

FOR LEASE

622 N BURLINGTON AVE, YORK, NE 68467

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



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:

Katy Martin

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Omaha: 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

Lincoln: 200 South 21st Street, Suite A113 | Lincoln, NE 68510 | 531.721.2888



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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

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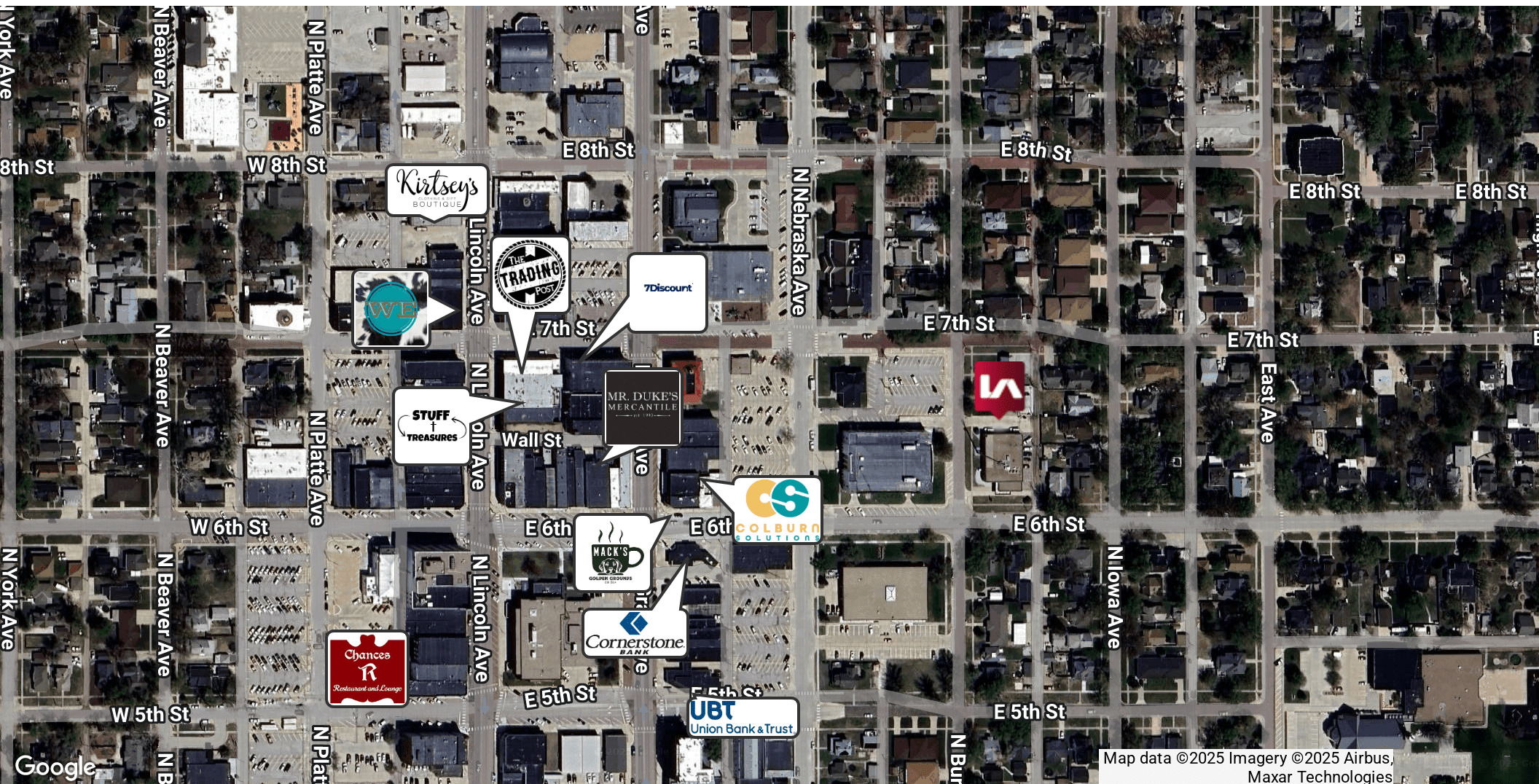


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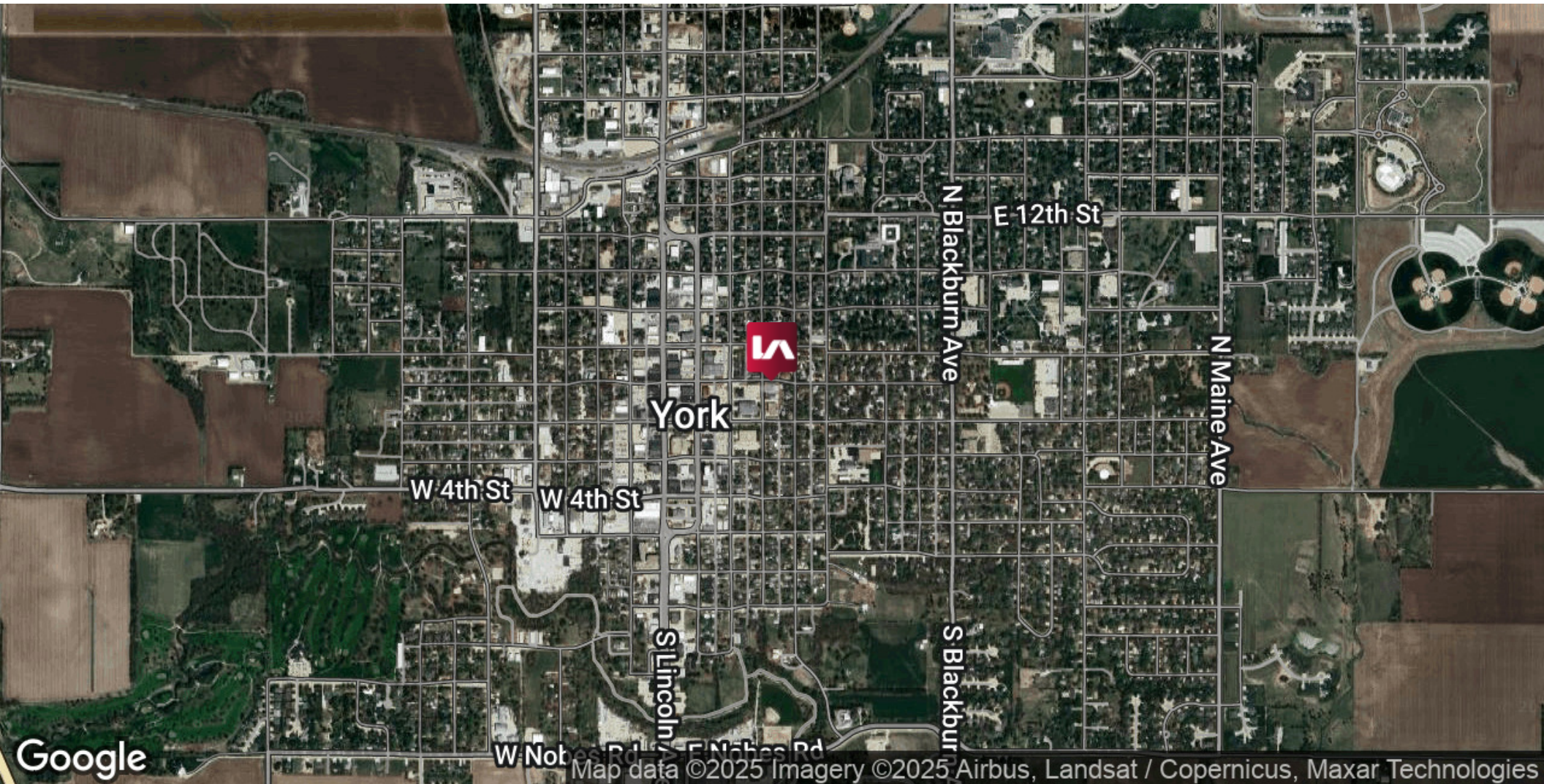
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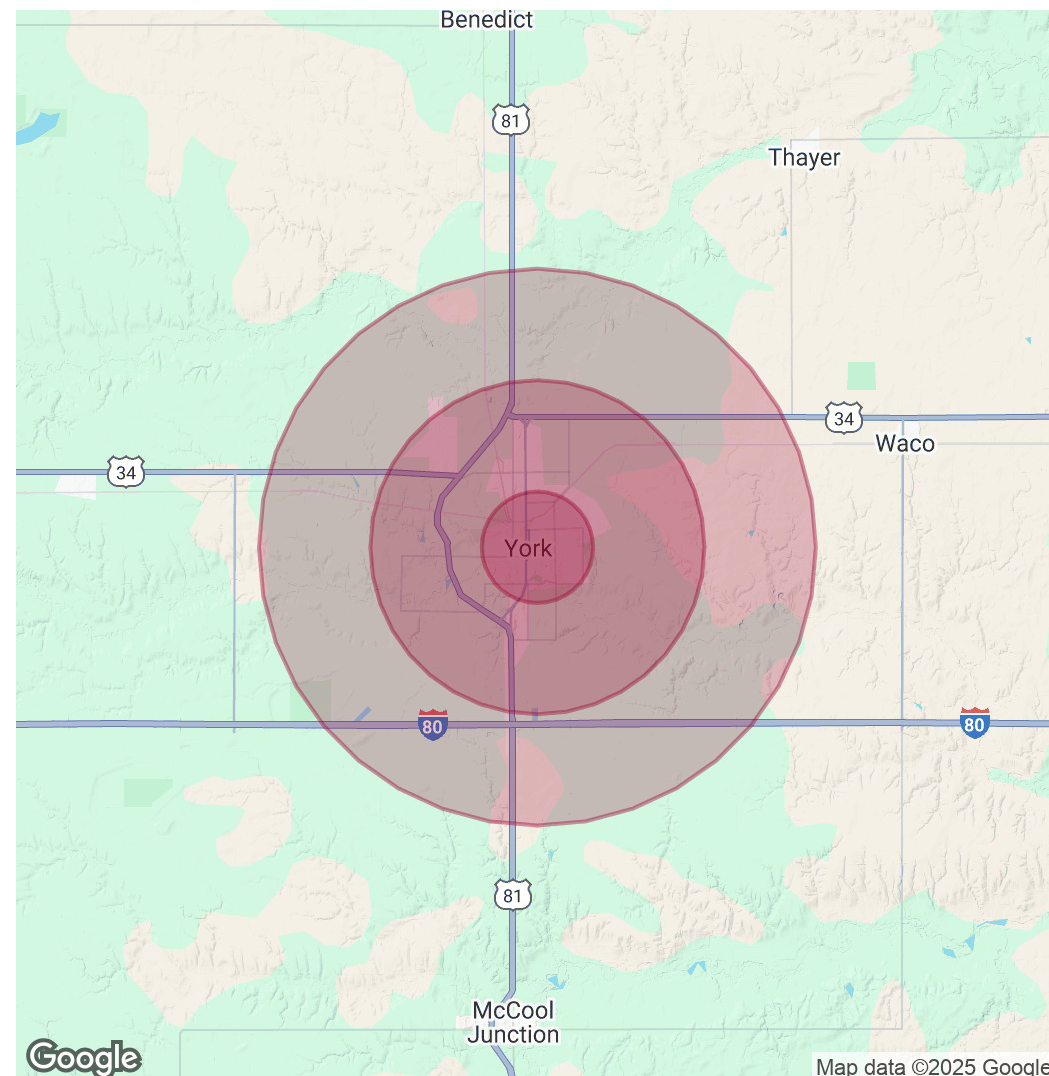
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,891	9,099	9,459
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	42	42

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

Demographics data derived from AlphaMap



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