

1921 S 17TH ST

1921 S 17th St, Lincoln, NE 68502



PROPERTY DESCRIPTION

Situated in the heart of a vibrant residential neighborhood, 1921 S 17th St. provides a unique blend of community charm and commercial viability. The proximity to South St along 17th St ensures ample visibility, making it an ideal location for businesses aiming to capture local attention. Benefit from the constant flow of traffic in the area, creating prime opportunities for your business to gain exposure. Enjoy the exclusivity of a stand-alone building, offering privacy and autonomy for your business operations. This distinctive feature sets 1921 S 17th St. apart, providing a professional environment that reflects your brand image. Convenience meets practicality with up to three dedicated off-street parking spaces in the front of the building. This rare amenity ensures easy accessibility for both clients and employees, enhancing the overall appeal of your business location.

PROPERTY HIGHLIGHTS

- Ideal for Various Businesses:
- Community Groups: 1921 S 17th St. is tailor-made for community organizations seeking a central hub for meetings and activities.
- Non-Profits: Create a meaningful impact in the community by establishing your non-profit organization in this welcoming space.
- Start-ups: Nurture your budding business in an environment conducive to growth and innovation.
- Small and Growing Businesses: Whether you're expanding or just starting, 1921 S 17th St. provides the perfect backdrop for your

OFFERING SUMMARY

Lease Rate:	\$6.00 SF/yr (NNN)
Number of Units:	1
Available SF:	1,536 SF
Lot Size:	2,493 SF
Building Size:	1,536 SF
NNN:	\$3.00 / SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	870	3,144	11,395
Total Population	2,028	6,818	21,839
Average HH Income	\$54,836	\$55,333	\$50,361



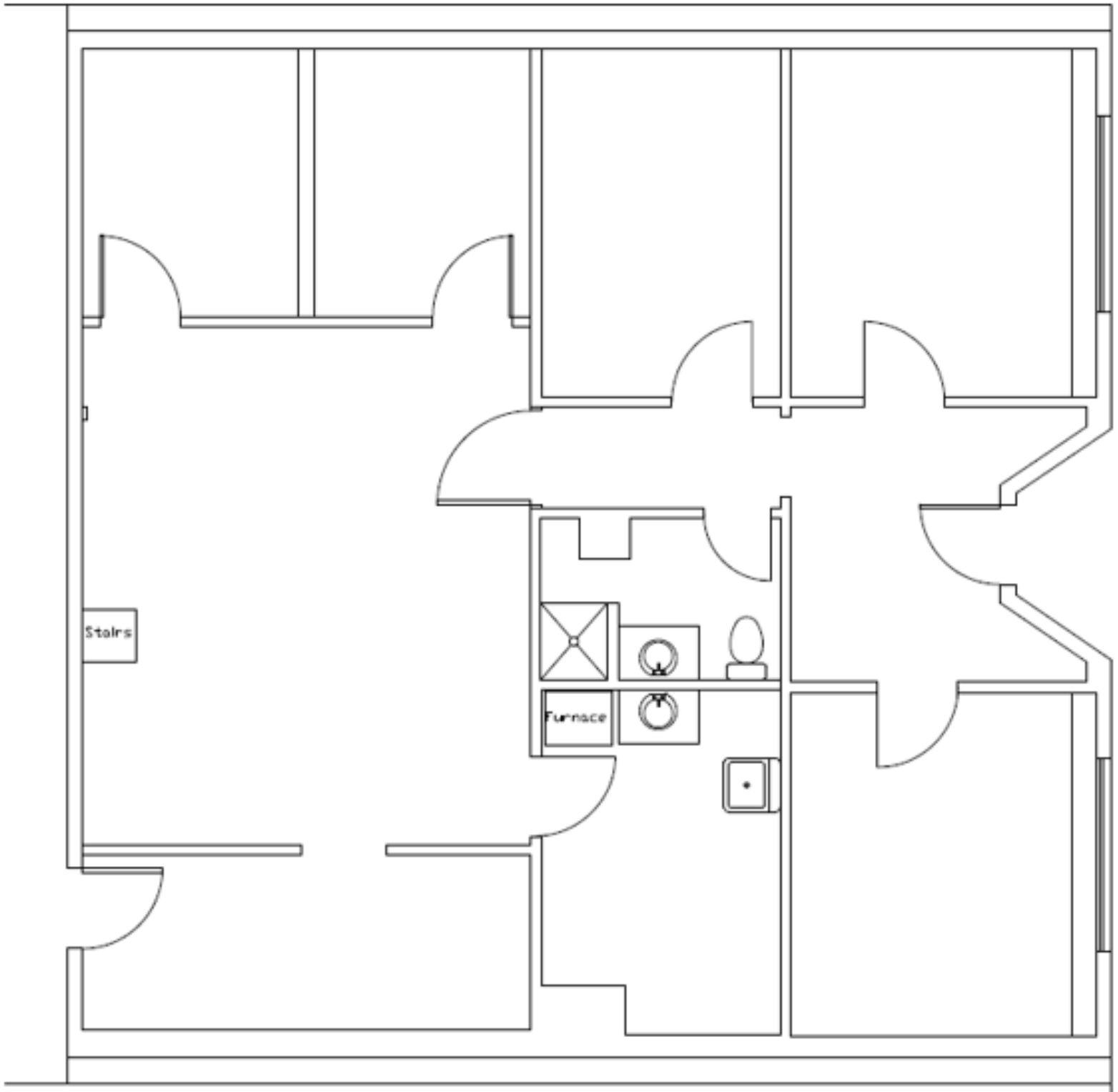
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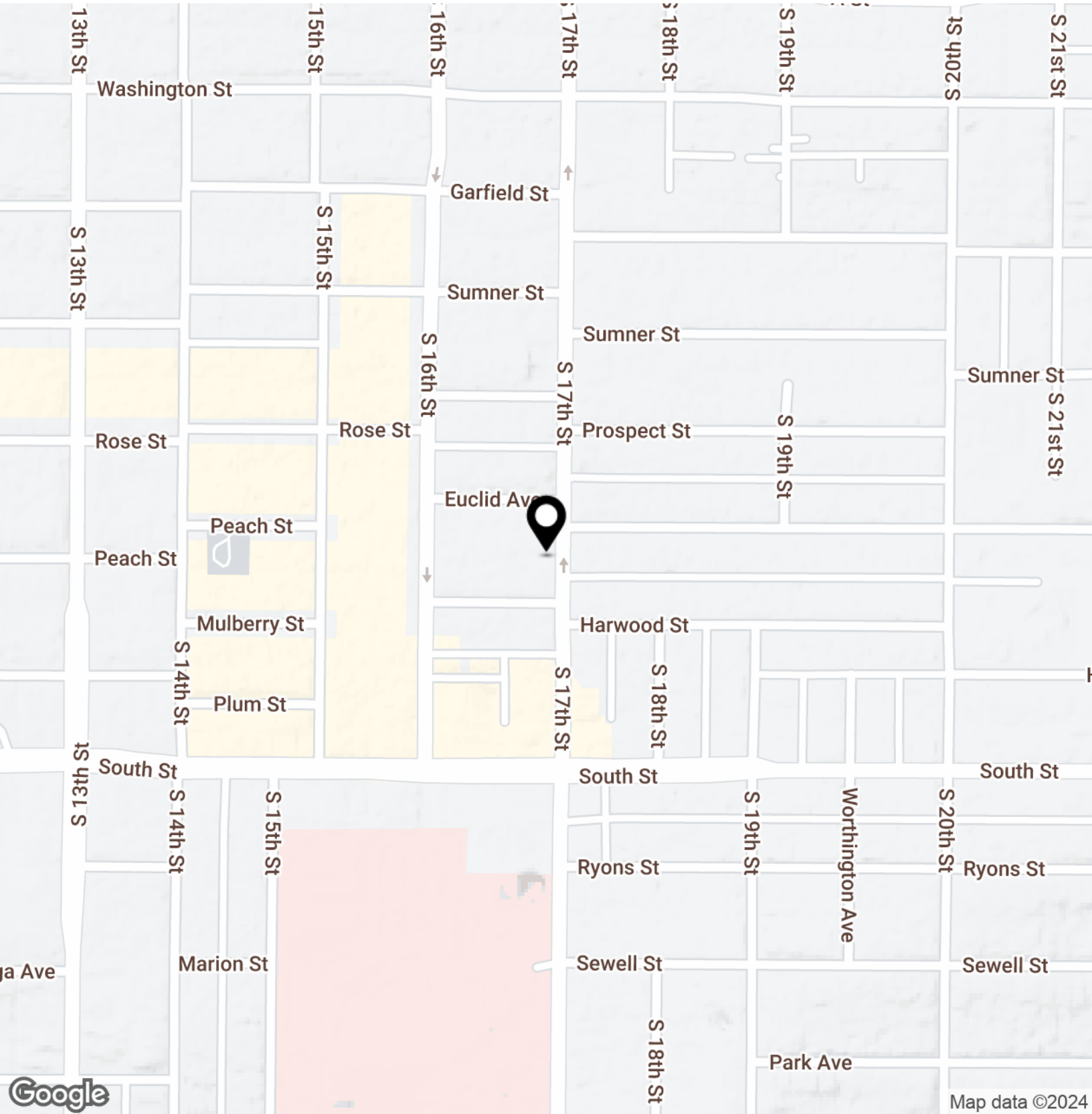
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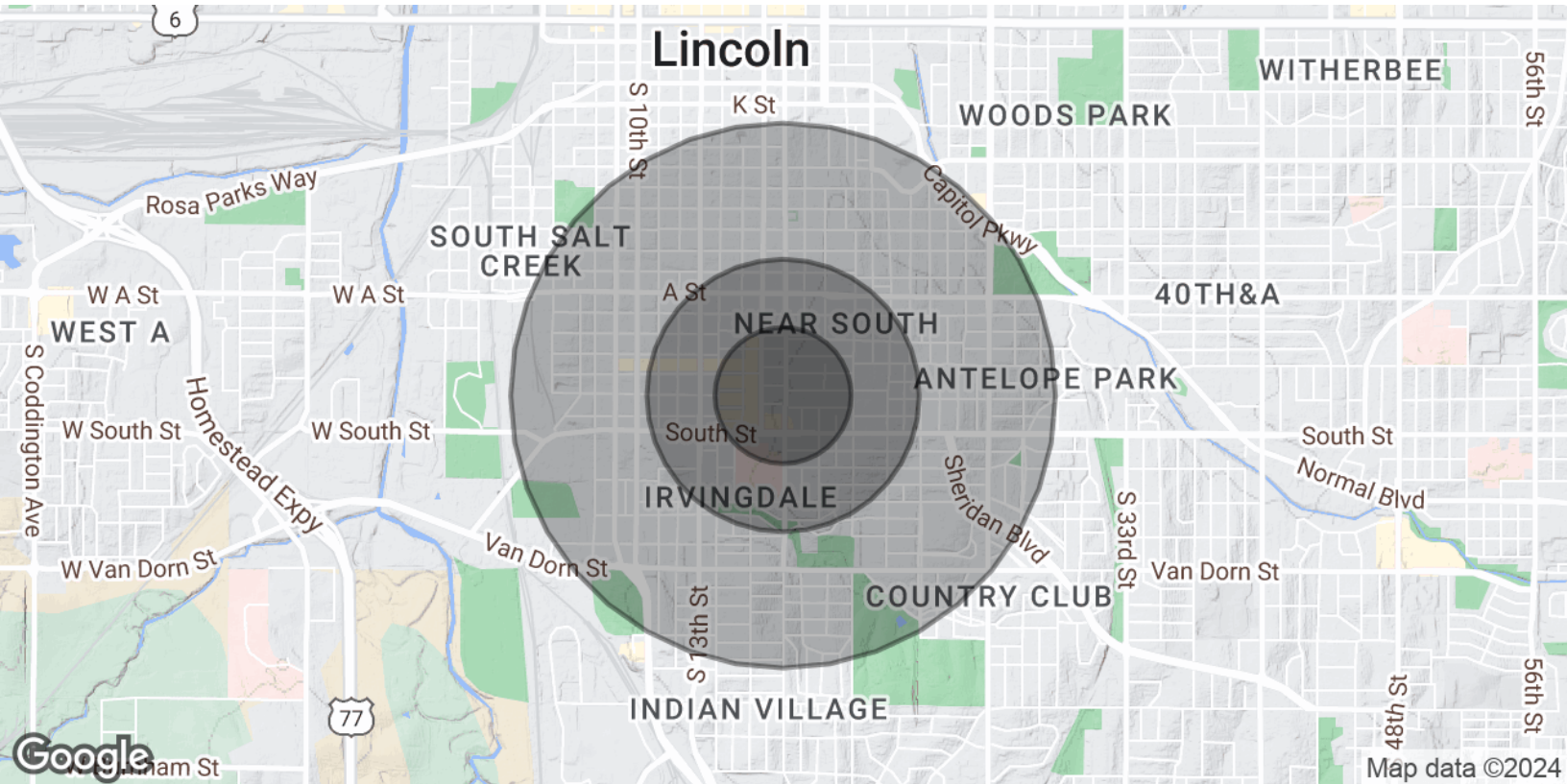
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**POPULATION****0.25 MILES****0.5 MILES****1 MILE**

Total Population	2,028	6,818	21,839
Average Age	29.9	33.4	33.0
Average Age (Male)	32.6	34.7	33.8
Average Age (Female)	28.8	33.1	32.6

HOUSEHOLDS & INCOME**0.25 MILES****0.5 MILES****1 MILE**

Total Households	870	3,144	11,395
# of Persons per HH	2.3	2.2	1.9
Average HH Income	\$54,836	\$55,333	\$50,361
Average House Value	\$112,162	\$128,967	\$128,677

2020 American Community Survey (ACS)

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