

**FOR LEASE**

622 N BURLINGTON AVE, YORK, NE 68467

OFFICE | 2,822 SF | \$15.00 SF/YR (NNN)



**PRESENTED BY:**

**Katy Martin**

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**Jared Wegner**

308.627.2136

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**FAMILY DENTISTRY**  
(402) 362-4636



## PROPERTY DESCRIPTION

This well-maintained professional building in York, Nebraska is perfectly suited for a dental, medical, or general office use. Thoughtfully laid out for patient flow and daily operations, the space offers a welcoming reception area, private treatment rooms, and efficient back-office space. Whether you're expanding an existing practice or launching a new one, this property provides a turnkey opportunity with minimal upfit required.

## PROPERTY HIGHLIGHTS

- Ideal for dental, medical, or office use
- Functional floor plan with private rooms and reception
- High visibility and easy access for patients and clients
- Ample parking and established commercial surroundings

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## LOCATION DESCRIPTION

Located in the heart of York, this office offers convenience for both professionals and clients, with proximity to local neighborhoods, schools, and major thoroughfares.

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$15.00 SF/yr (NNN)
<b>Available SF:</b>	2,822 SF

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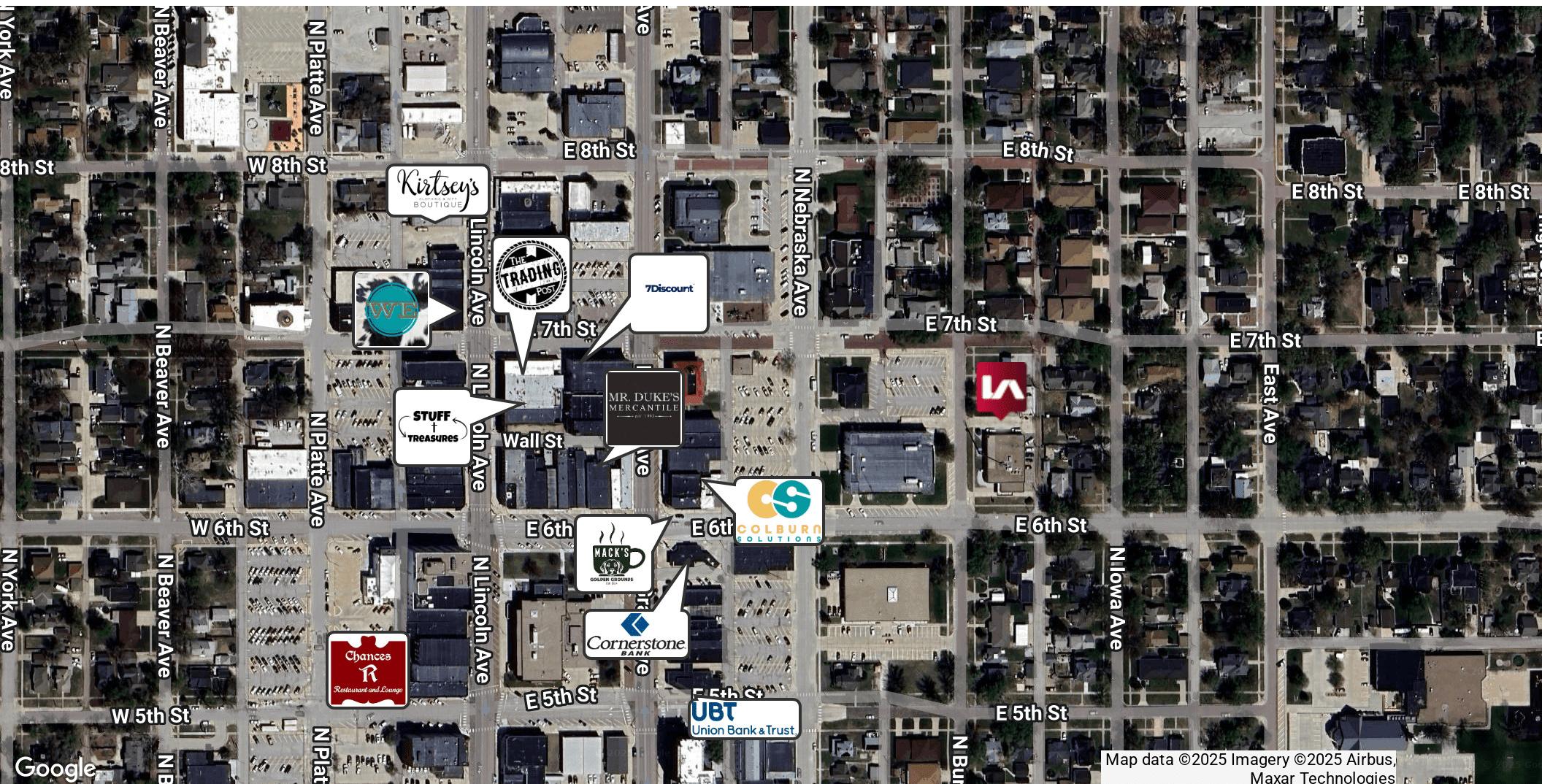
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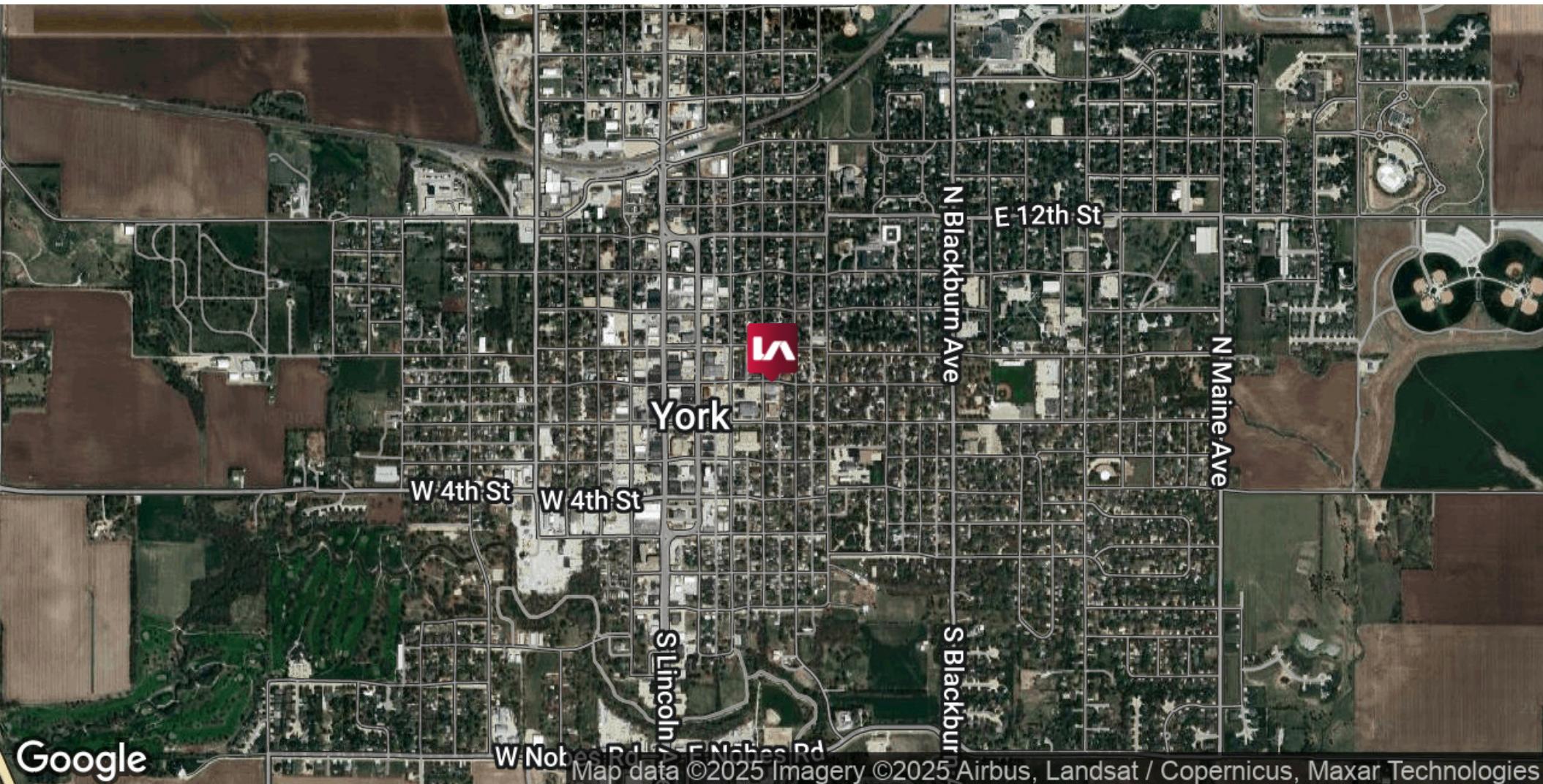
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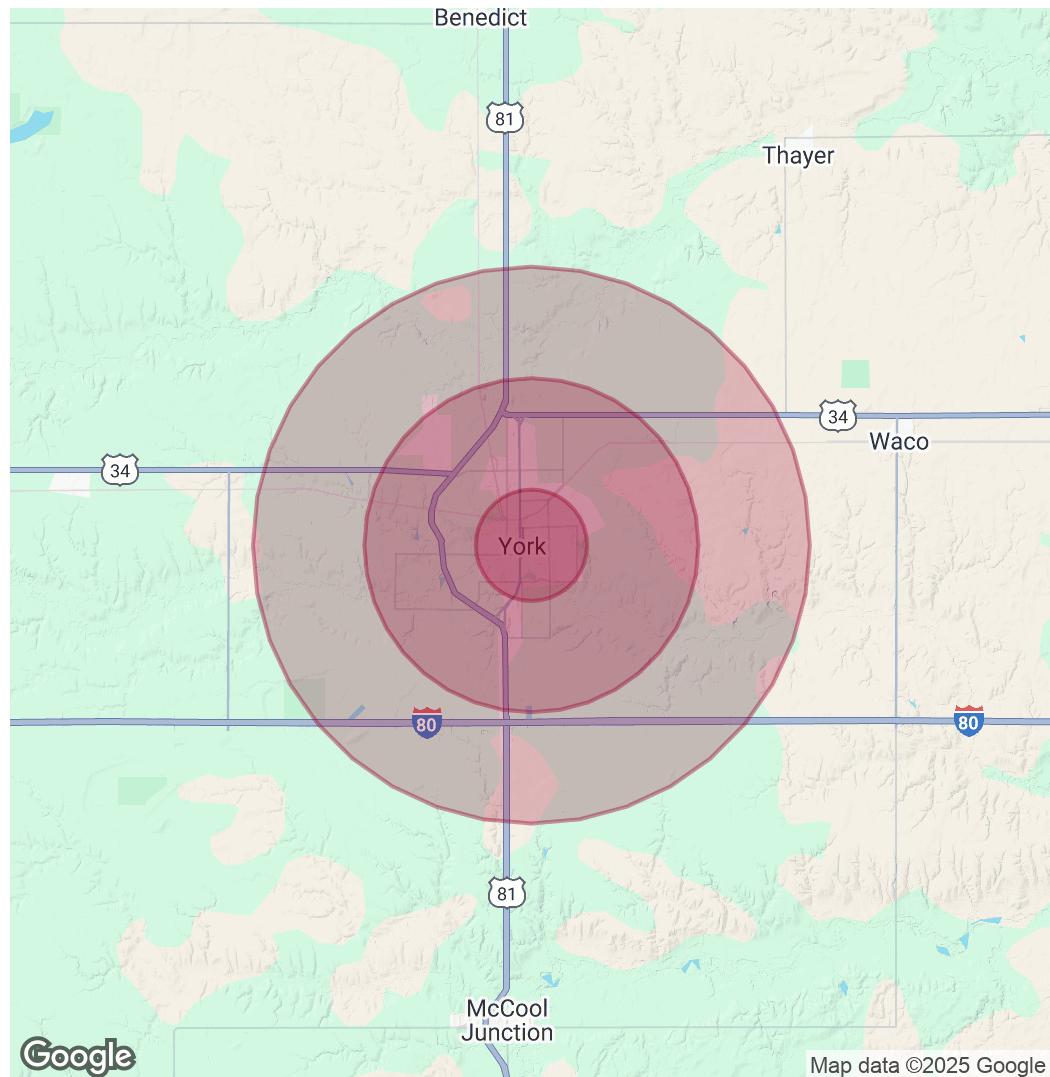


POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	6,891	9,099	9,459
<b>Average Age</b>	40	40	40
<b>Average Age (Male)</b>	39	39	39
<b>Average Age (Female)</b>	41	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	2,743	3,630	3,777
<b># of Persons per HH</b>	2.5	2.5	2.5
<b>Average HH Income</b>	\$104,072	\$104,273	\$104,333
<b>Average House Value</b>	\$210,441	\$213,998	\$215,008

Demographics data derived from AlphaMap



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