

4001 O STREET

Lincoln, NE 68502



PROPERTY DESCRIPTION

Prime commercial space for lease on bustling "O" Street, boasting high traffic counts and unparalleled retail visibility. This versatile property features a spacious store front, alongside dedicated office, conference, and storage areas. Perfectly situated to elevate your business presence and capture the attention of discerning clientele.

OFFERING SUMMARY

Lease Rate	\$10.95 SF/yr (NNN)
Total Available SF	1,918 SF
Building Size	19,994 SF
NNN	\$2.50 / SF

SPACES	LEASE RATE	SPACE SIZE
4001 O Street Suite 4	\$10.95 SF/yr	1,918 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	384	1,586	7,108
Total Population	745	3,159	14,882
Average HH Income	\$62,803	\$64,271	\$75,012



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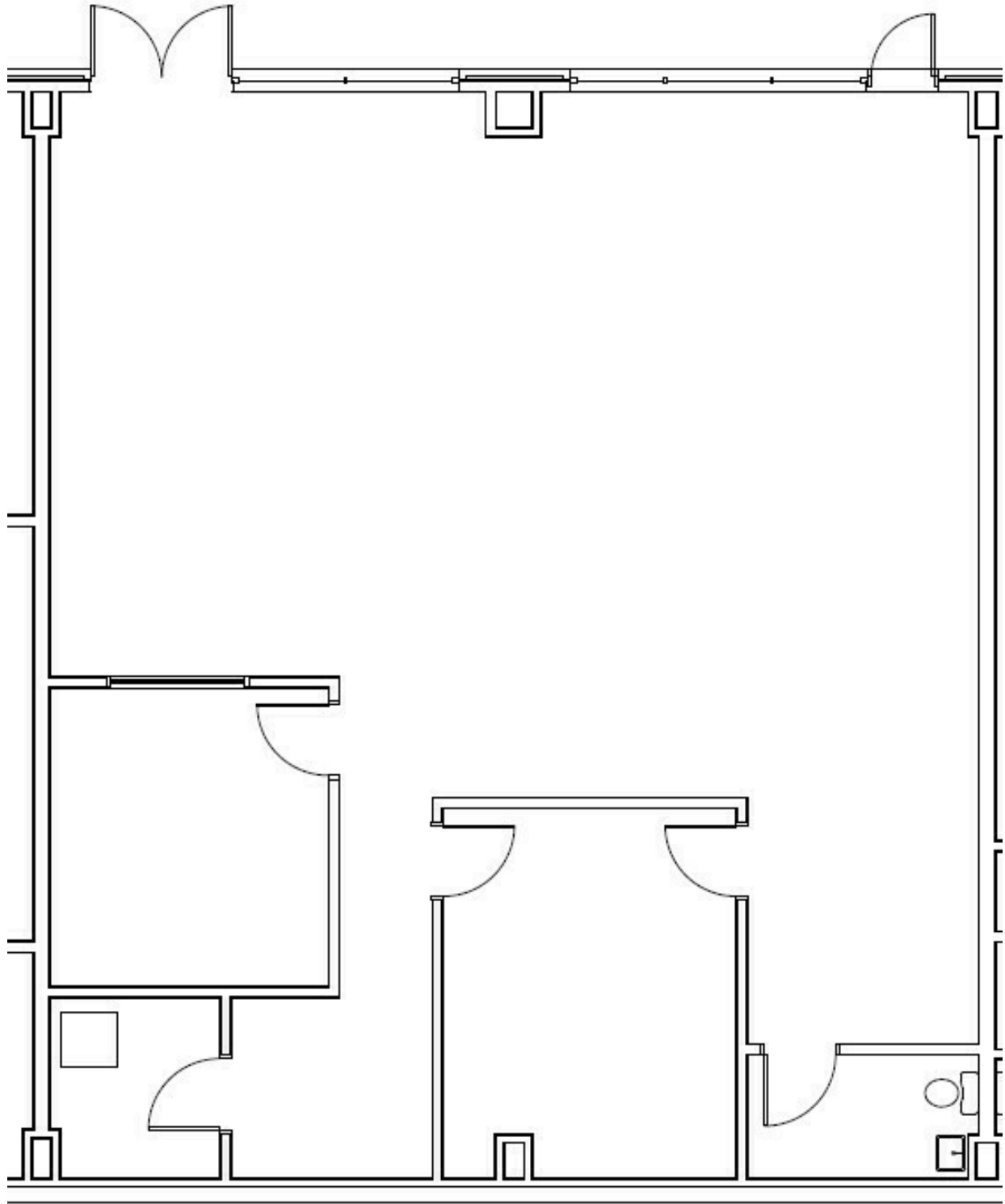
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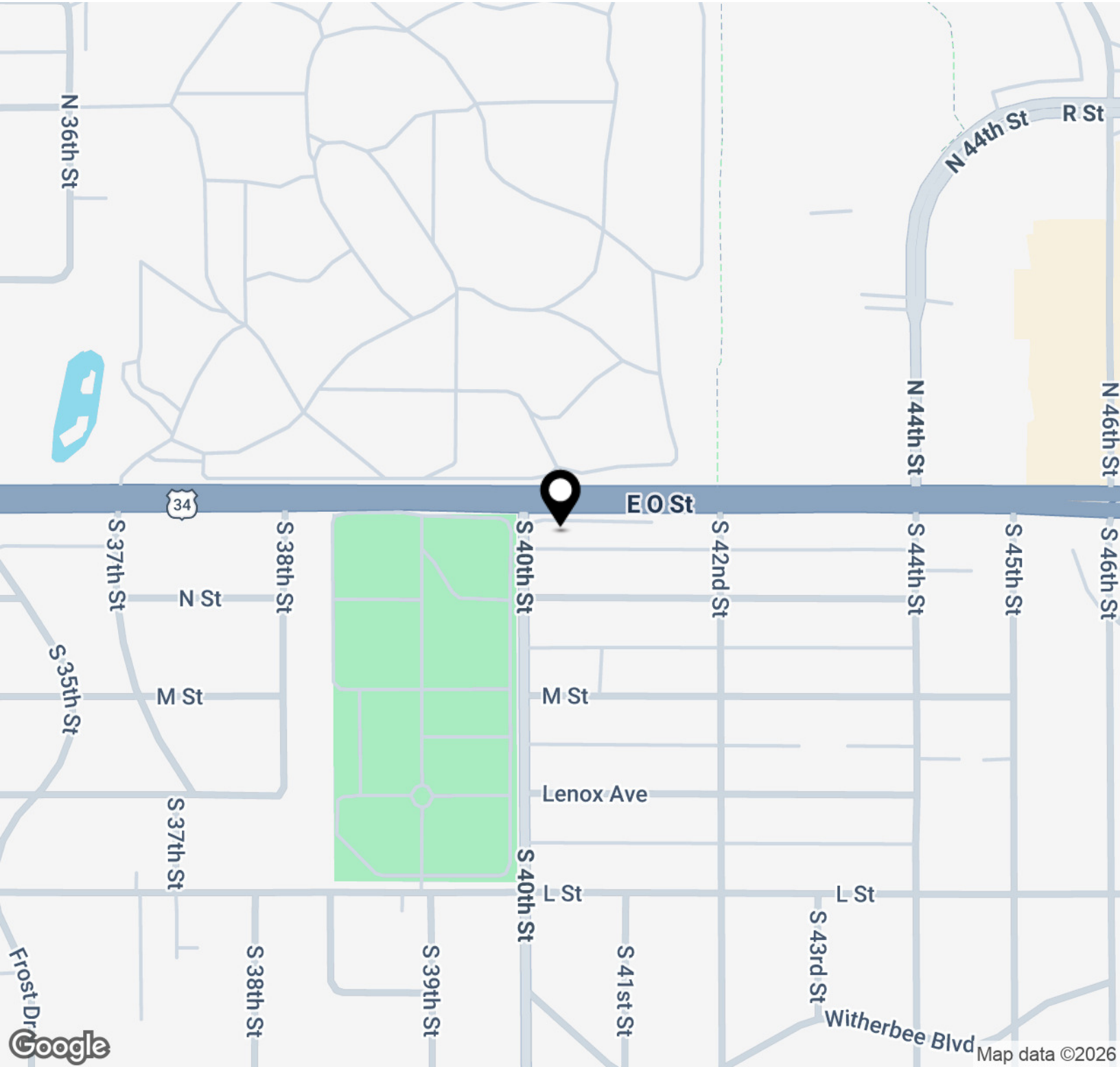
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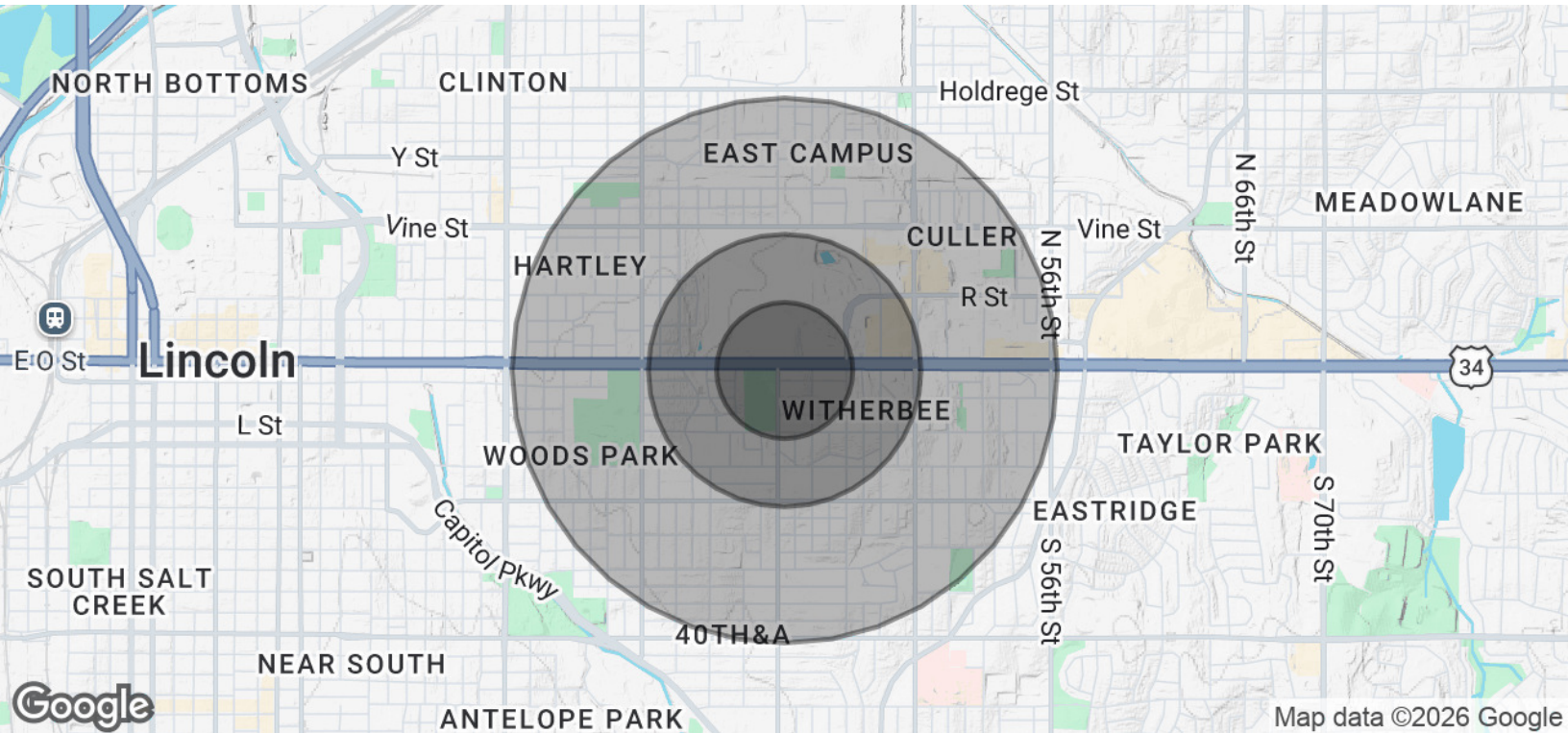
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	745	3,159	14,882
Average Age	33.9	33.5	35.0
Average Age (Male)	33.4	33.7	34.3
Average Age (Female)	34.1	33.2	35.3
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	384	1,586	7,108
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$62,803	\$64,271	\$75,012
Average House Value	\$192,142	\$187,669	\$189,514

2023 American Community Survey (ACS)



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