

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



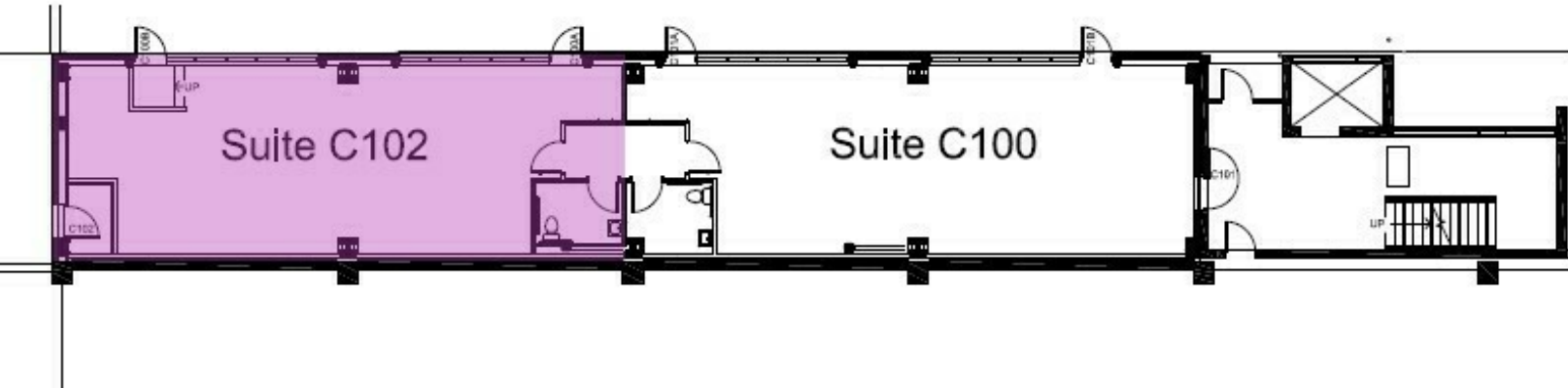
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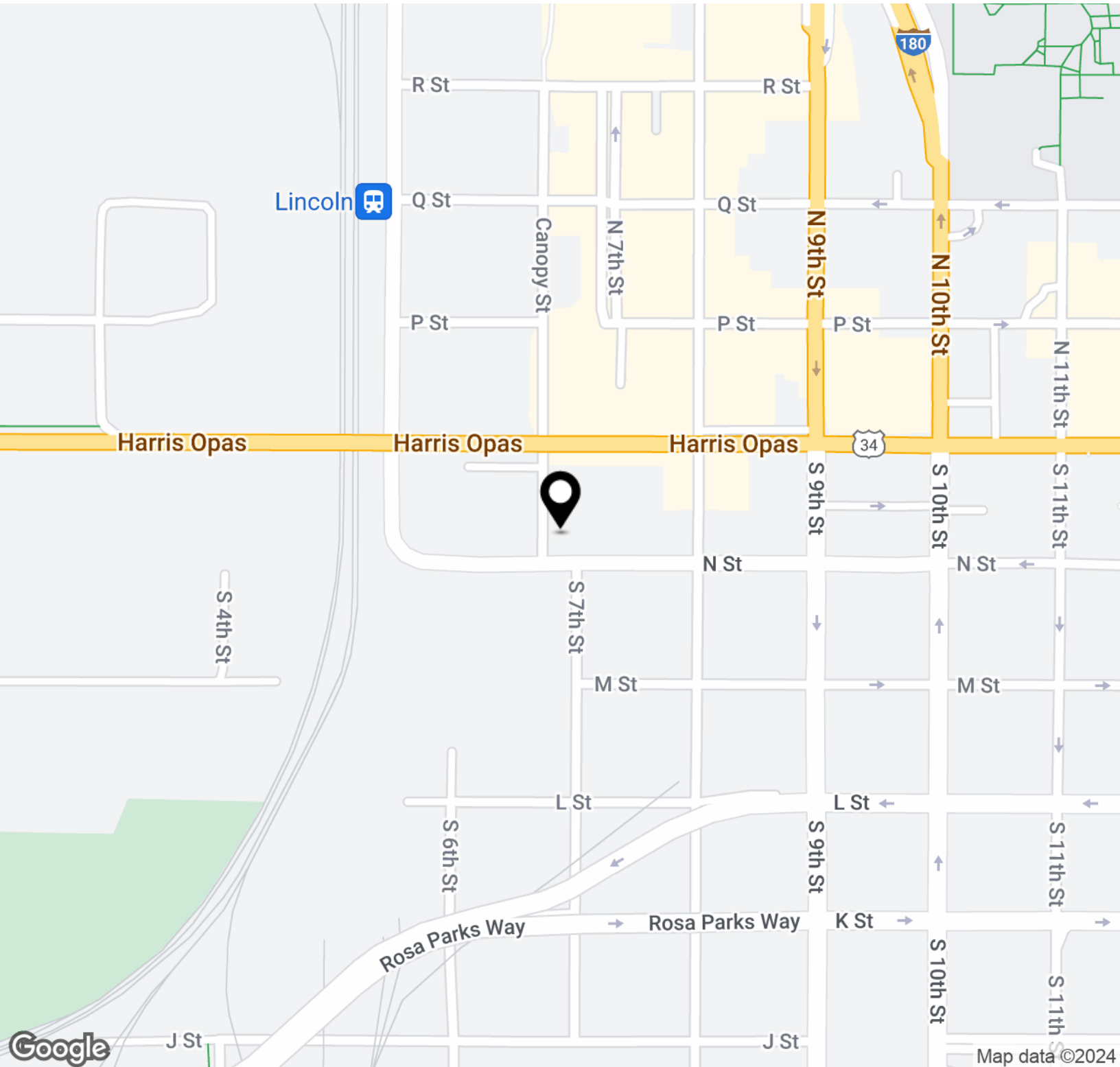


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Office Building For Lease

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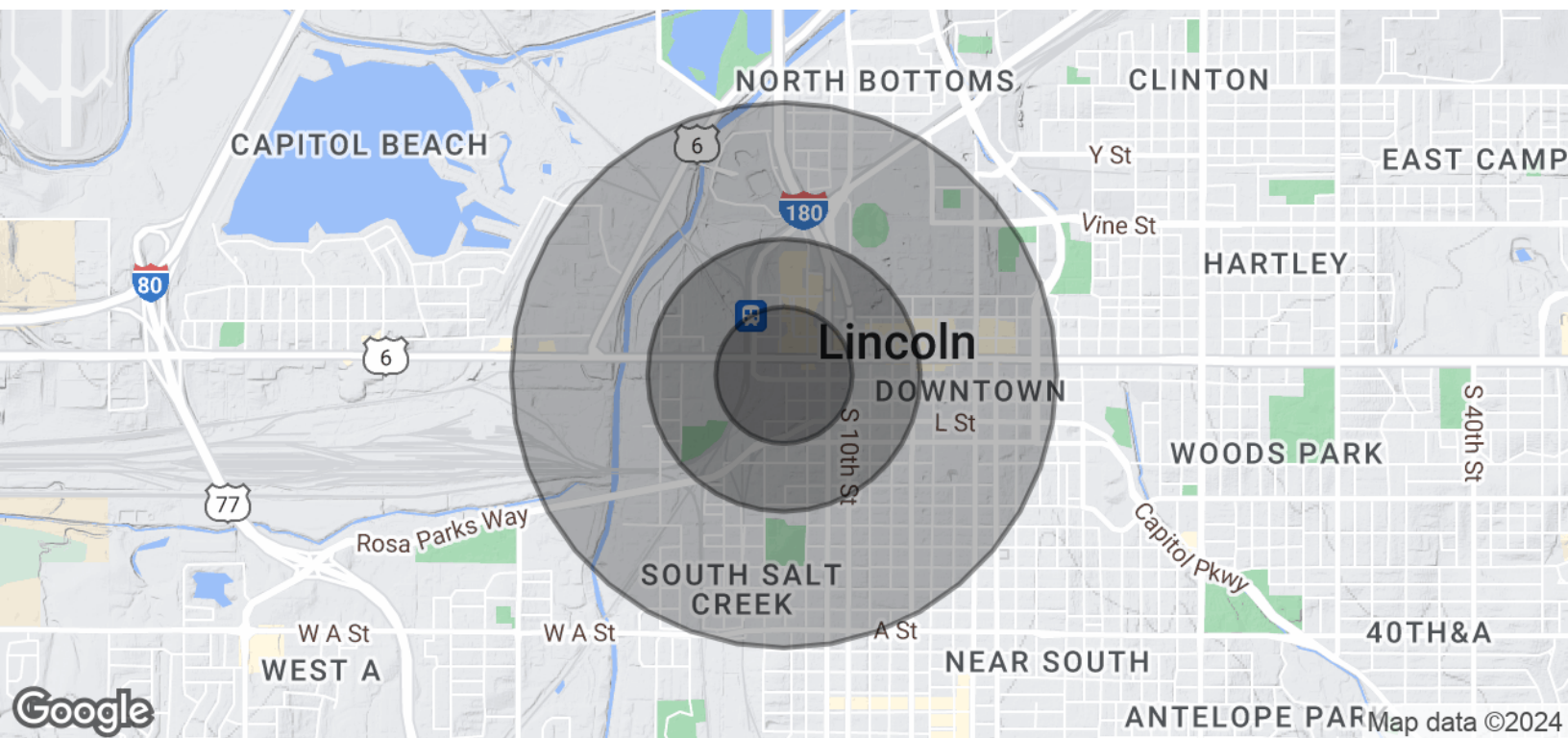
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POPULATION

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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