

TELEGRAPH FLATS

2001 N St, Lincoln, NE 68510



PROPERTY DESCRIPTION

Positioned at the corner of 20th and N, in the growing Telegraph District, Telegraph Flats offers two unique spaces. One ideal for retail, restaurant, or office use, the other, a live/work space, perfect for start ups, small businesses or working from home. Situated on the first floor of a modern mixed-use building with off-street and lot parking available, Telegraph Flats offers convenience, flexibility, and a unique opportunity to join one of Lincoln's fastest-growing districts.

OFFERING SUMMARY

Lease Rate	\$16.00 - 19.31 SF/yr (NNN)
Total Available SF	3,685 SF
Lot Size	52,882 SF
Building Size	99,137 SF
NNN	\$5.50 / SF

SPACES	LEASE RATE	SPACE SIZE
2001 N Street Suite 100	\$16.00 SF/yr	2,557 SF
2001 N Street - Live/Work Space	\$1,815 per month	1,128 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	489	2,718	11,862
Total Population	979	6,520	27,552
Average HH Income	\$29,545	\$38,018	\$36,918



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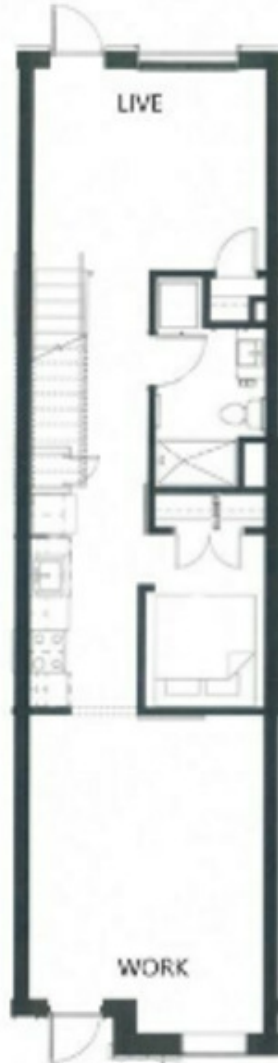
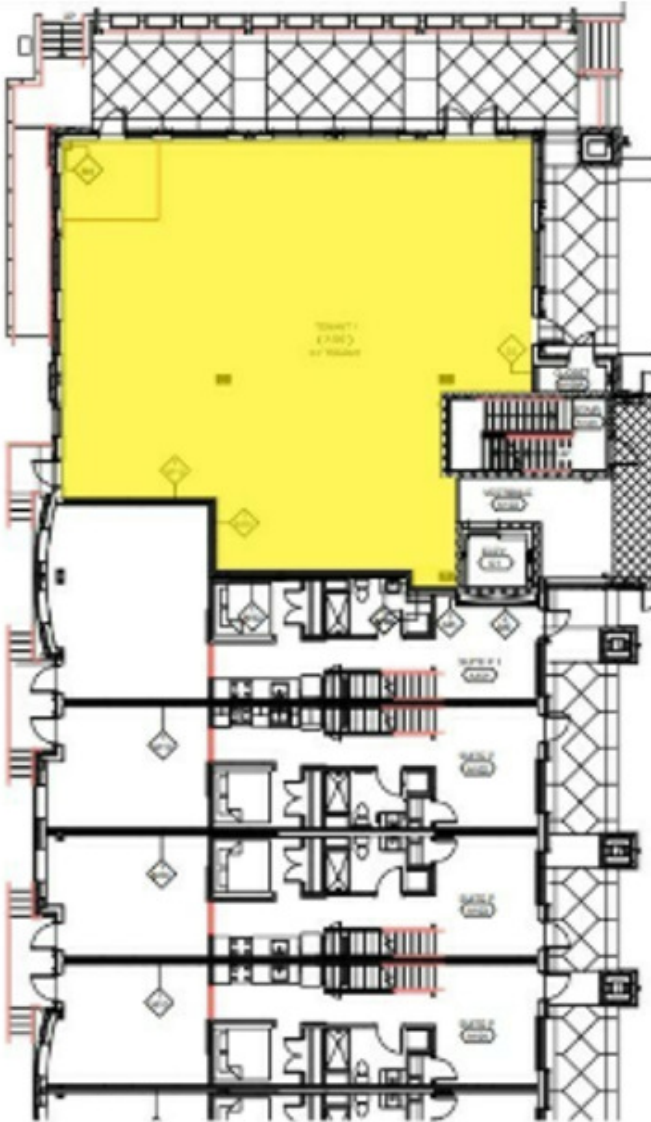
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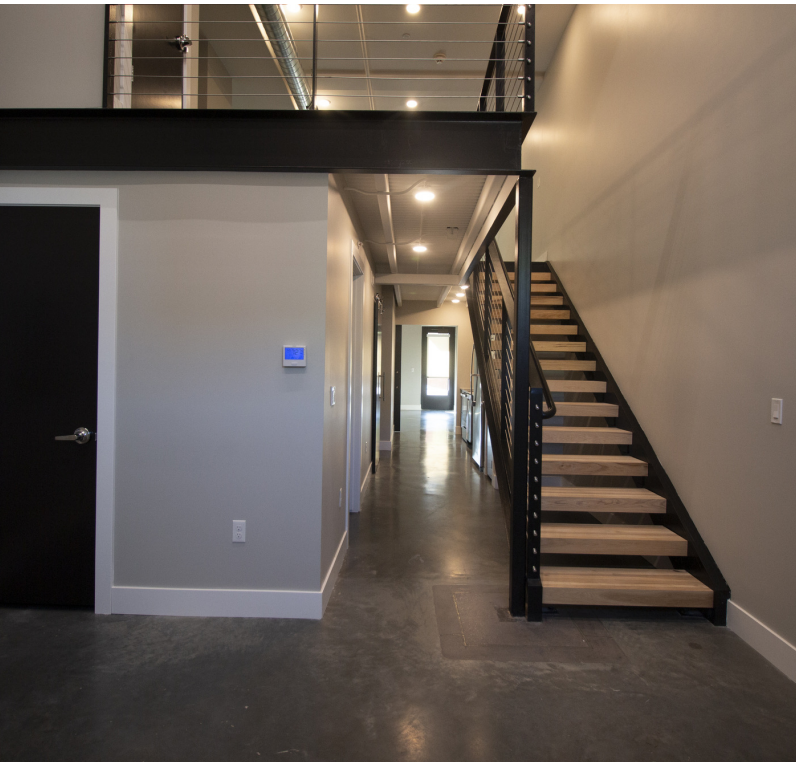
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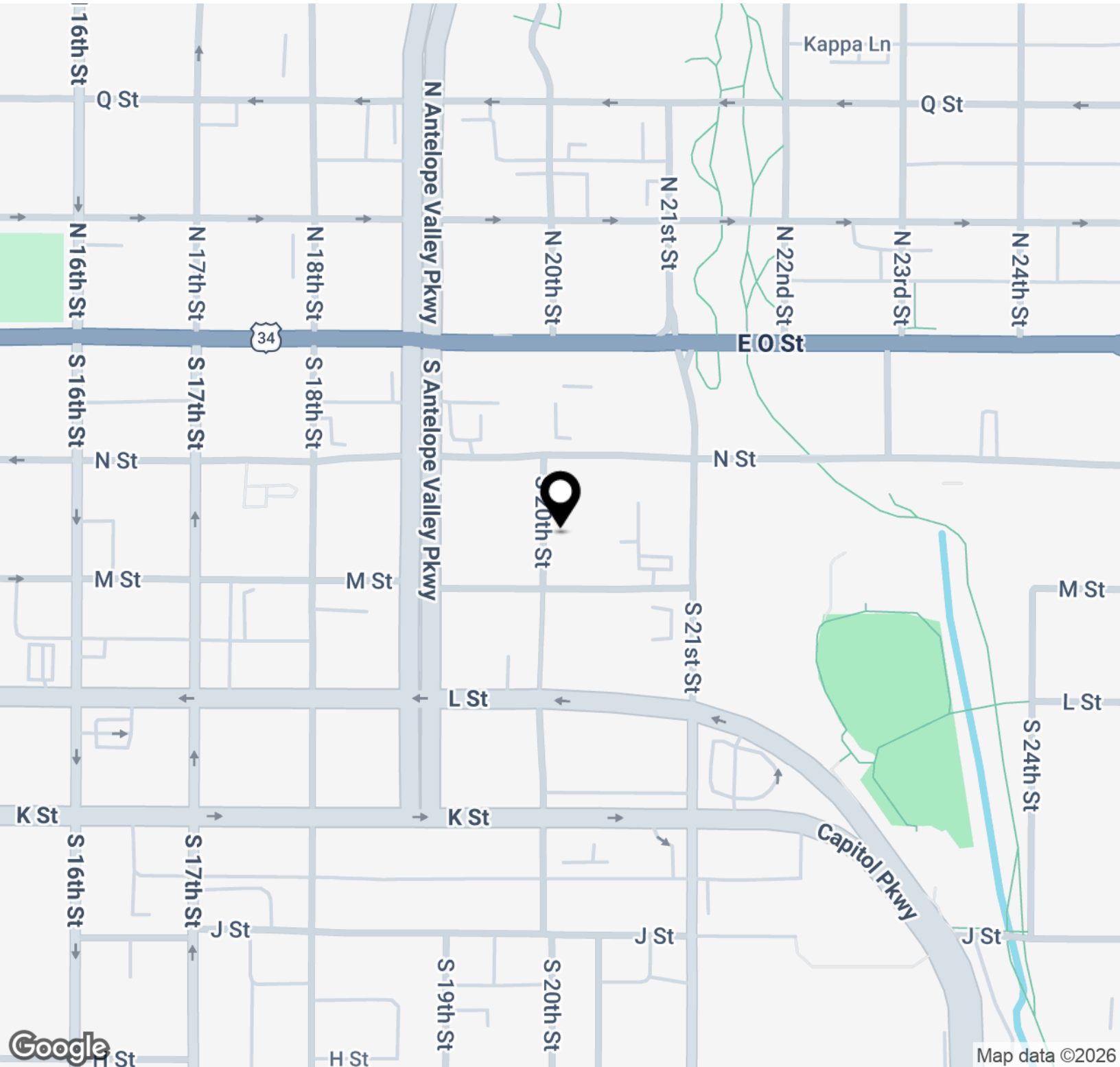
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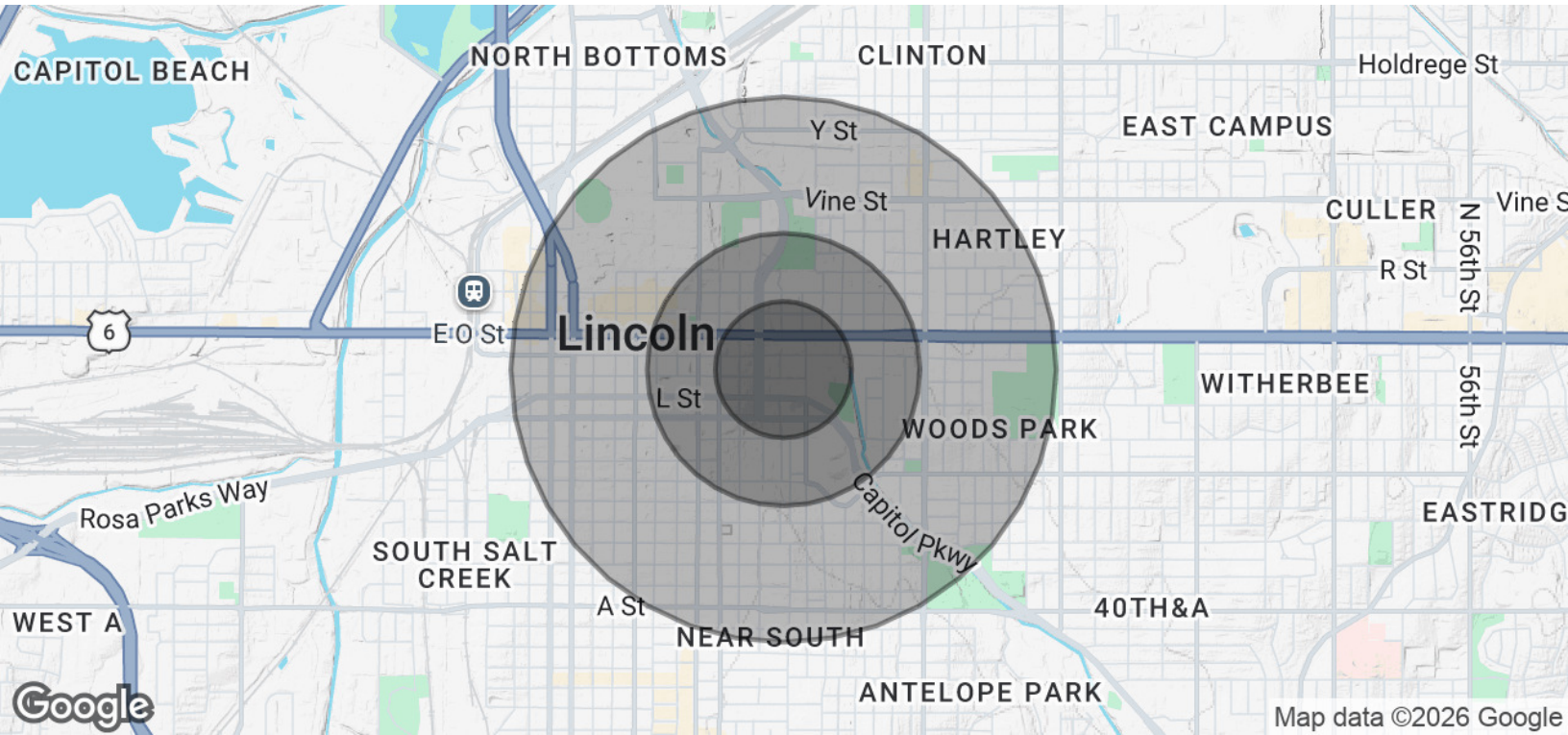
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	979	6,520	27,552
Average Age	22.2	23.3	25.4
Average Age (Male)	23.7	24.1	26.3
Average Age (Female)	22.5	23.8	25.5
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	489	2,718	11,862
# of Persons per HH	2.0	2.4	2.3
Average HH Income	\$29,545	\$38,018	\$36,918
Average House Value	\$99,830	\$119,280	\$115,775

2020 American Community Survey (ACS)



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