

# ROCKLEDGE SQUARE

LIVE  
SHOP  
WORK  
DINE

2901 South 84th Street • Lincoln, NE



## Features

- Average HHI nearly \$106,508 within a one mile radius.
- Traffic count: Nearly 30,000 vehicles per day on 84th & Van Dorn.
- Join: Scooter's Coffee, Fareway Meat Market, and Primetime Sports among others.
- Directly adjacent to 200+ Luxury Apartment Homes.
- Located across the street from Lincoln Benefit Life's Corporate Campus.



**SLOSBURG**  
REAL PROPERTY

10040 Regency Circle  
Omaha, NE  
[www.slosburg.com](http://www.slosburg.com)  
**402.391.7900**

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Building Information	
Lease Rate:	\$21.00 PSF
Lease Term:	5 YEAR
Leas Type:	NNN
Parking Ratio:	6.3 : 1,000

Vacancy	
Suite 12	1,408 SF
Suite 10	1,468 SF

Demographic Profile	1 mile radius	3 mile radius	5 mile radius
2023 Estimated Population	9,082	62,510	180,667
2023 Estimated Households	4,079	26,409	76,229
Growth 2010-2023	0.9%	1.0%	1.0%
Growth 2023-2028	0.4%	0.4%	0.4%
2023 Est. Average Household Income	\$106,508	\$102,144	\$90,063
2023 Estimated Daytime Population	2,371	59,999	90,121



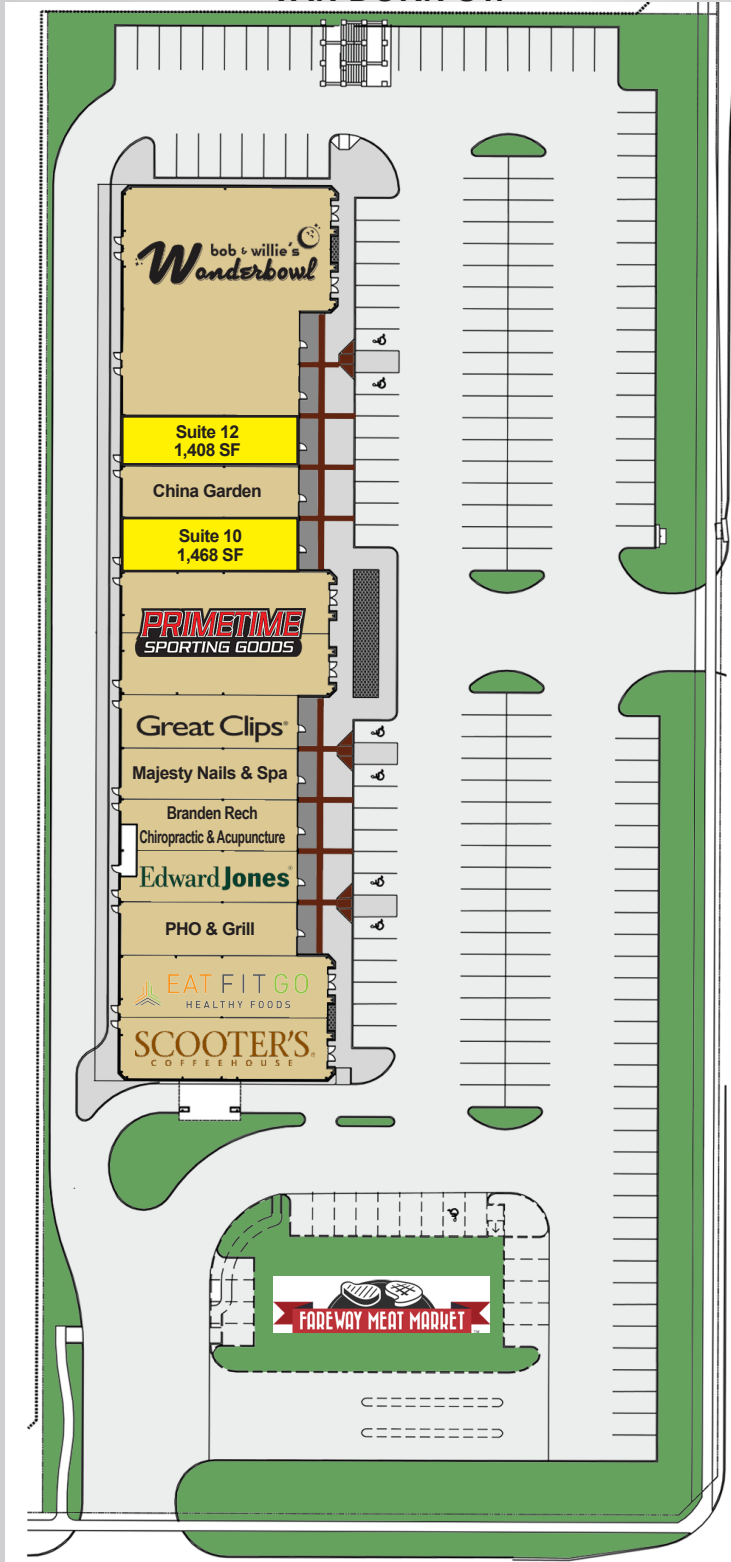
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VAN DORN ST.



ROCKLEDGE ROAD

- Leased
- Available



84TH STREET

# ROCKLEDGE SQUARE

L I V E  
S H O P  
W O R K  
D I N E

