

FOR SALE - INK ALLEY

1029 M ST, LINCOLN, NE 68508

INDUSTRIAL | 5,130 SF | \$850,000



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

Empowered Brokers. Exceptional Results.

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Lincoln: 1610 South 70th Street, Suite 102 | Lincoln, NE 68506 | 531.721.2888



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PROPERTY DESCRIPTION

This 5,130 square foot building offers a highly functional and versatile flex space configuration, well suited for a wide range of users. The property features an overhead door, allowing for efficient outbound shipping, deliveries, or equipment access — a unique and valuable attribute for users requiring light industrial or service-oriented functionality.

The building is equipped with 3-phase power, a rare find in Downtown Lincoln, making it particularly attractive for industrial, manufacturing, or technology-driven operations that require enhanced electrical capacity. The flexible layout allows the space to accommodate industrial, retail, showroom, creative, or hybrid flex users, providing adaptability for a variety of business models.

With its combination of functional infrastructure, modern utility capabilities, and flexible use potential, this property represents a distinctive opportunity for tenants or owner-users seeking adaptable space with capabilities rarely available in the downtown market.

LOCATION DESCRIPTION

1029 M Street is strategically positioned in the heart of Downtown Lincoln, one of Nebraska's most dynamic and desirable commercial districts. Located within the 68508 ZIP code, this address places your business among the city's most vibrant mix of retail, dining, services, entertainment, student housing, and cultural destinations — offering exceptional visibility and connectivity for tenants, customers, and visitors alike. Downtown streets like M Street benefit from regular vehicular traffic as drivers access key corridors connecting to Interstate 180 and other major thoroughfares into the urban core, while the walkable downtown grid and nearby attractions support consistent pedestrian activity throughout the day and evening, reinforcing strong exposure for storefronts and service-oriented businesses.

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PROPERTY HIGHLIGHTS

- 5,130 SF Flex Building – Highly adaptable space suitable for a wide range of business uses
- Overhead Door Access – Ideal for outbound shipping, deliveries, equipment loading, or service operations
- 3-Phase Power – Rare electrical capacity in Downtown Lincoln, supporting industrial and high-demand users
- Flexible Use Potential – Accommodates industrial, retail, showroom, creative, or hybrid flex users
- Downtown Lincoln Location – Access to the urban core while maintaining functional, utility-driven space
- Efficient Layout – Allows for customization to meet specific operational or workflow needs
- Unique Downtown Offering – Combines industrial capabilities with a central, highly accessible location

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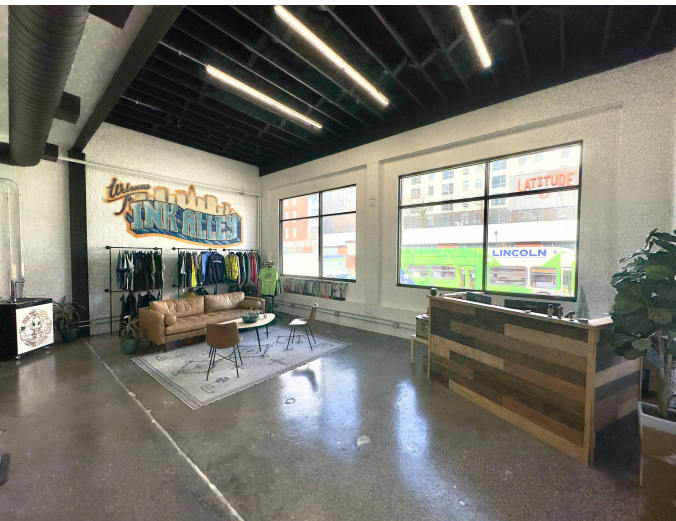
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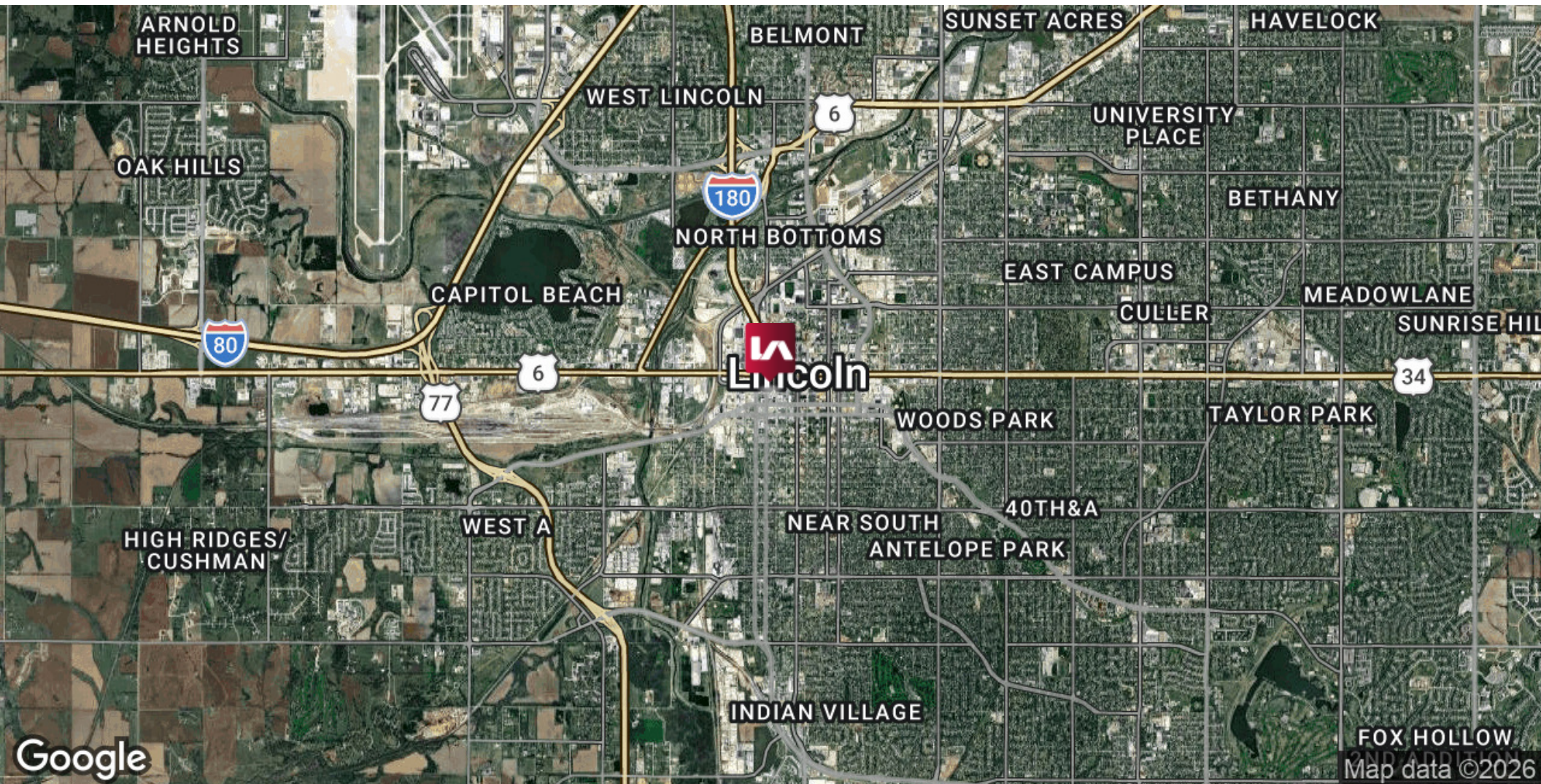
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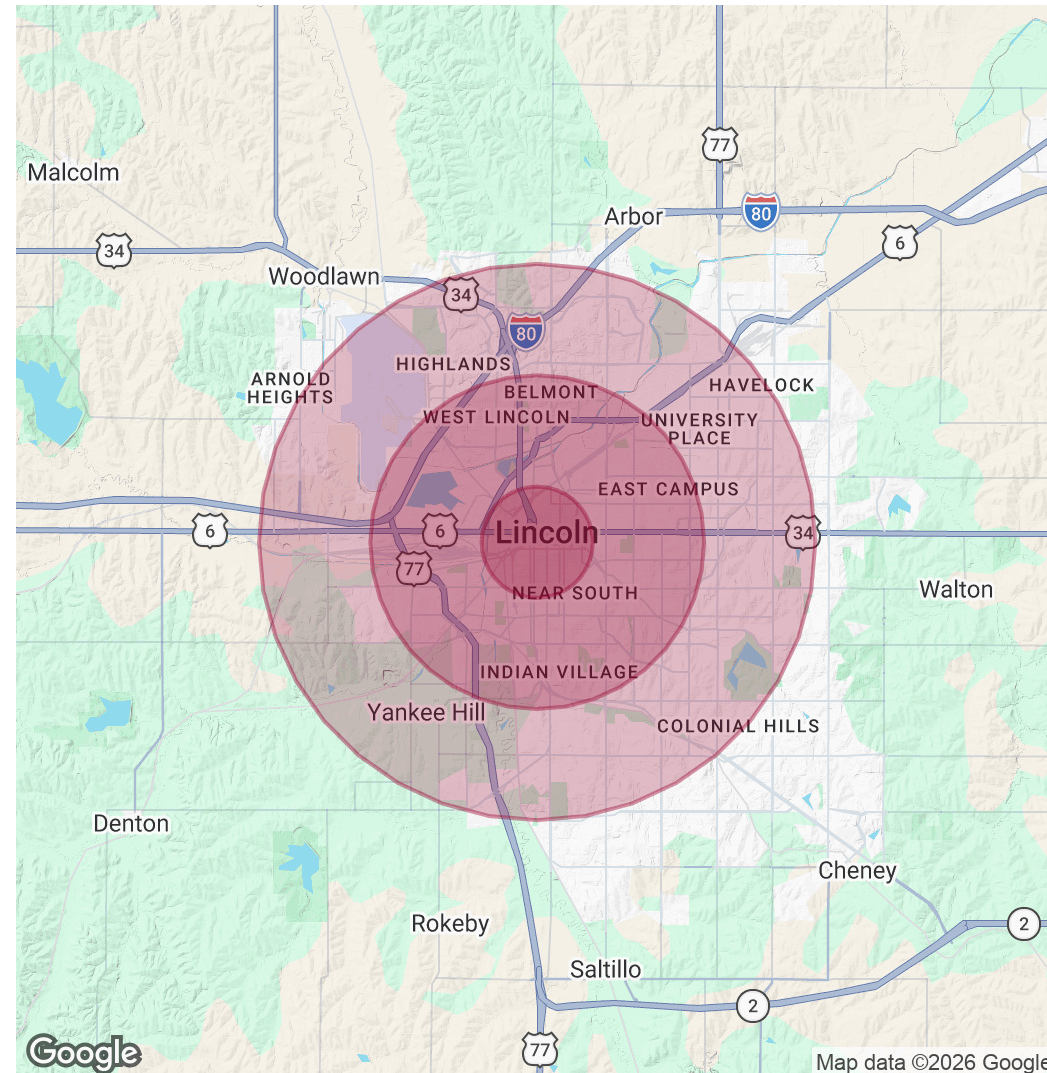
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,705	106,417	221,089
Average Age	31	35	37
Average Age (Male)	31	35	36
Average Age (Female)	30	35	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,044	42,553	90,020
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$57,173	\$70,384	\$80,303
Average House Value	\$231,963	\$230,465	\$252,601

Demographics data derived from AlphaMap



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