

CANOPY ROW

140 Canopy, Lincoln, NE 68508



PROPERTY DESCRIPTION

Canopy Row is an exciting new mixed-use development in Lincoln's Historic Haymarket. These liner buildings wrap around the existing Lumberworks parking garage and include office, residential and retail space with Lincoln's new downtown grocery store as the anchor tenant. At the intersection of Canopy Street and N Street, this location is a short walk to all the restaurants, shops and entertainment available in the Haymarket. Construction is now completed and ready for tenant improvements.

| SPACES | LEASE RATE | SPACE SIZE |
|-----------------------|---------------|------------|
| 140 Canopy Suite C102 | \$15.00 SF/yr | 1,022 SF |
| 140 Canopy Suite C400 | \$17.00 SF/yr | 3,172 SF |

OFFERING SUMMARY

| | |
|--------------------|-----------------------------|
| Lease Rate | \$15.00 - 17.00 SF/yr (NNN) |
| Number of Units | 40 |
| Total Available SF | 4,194 SF |
| Lot Size | 20,328 SF |
| Building Size | 74,987 SF |
| NNN | \$6.25 / SF |

| DEMOGRAPHICS | 0.25 MILES | 0.5 MILES | 1 MILE |
|-------------------|------------|-----------|----------|
| Total Households | 387 | 1,735 | 6,800 |
| Total Population | 788 | 3,447 | 16,899 |
| Average HH Income | \$40,714 | \$35,456 | \$36,787 |



KALI KLASSEN

Commercial Leasing Agent

402.323.3123

KmKlassen@SpeedwayProperties.com



TOM GIFFORD

Broker

402.326.2413

TjGifford@SpeedwayProperties.com

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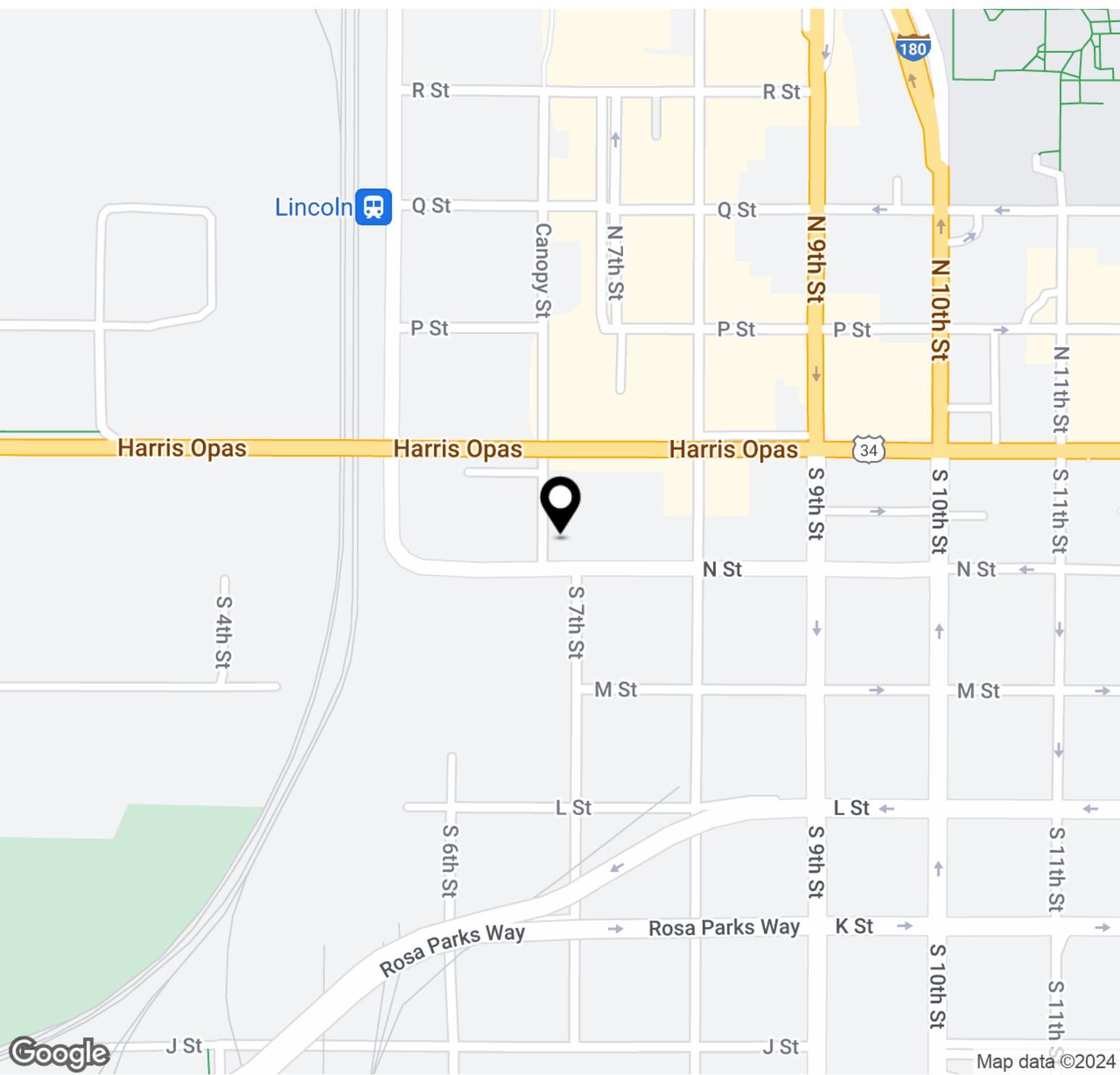
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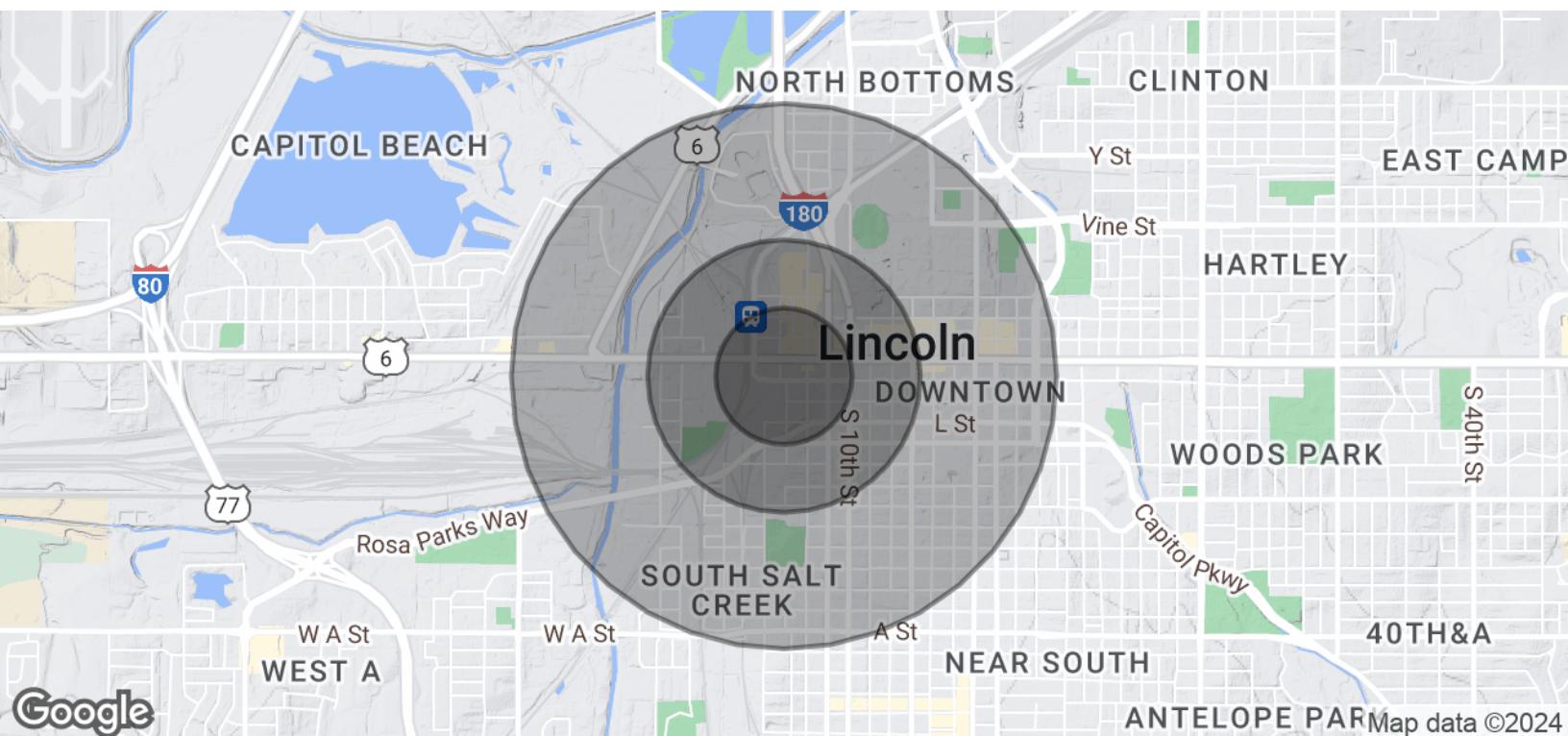
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POPULATION

| | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population | 788 | 3,447 | 16,899 |
| Average Age | 24.9 | 25.3 | 24.8 |
| Average Age (Male) | 24.0 | 25.0 | 25.1 |
| Average Age (Female) | 25.8 | 26.0 | 24.9 |

HOUSEHOLDS & INCOME

| | 0.25 MILES | 0.5 MILES | 1 MILE |
|---------------------|------------|-----------|----------|
| Total Households | 387 | 1,735 | 6,800 |
| # of Persons per HH | 2.0 | 2.0 | 2.5 |
| Average HH Income | \$40,714 | \$35,456 | \$36,787 |
| Average House Value | \$103,597 | \$106,414 | \$91,224 |

2020 American Community Survey (ACS)



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