

2620 O ST  
Lincoln, NE 68503



**PROPERTY DESCRIPTION**

Unlock your business potential with this retail space located directly on 'O' Street, just steps from a high-traffic intersection. This highly visible location offers exceptional exposure, ideal for attracting both drive-by and foot traffic. With an updated entry and large warehouse space in the back, complete with an overhead garage door, this space offers ample flexibility for a variety of businesses.

SPACES	LEASE RATE	SPACE SIZE
2620 O Street	\$9.50 SF/yr	4,968 SF

**OFFERING SUMMARY**

Lease Rate	\$9.50 SF/yr (NNN)
Number of Units	1
Total Available SF	4,968 SF
Lot Size	12,071 SF
Building Size	4,968 SF
NNN	\$2.60 / SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	683	2,395	9,158
Total Population	1,549	5,476	24,934
Average HH Income	\$47,262	\$50,431	\$60,399



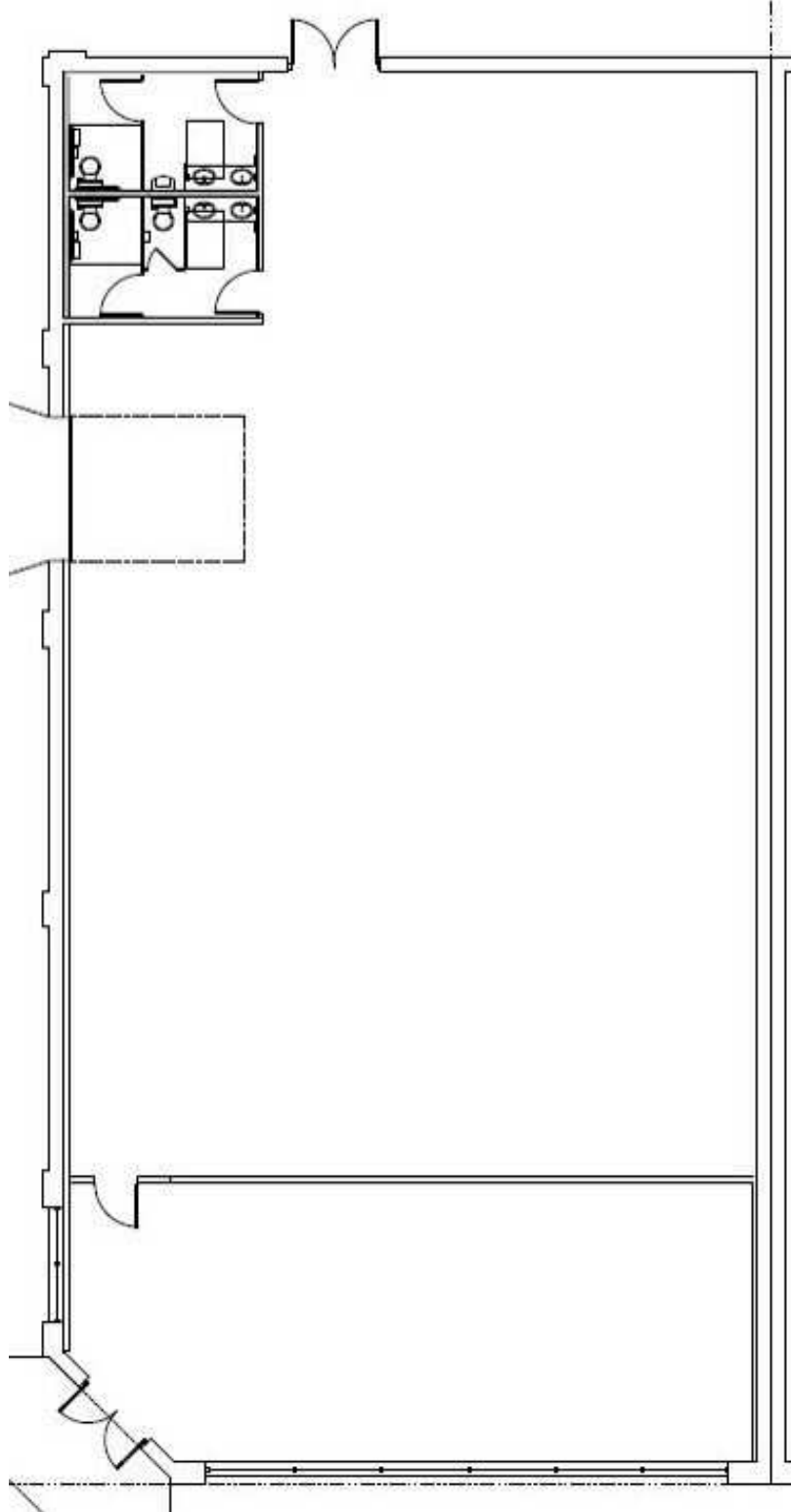
**TOM GIFFORD**  
Broker  
402.326.2413  
TjGifford@SpeedwayProperties.com



**KALI KLASSEN**  
Commercial Leasing Agent  
402.323.3123  
KmKlassen@SpeedwayProperties.com



2620 O ST  
Lincoln, NE 68503



**TOM GIFFORD**  
Broker  
402.326.2413  
TjGifford@SpeedwayProperties.com

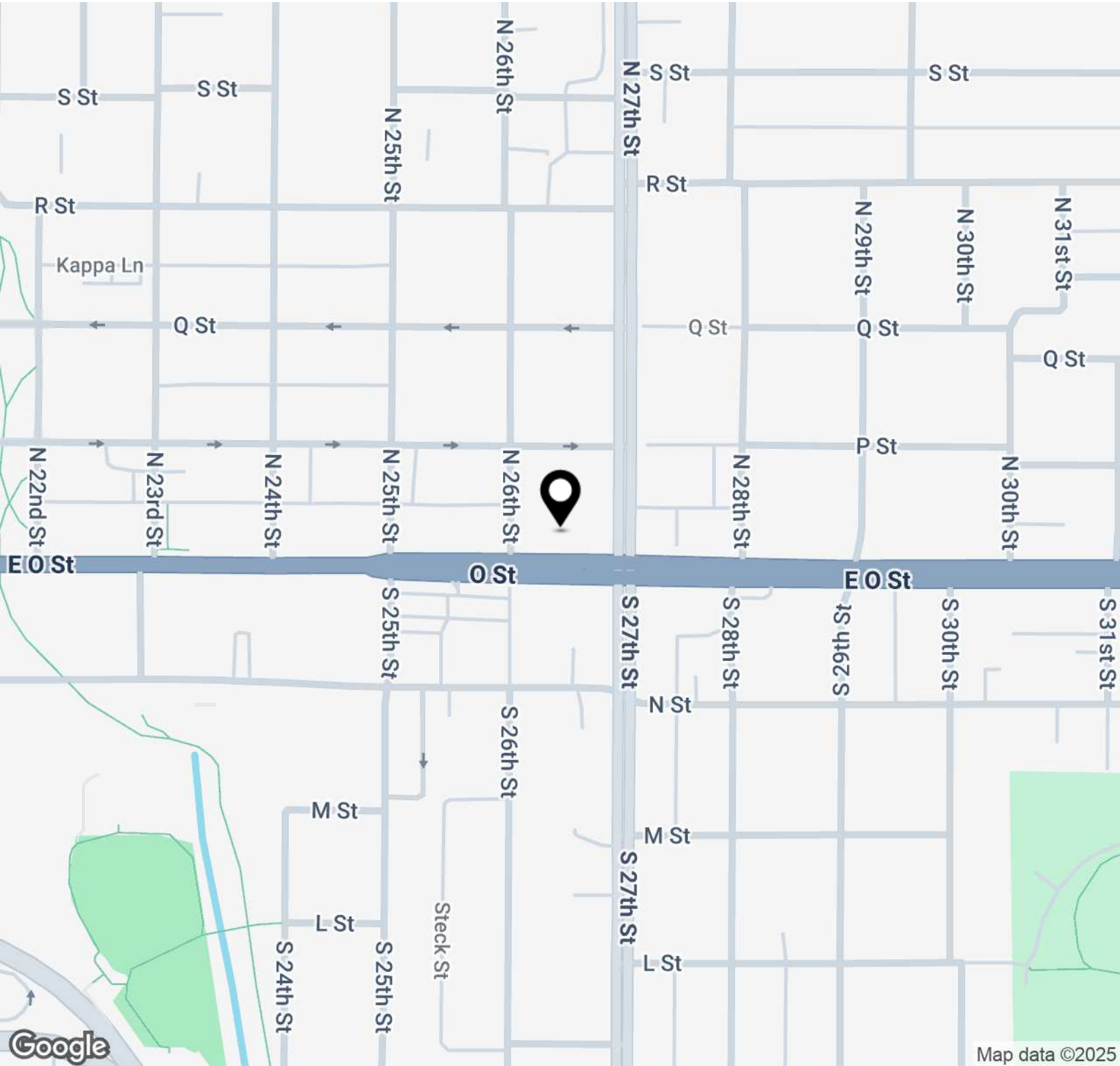


**KALI KLASSEN**  
Commercial Leasing Agent  
402.323.3123  
KmKlassen@SpeedwayProperties.com



# 2620 O ST

Lincoln, NE 68503



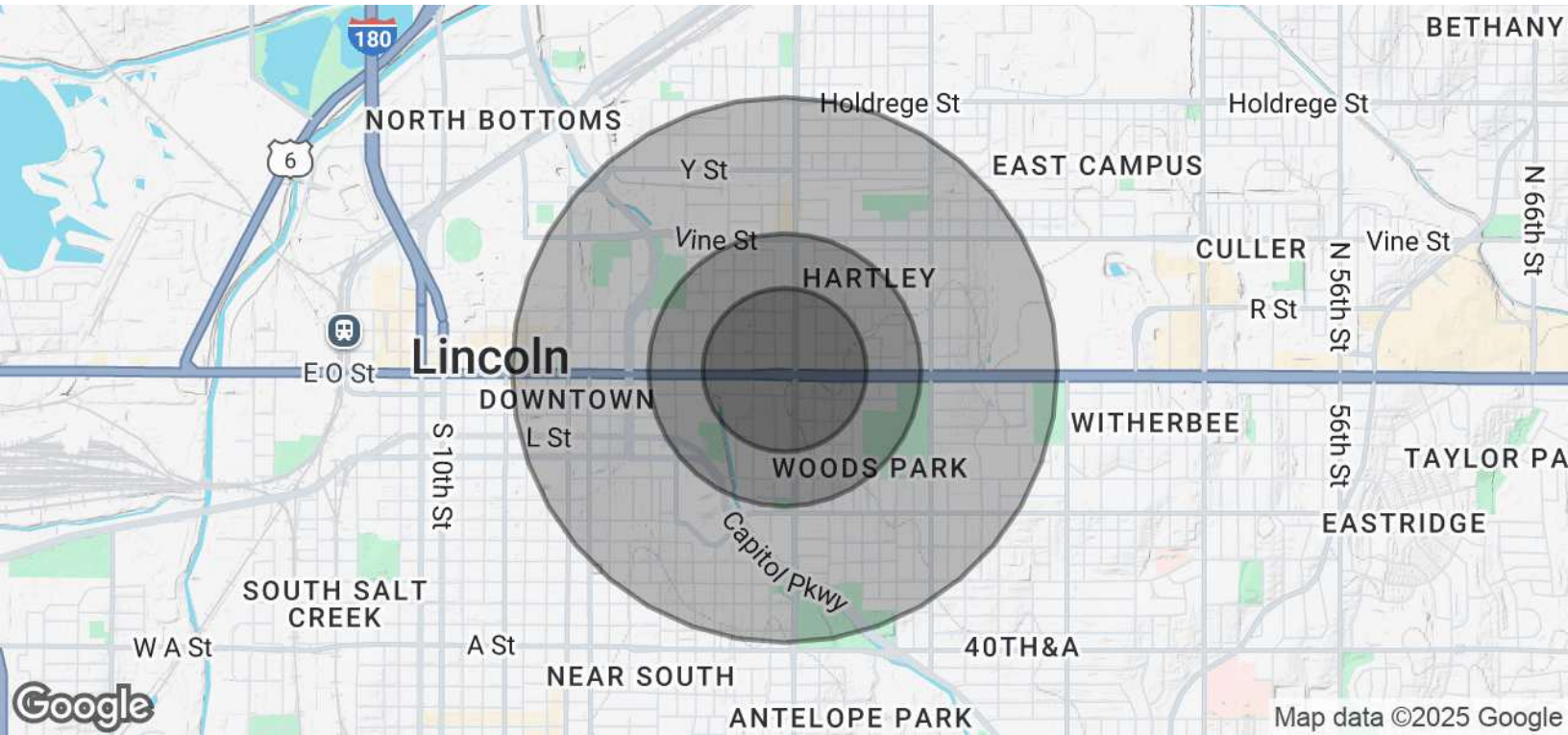
**TOM GIFFORD**  
Broker  
402.326.2413  
TjGifford@SpeedwayProperties.com



**KALI KLASSEN**  
Commercial Leasing Agent  
402.323.3123  
KmKlassen@SpeedwayProperties.com



2620 O ST  
Lincoln, NE 68503



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,549	5,476	24,934
Average Age	33	34	32
Average Age (Male)	33	34	32
Average Age (Female)	34	34	32

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	683	2,395	9,158
# of Persons per HH	2.3	2.3	2.7
Average HH Income	\$47,262	\$50,431	\$60,399
Average House Value	\$171,768	\$231,412	\$223,913

Demographics data derived from AlphaMap



**TOM GIFFORD**  
Broker  
402.326.2413  
TjGifford@SpeedwayProperties.com



**KALI KLASSEN**  
Commercial Leasing Agent  
402.323.3123  
KmKlassen@SpeedwayProperties.com

