

ROCKLEDGE SQUARE

LIVE
SHOP
WORK
DINE

2901 South 84th Street • Lincoln, NE



Features

- Average HHI nearly \$105,683 within a one mile radius.
- Traffic count: 25,875 vehicles per day on 84th & Van Dorn.
- Join: Scooter's Coffee, Fareway Meat Market, and Primetime Sports among others.
- Directly adjacent to 200+ Luxury Apartment Homes.
- Located across the street from Bryan Firethorn Campus Medical Center.



SLOSBURG
REAL PROPERTY

10040 Regency Circle
Omaha, NE

www.slosburg.com

402.391.7900

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Building Information

Lease Rate:	\$21.00 PSF
Lease Term:	5 YEAR
Lease Type:	NNN
Parking Ratio:	6.3 : 1,000

Vacancy

Suite 12	1,408 SF
Suite 10	1,468 SF
Suite 5	1,331 SF

Demographic Profile

	1 mile radius	3 mile radius	5 mile radius
2024 Estimated Population	9,159	62,956	182,113
2024 Estimated Households	4,168	26,575	76,591
Annual Household Growth 2020-2024	1.3%	1.3%	1.3%
Annual Household Growth 2024-2029	0.8%	0.7%	0.8%
2024 Est. Average Household Income	\$105,683	\$102,883	\$90,244
2024 Estimated Daytime Population	2,617	51,633	92,838



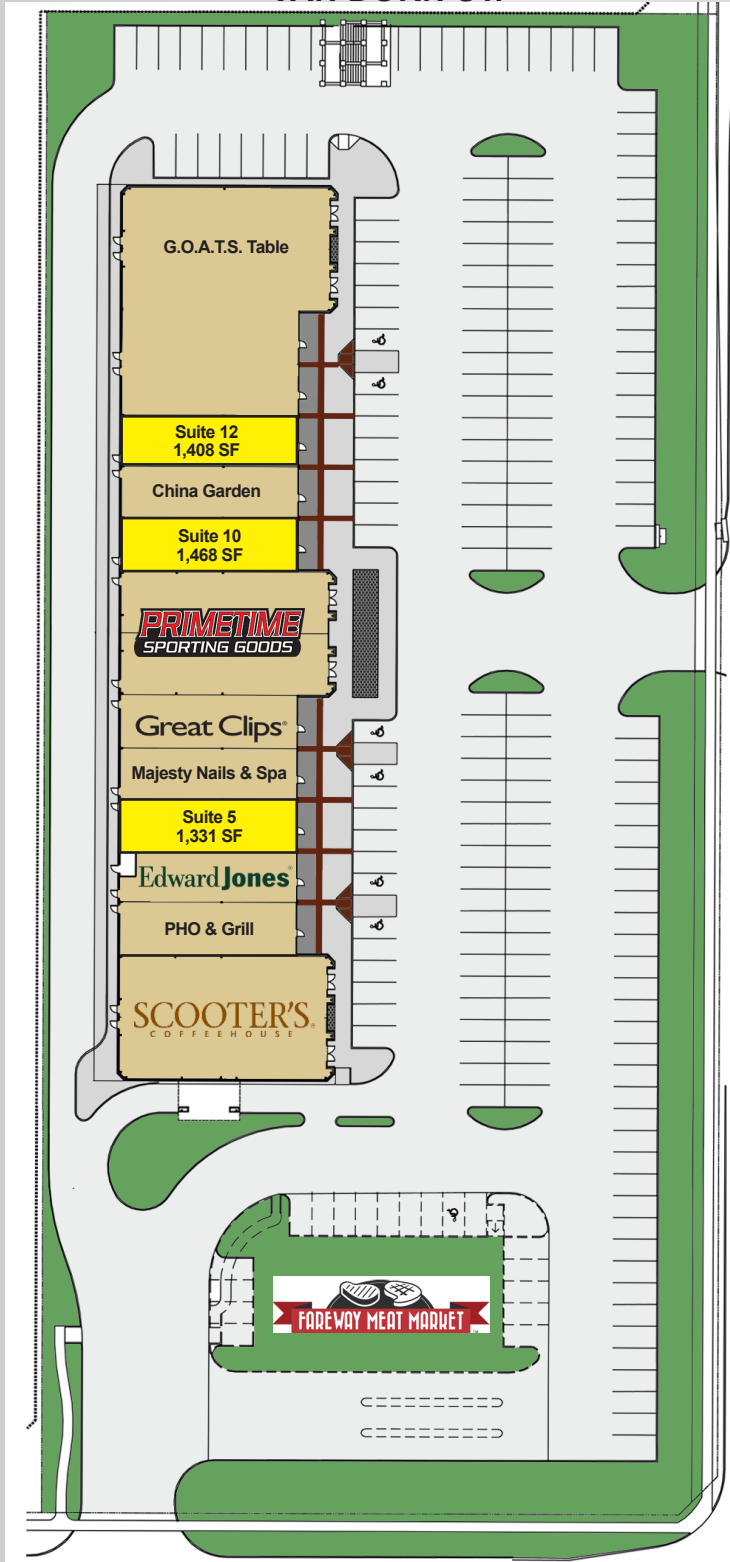
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VAN DORN ST.



ROCKLEDGE ROAD

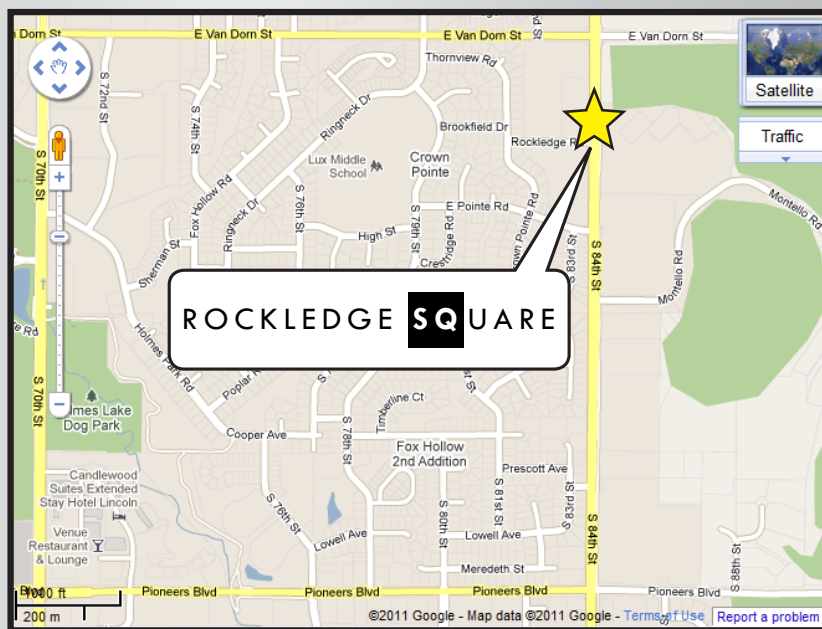
- Leased
- Available for Sublease
- Available



84TH STREET

S Q U A R E

L I V E
S H O P
W O R K
D I N E

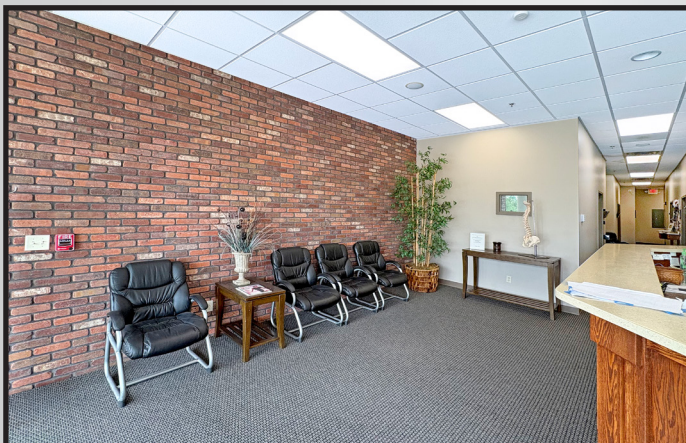


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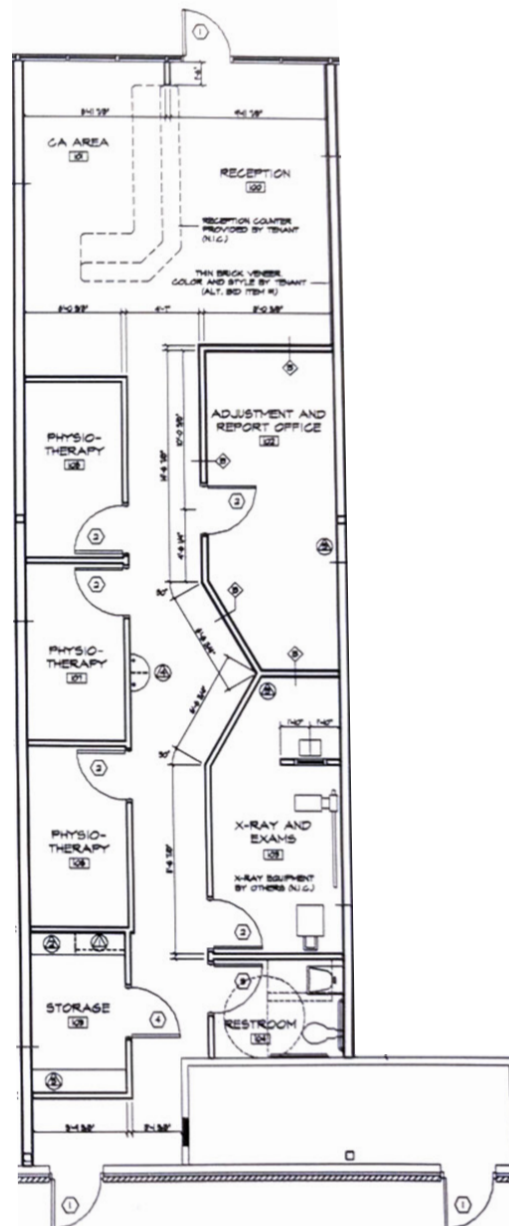


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