

3700 S 9TH ST

Lincoln, NE 68502



**PROPERTY DESCRIPTION**

Small retail space located at the intersection of Hwy 2 and Pioneers Blvd in south Lincoln. Anchor tenants, great visibility and high traffic counts make this an attractive location. Signalized intersection allows convenient access.

SPACES	LEASE RATE	SPACE SIZE
3700 S 9th Street Suite C	\$13.95 SF/yr	1,428 SF

**OFFERING SUMMARY**

Lease Rate	\$13.95 SF/yr (NNN)
Number of Units	2
Total Available SF	1,428 SF
Lot Size	18,893 SF
Building Size	18,816 SF
NNN	\$5.25 / SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	144	502	2,536
Total Population	303	1,526	7,008
Average HH Income	\$84,359	\$65,514	\$75,963



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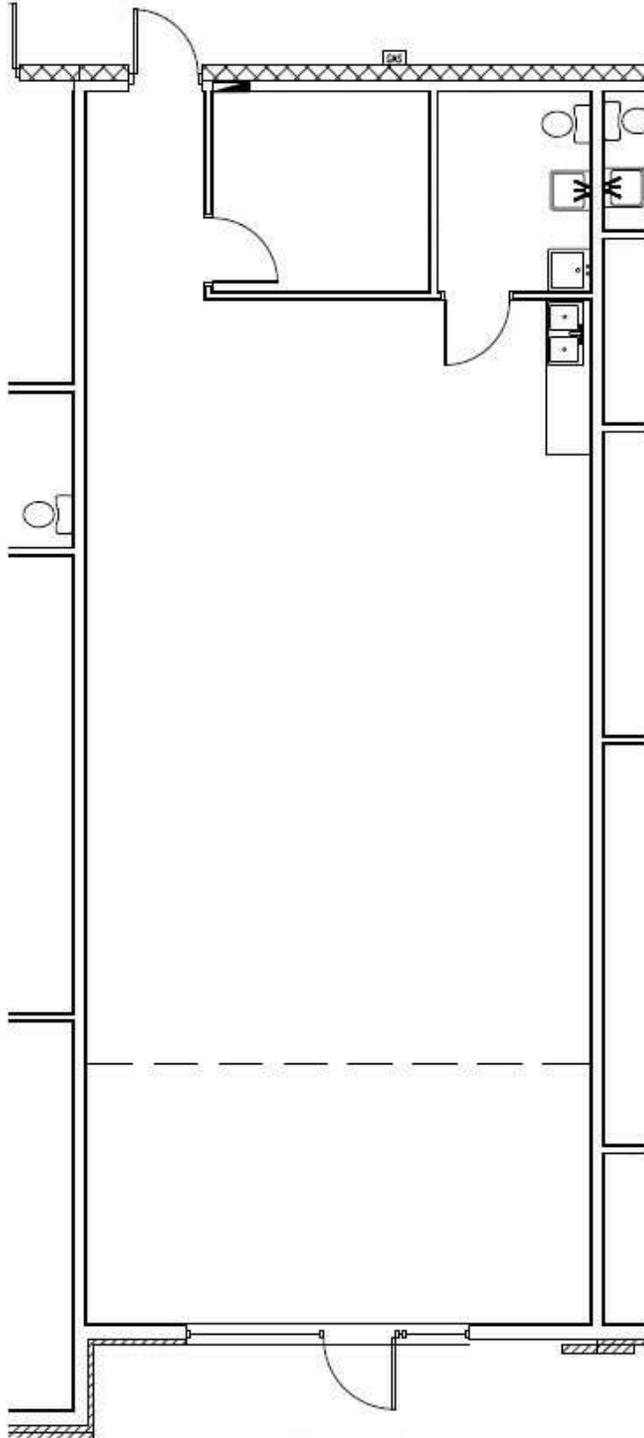
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Strip Center For Lease

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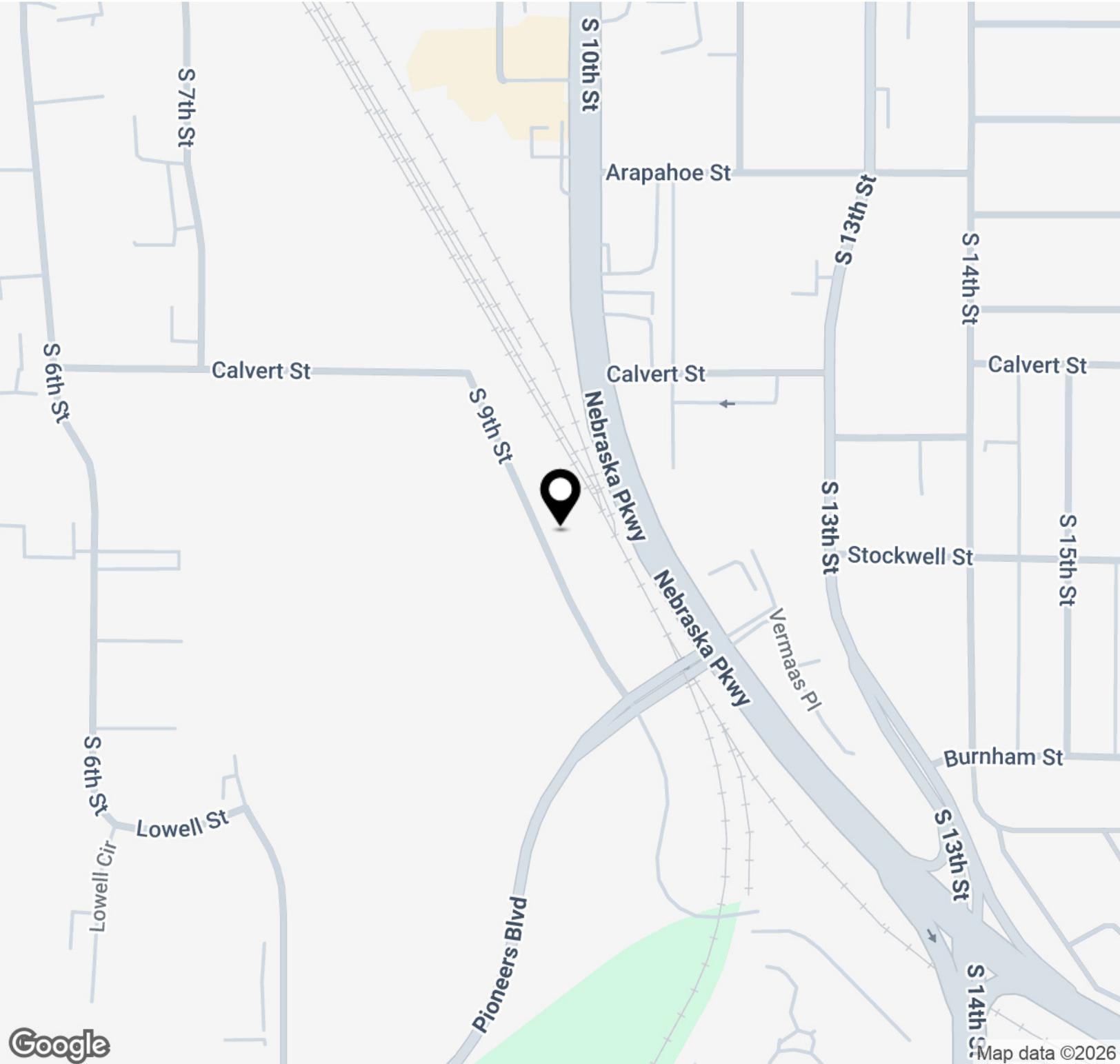
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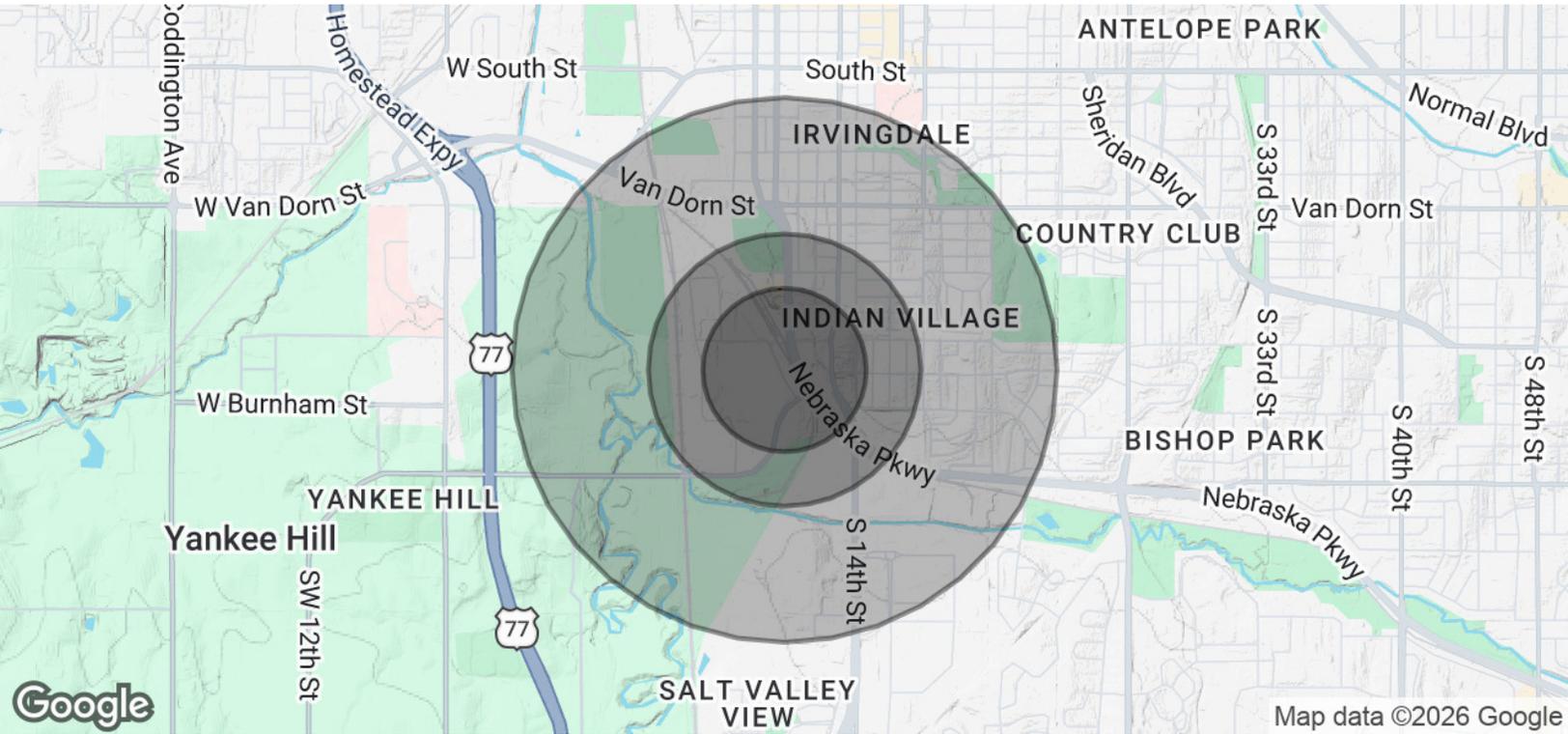


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	303	1,526	7,008
Average Age	38	38	40
Average Age (Male)	37	38	39
Average Age (Female)	37	27	34

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	144	502	2,536
# of Persons per HH	2.1	3	2.8
Average HH Income	\$84,359	\$65,514	\$75,963
Average House Value	\$189,663	\$220,351	\$257,979

Demographics data derived from AlphaMap



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