

FOR LEASE - 48TH & VINE

621 NORTH 48TH STREET, LINCOLN, NE 68504

RETAIL & RESTAURANT | 1,100 - 1,362 SF | \$12.00 - \$17.00 SF/YR (NNN)



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:

Ammar Abu-Hamda

402.430.1982

abu@lee-associates.com

Grace Newton

402.980.0111

gnewton@lee-associates.com

Jordan Potthoff

308.765.1822

jpotthoff@lee-associates.com

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PROPERTY DESCRIPTION

Move-in ready restaurant and 1,100 SF office/retail space available! Retail anchors include Salon Centric, Papa John's, Goodwill, Ace Hardware and newly announced VASA Fitness!

PROPERTY HIGHLIGHTS

- End-cap space
- Monument signage
- Restaurant available

LOCATION DESCRIPTION

Located just off 48th & Vine Street and surrounded by retailers, businesses and heavy traffic.

OFFERING SUMMARY

Lease Rate:	\$12.00 - \$17.00 SF/yr (NNN)
NNN Expenses:	\$4.18 p.s.f.
Available SF:	1,100 - 1,362 SF
Building Size:	9,475 SF

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
621-A	Available	1,362 SF	NNN	\$17.00 SF/yr	Restaurant space includes hood, cooler and BBQ smoker
621-D	Available	1,100 SF	NNN	\$12.00 SF/yr	Large windows for office/retail tenant

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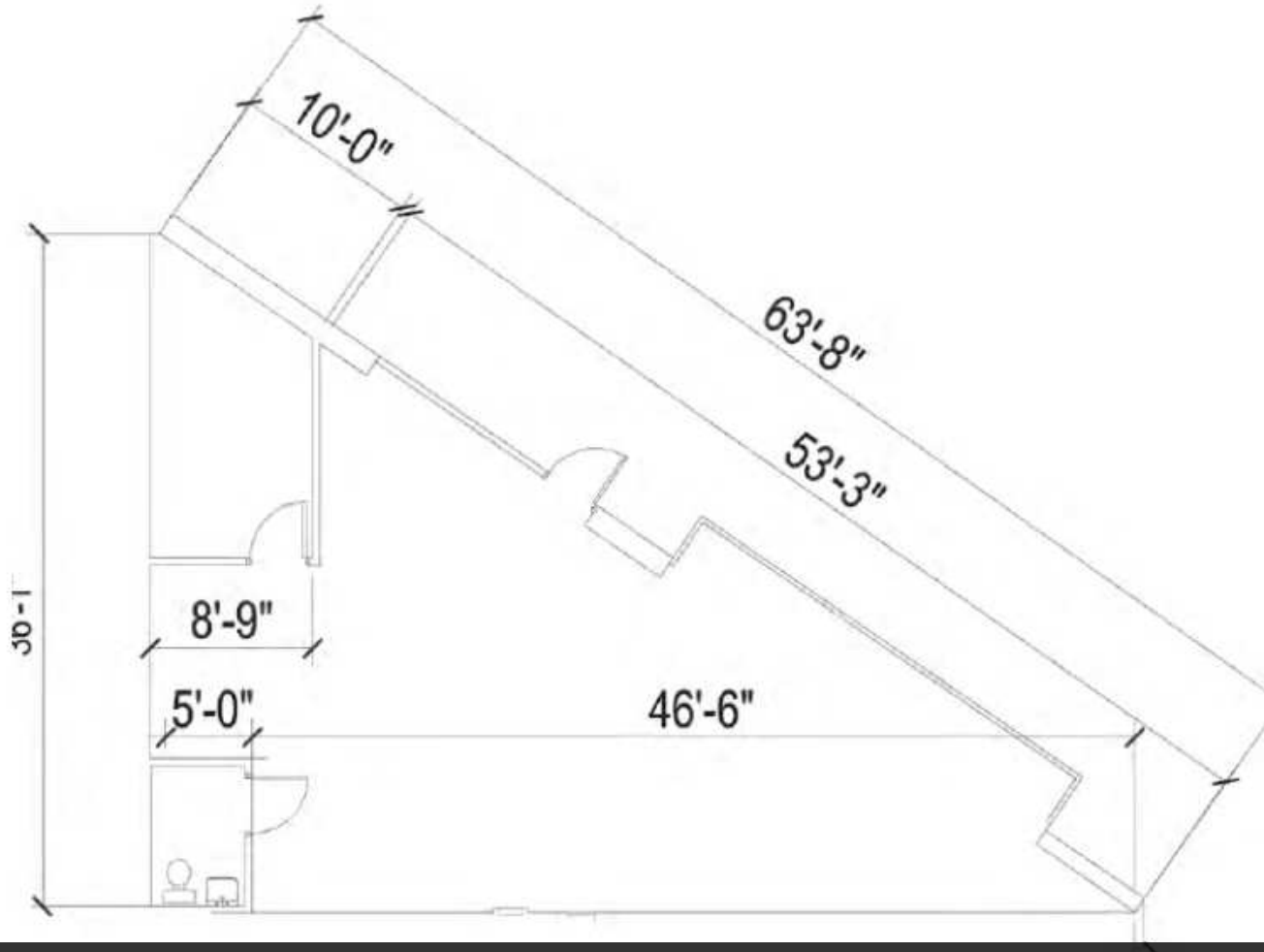
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621-D

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621-D



621-D



Monument Signage

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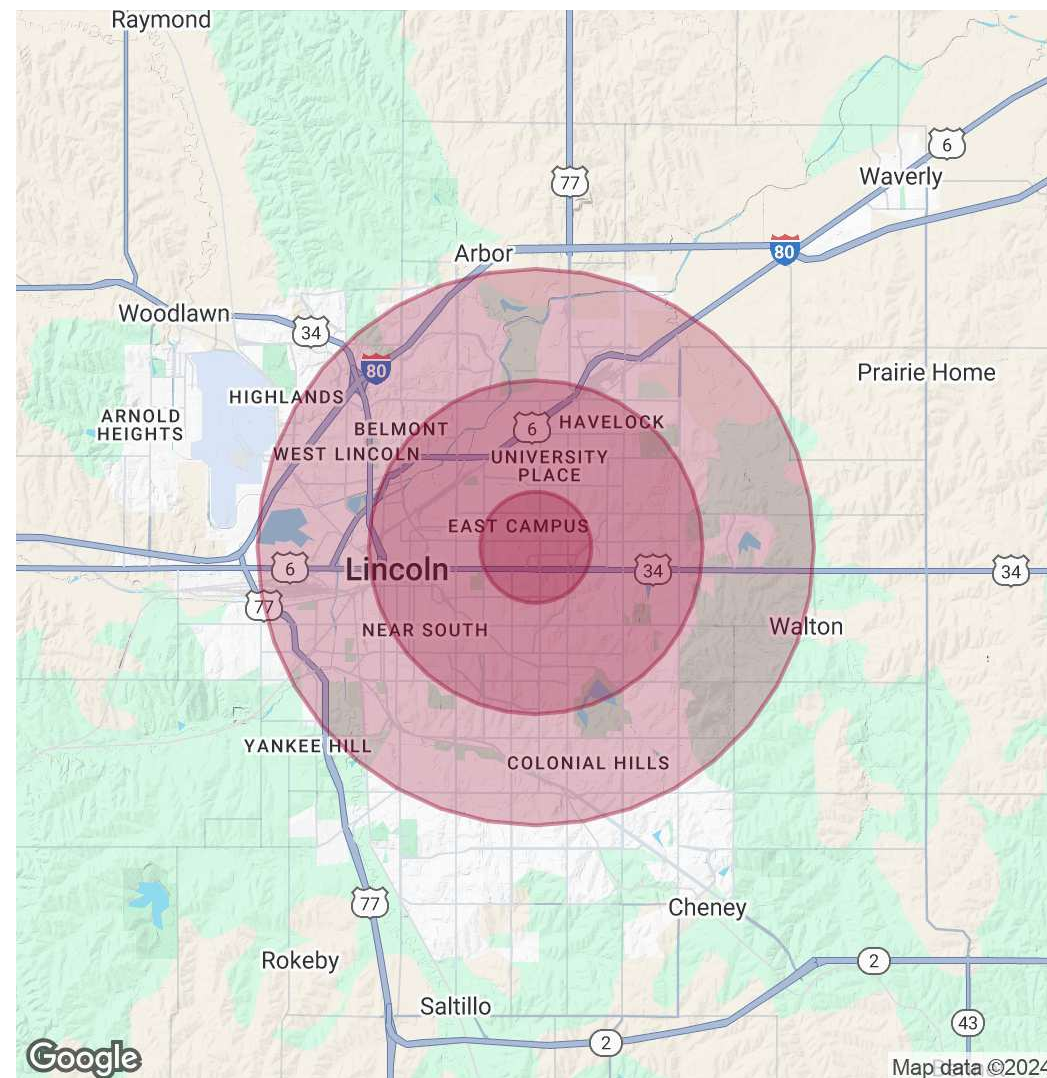
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,554	117,094	243,844
Average Age	29.6	33.9	33.8
Average Age (Male)	28.7	32.9	32.7
Average Age (Female)	31.7	35.5	35.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,757	51,176	102,269
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$46,902	\$50,887	\$55,281
Average House Value	\$134,622	\$150,586	\$155,728

* Demographic data derived from 2020 ACS - US Census



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