

Commercial Building for Sale & for Lease

17,178 SF | \$1,500,000 | \$7.60 PSF NNN

1241 N 48th Street
Lincoln, NE 68504



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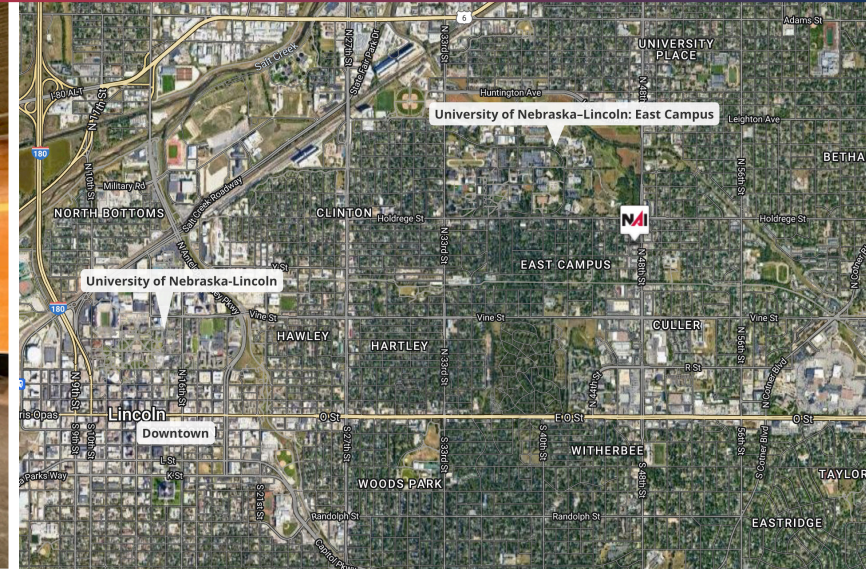
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Property Features

- Real Estate only
- Former car dealership, currently built out as a gym
- 17,178 sq. ft. including a 3,400 sq. ft. mezzanine
- 0.913 acres of land
- Located next to University of Nebraska Lincoln - East Campus
- Opportunities for automotive business, church, dance studio, event space, or recreational facility such as pickleball

Property Summary

Available SF:	17,178 SF
Zoning:	H2
Parking:	+/- 50 Surface
Mezzanine:	3,400 SF
Ceiling Height:	8', 12', 18'
Year Built:	1964
Cross Streets:	48th & Holdrege
Traffic Count:	25,330 VPD
County:	Lancaster

Demographics

Demographics	1 Mile	3 Miles	5 Miles
Total Households	7,079	51,153	93,381
Total Population	15,695	123,885	224,748
Average HH Income	\$58,358	\$64,680	\$72,015

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