

TELEGRAPH WAREHOUSE

2016 M St, Lincoln, NE 68510



PROPERTY DESCRIPTION

At Downtown Lincoln's eastern edge, the Telegraph District is a vibrant, mixed use neighborhood enveloping everything from employers and housing, to entertainment, and dining. Paired with ample, free surface parking, the Telegraph District facilitates daily navigation through walking and biking.

SPACES	LEASE RATE	SPACE SIZE
2016 M Street	\$17.00 SF/yr	579 - 15,237 SF

OFFERING SUMMARY

Lease Rate	\$17.00 SF/yr (NNN)
Total Available SF	15,237 SF
Lot Size	20,874 SF
Building Size	20,067 SF
NNN	\$5.75 / SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	532	2,798	11,996
Total Population	1,070	6,406	27,659
Average HH Income	\$29,933	\$37,374	\$37,134



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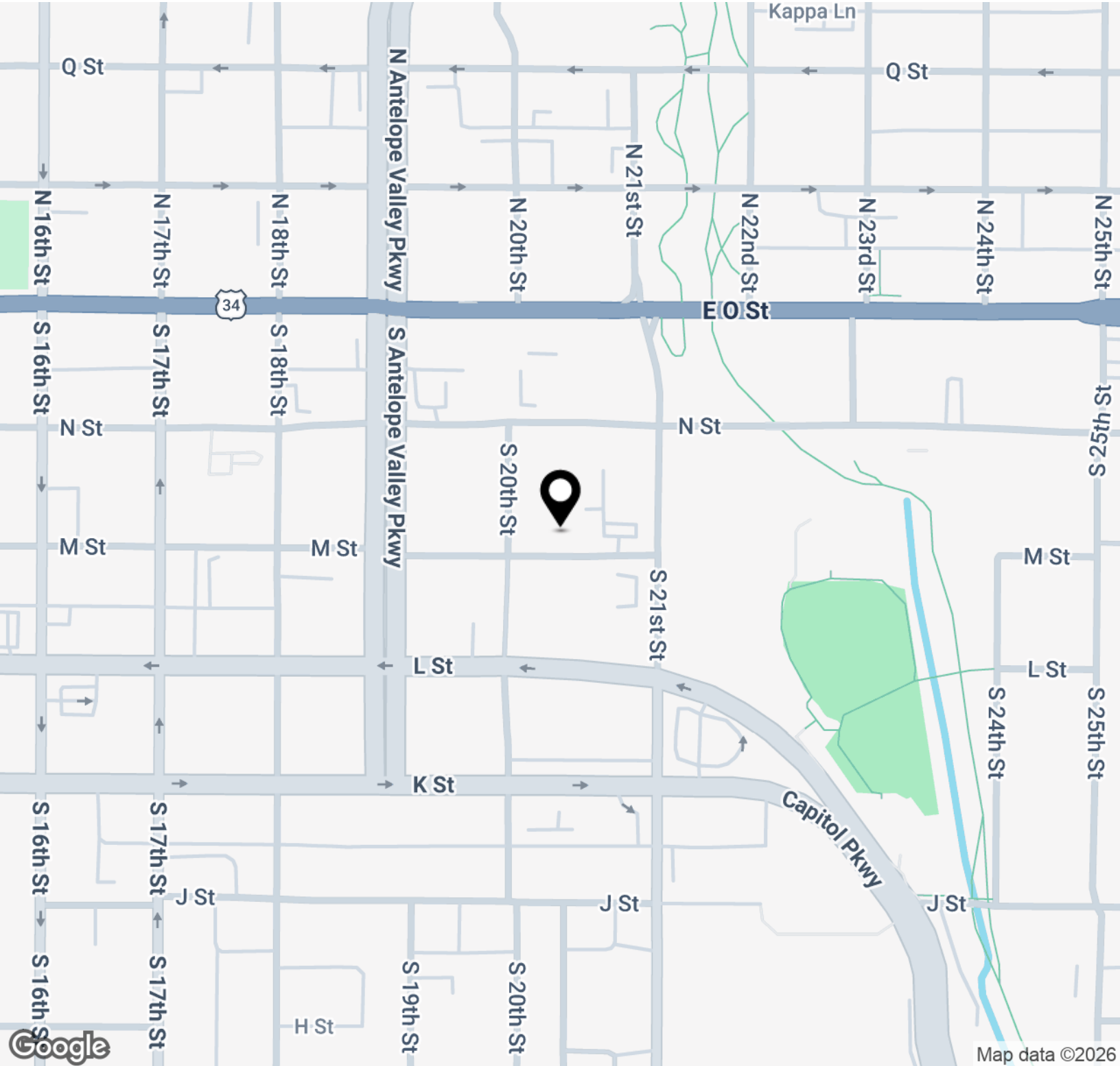


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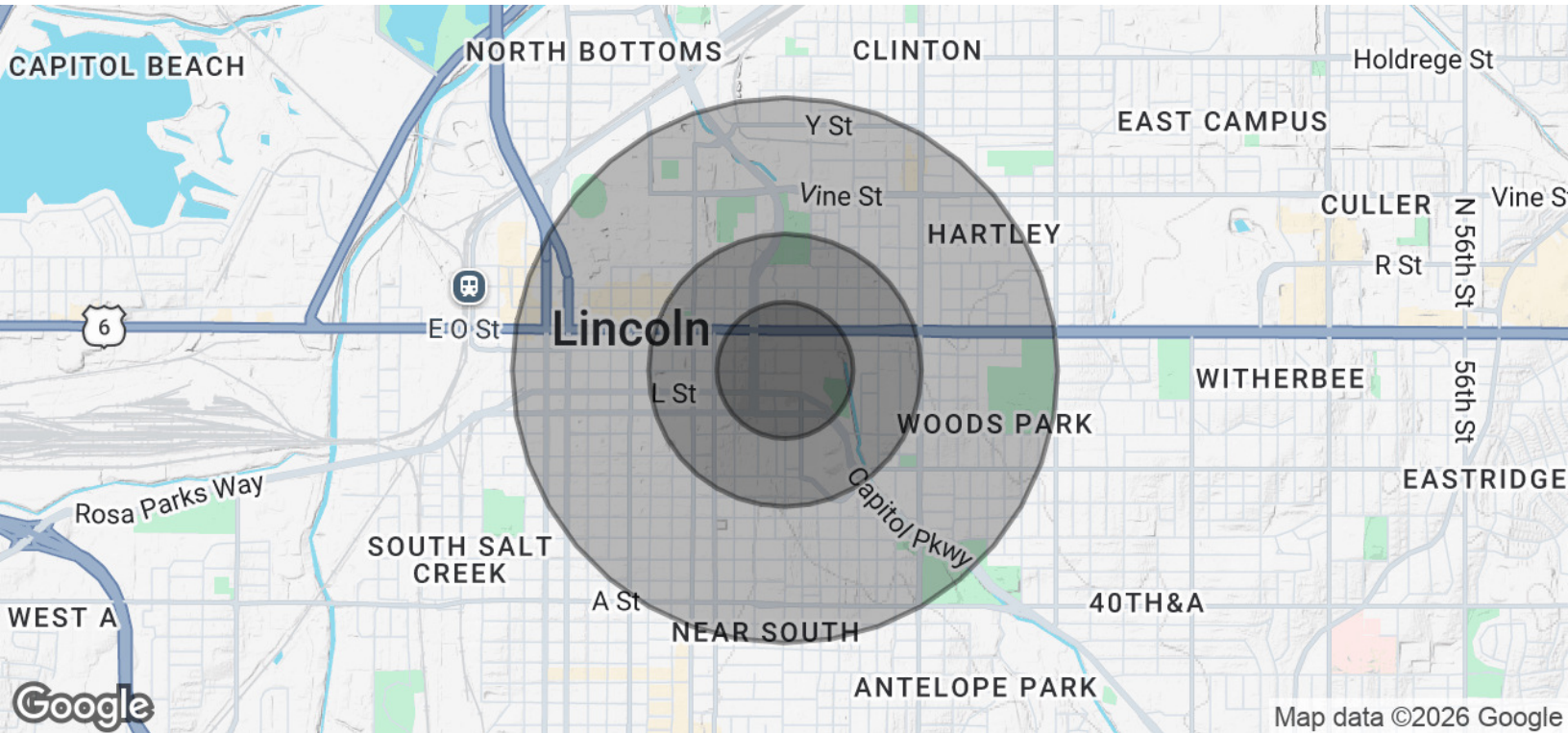


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,070	6,406	27,659
Average Age	22.4	23.5	25.6
Average Age (Male)	23.6	24.4	26.4
Average Age (Female)	22.8	24.2	25.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	532	2,798	11,996
# of Persons per HH	2.0	2.3	2.3
Average HH Income	\$29,933	\$37,374	\$37,134
Average House Value	\$96,806	\$120,040	\$116,021

2020 American Community Survey (ACS)



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