	\$115,750

2020 American Community Survey (ACS)



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