

1935 O ST  
Lincoln, NE 68510



**PROPERTY DESCRIPTION**

Position your business for success in this versatile office/retail space. Located on 'O' Street, at the North end of the Telegraph District, this property offers great visibility and signage opportunities. Call today for more information!

SPACES	LEASE RATE	SPACE SIZE
1935 O Suite 110	\$12.00 SF/yr	5,527 SF

**OFFERING SUMMARY**

Lease Rate	\$12 SF/yr (NNN)
Number of Units	8
Total Available SF	5,527 SF
Lot Size	16,127 SF
Building Size	23,107 SF
NNN	\$4.00 / SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	397	2,457	10,826
Total Population	1,078	7,337	26,711
Average HH Income	\$38,755	\$49,499	\$53,320



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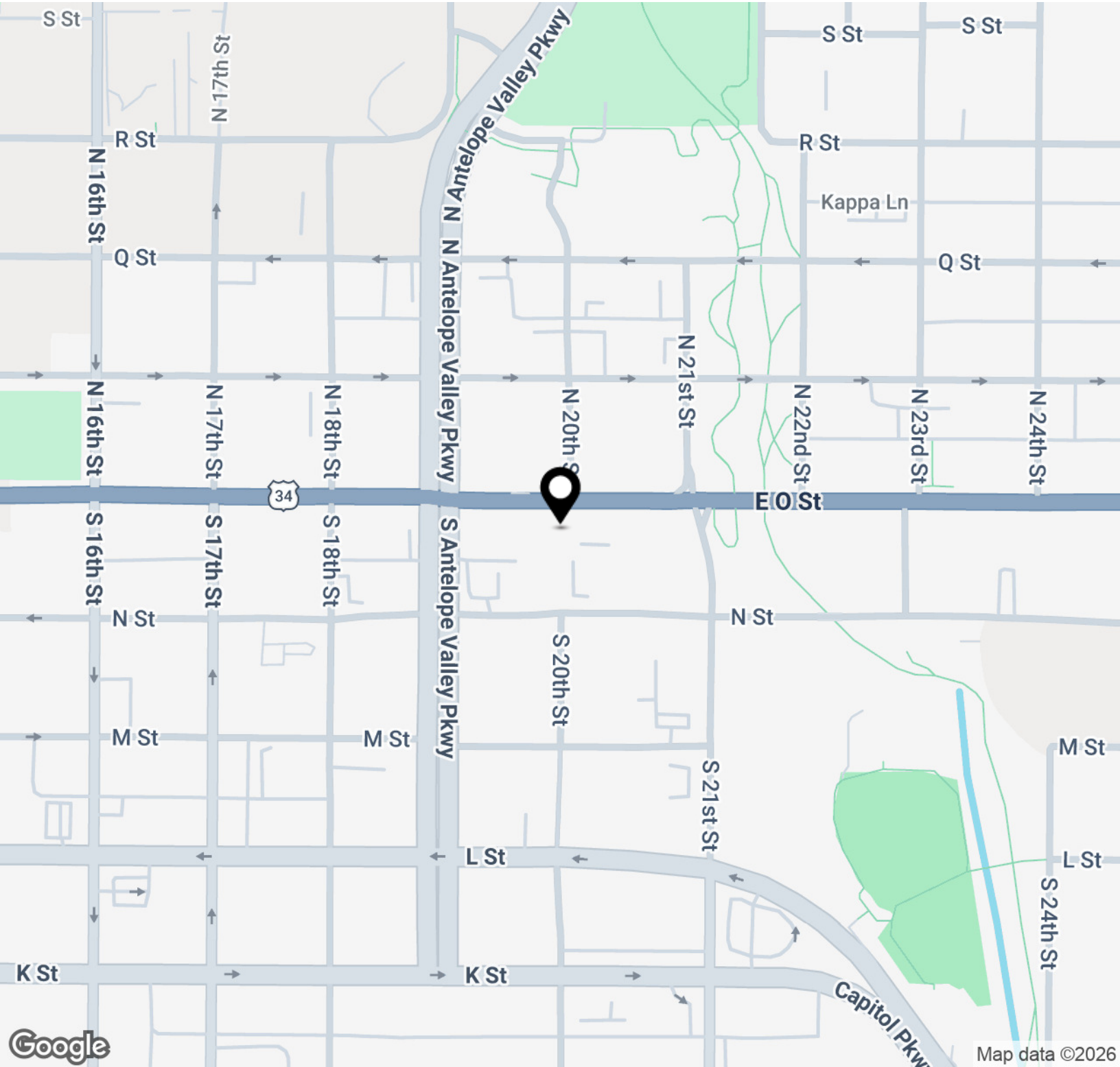
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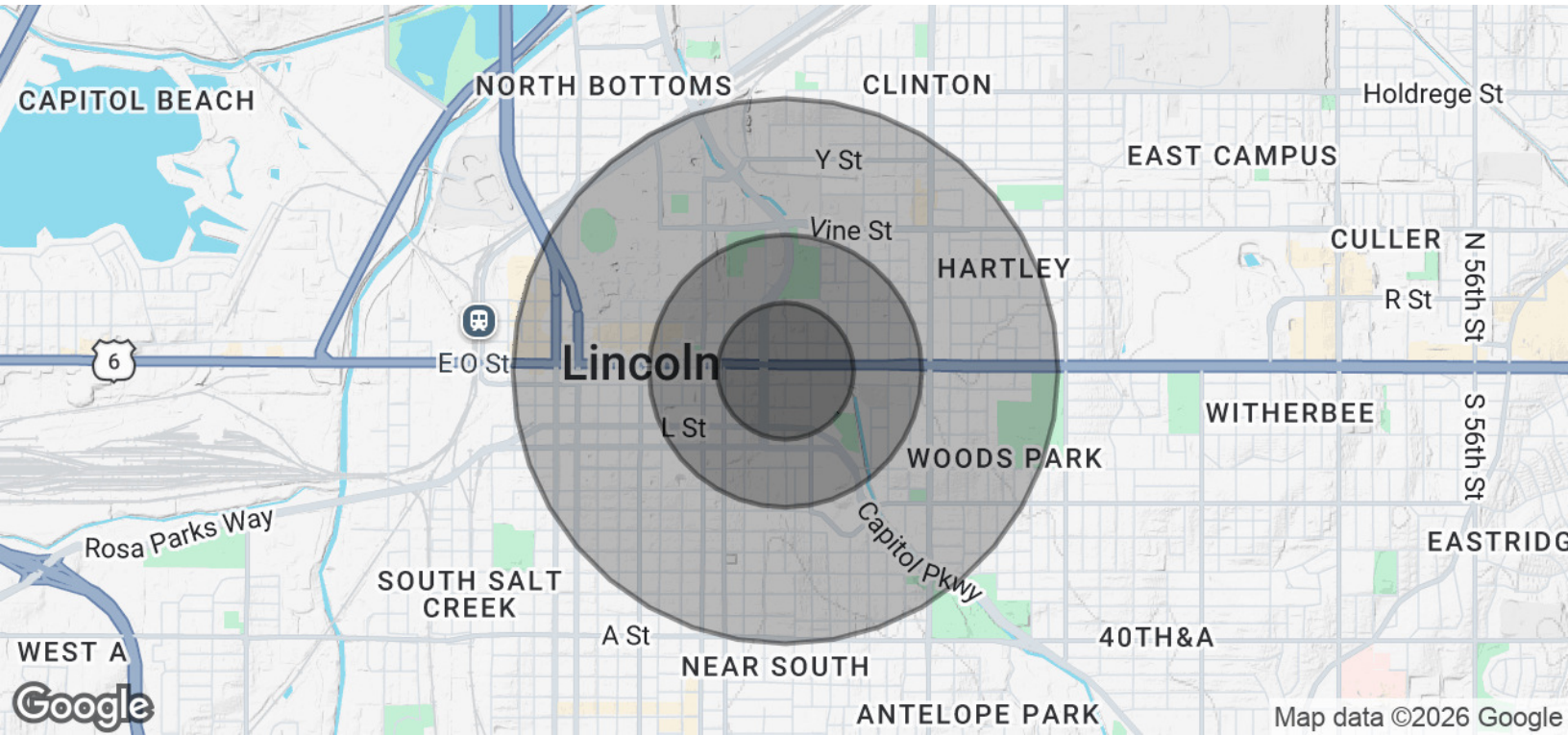


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,078	7,337	26,711
Average Age	22.0	26.0	26.8
Average Age (Male)	22.1	27.1	27.8
Average Age (Female)	21.8	24.2	26.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	397	2,457	10,826
# of Persons per HH	2.7	3.0	2.5
Average HH Income	\$38,755	\$49,499	\$53,320
Average House Value	\$120,916	\$230,327	\$218,166

2023 American Community Survey (ACS)



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