



Retail Site Available

16th & South St.

Lincoln, NE



GUIDEROCK
COMMERCIAL REALTY LLC

Disclaimer

All information in this offering memorandum is from sources Guiderock Commercial Realty LLC considers reliable but has not been verified by Guiderock Commercial Realty LLC. Guiderock Commercial Realty LLC makes no guarantee or warranty about the accuracy of the information provided. All prospective tenants and purchasers should independently conduct their own due diligence to verify accuracy of the information and to determine suitability for their intended purposes.

Property Summary

- Available for sale or lease (price negotiable)
- Prime infill site for redevelopment; TIF eligible
- Two-parcel package located just south of downtown Lincoln
- Adjacent to the Bryan Medical Center West Campus (230-bed hospital & outpatient services)
- Access points from 16th Street, 17th Street, and South Street
- Signalized intersections on south side of property at 16th Street (main hospital entrance) and 17th Street
- Pylon signage
- Zoned B3
- Existing leases expire April 2024
- Traffic counts:
 - South Street: 19,460 VPD
 - 16th Street: 5,980 VPD
 - 17th Street: 6,320 VPD

Property Details

- 1626 South Street & 2045 S. 17th Street
- 24,041sf multi-tenant retail building
- 3,076sf fast food building
 - Currently occupied by Burger King
- Wells Fargo ATM kiosk
- Total land area: 88,446sf (2.03ac)





Downtown

S. 16th Street

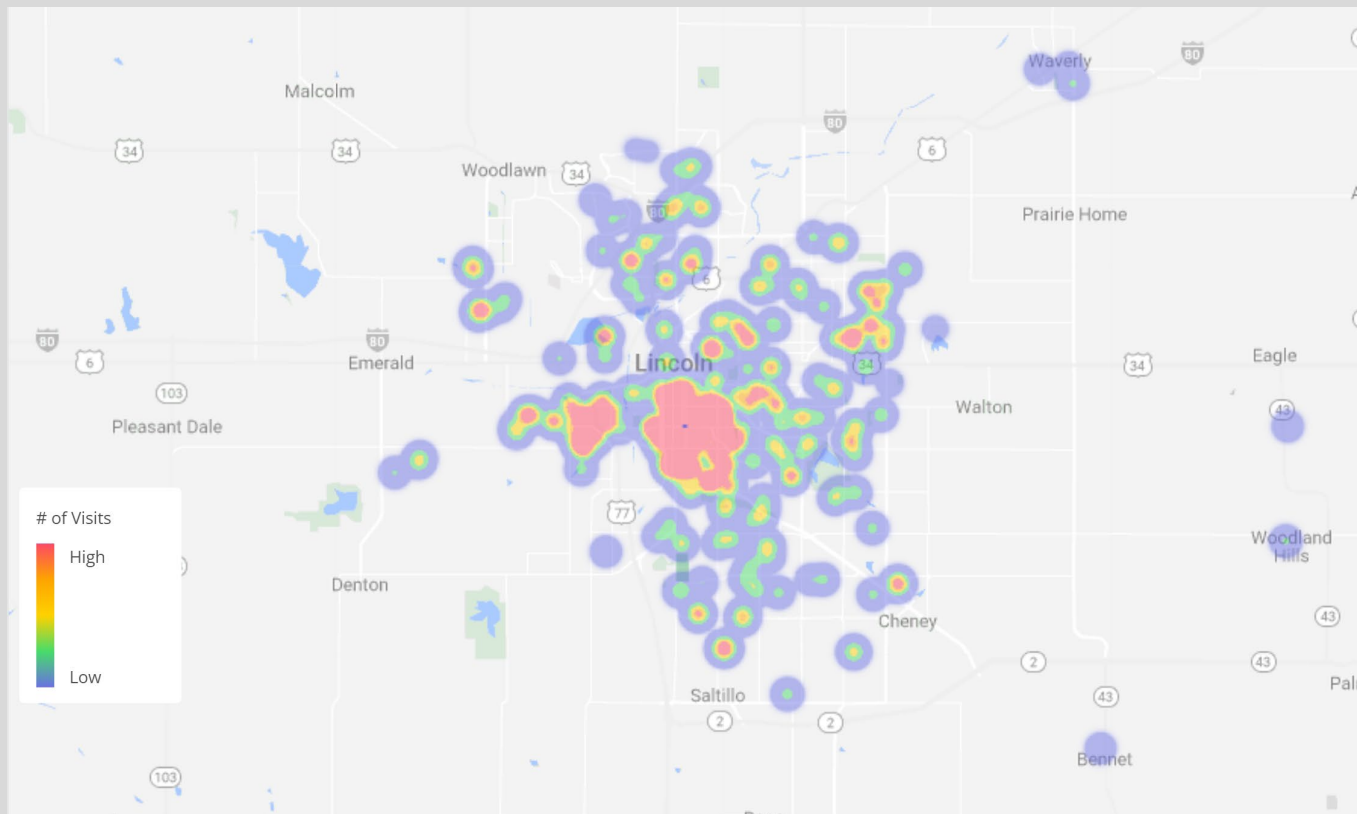
S. 17th Street

Demographics

2022	1mi	3mi	5mi
Population	24,359	110,318	236,743
Daytime Population	21,106	135,032	258,792
Households	11,599	43,862	95,541
Median HH Income	\$39,273	\$51,572	\$58,483

2027	1mi	3mi	5mi
Population	24,937	112,739	241,511
Households	11,885	44,893	97,554
Median HH Income	\$51,886	\$59,450	\$68,216

Trade Area



Data provided by Placer Labs Inc. (www.placer.ai)

Community Information

Lincoln, Nebraska is the state capitol and home to the University of Nebraska and other large employers such as Bryan Health, Kawasaki, Ameritas, Nelnet, and Hudl. In addition to already being a vibrant center for business, education, and government, the Lincoln community has received several rankings among “best places” lists. Lincoln is also expected to continuing growing in population and is actively seeking to add amenities such as a new convention center.



Cathy Kottwitz

Broker

(402) 770-9040

cathy@guiderockrealty.com



James McCombs

Sales & Leasing Agent

(402) 730-9521

james@guiderockrealty.com



GUIDEROCK

COMMERCIAL REALTY LLC

1530 S. 70th St., Suite 102 | Lincoln, NE | 68506

(402) 421-7474