

700 VAN DORN ST

Lincoln, NE 68502

**PROPERTY DESCRIPTION**

This flex space, right off Van Dorn and Hwy 2 & 77, provides a loading area in the back and a retail store front. This space provides a blank canvas for multiple users to bring their business to this complex. Schedule your showing today and see how the build out can transform to fit the needs of your business!

SPACES	LEASE RATE	SPACE SIZE
700 Van Dorn Suite 1	\$9.95 SF/yr	1,713 SF

**OFFERING SUMMARY**

Lease Rate	\$9.95 SF/yr (NNN)
Number of Units	6
Total Available SF	1,713 SF
Lot Size	214,834 SF
Building Size	28,444 SF
NNN	\$3.25 / SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	692	3,705	11,460
Total Population	1,421	8,113	25,058
Average HH Income	\$59,306	\$62,003	\$57,396

**TOM GIFFORD**

Broker

402.326.2413

TjGifford@SpeedwayProperties.com

**KERI BOWER**

Commercial Leasing Agent

402.323.3127

kabower@speedwayproperties.com



Warehouse/Distribution For Lease

700 VAN DORN ST

Lincoln, NE 68502



**TOM GIFFORD**

Broker

402.326.2413

TjGifford@SpeedwayProperties.com



**KERI BOWER**

Commercial Leasing Agent

402.323.3127

kabower@speedwayproperties.com



SpeedwayProperties.com



Warehouse/Distribution For Lease

700 VAN DORN ST

Lincoln, NE 68502



**TOM GIFFORD**

Broker

402.326.2413

TjGifford@SpeedwayProperties.com



**KERI BOWER**

Commercial Leasing Agent

402.323.3127

kabower@speedwayproperties.com

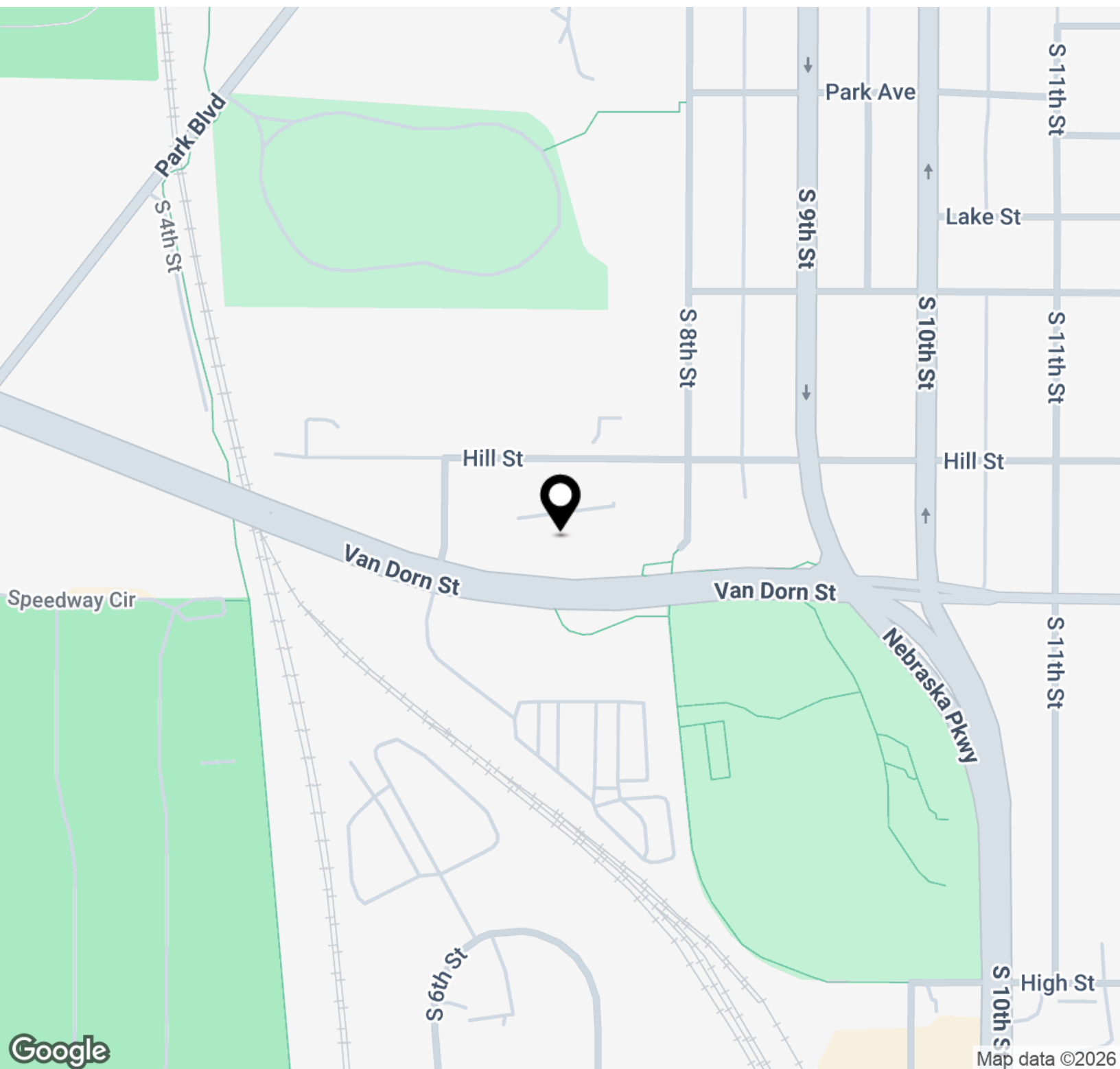


SpeedwayProperties.com

Warehouse/Distribution For Lease

700 VAN DORN ST

Lincoln, NE 68502



**TOM GIFFORD**

Broker

402.326.2413

TjGifford@SpeedwayProperties.com



**KERI BOWER**

Commercial Leasing Agent

402.323.3127

kabower@speedwayproperties.com

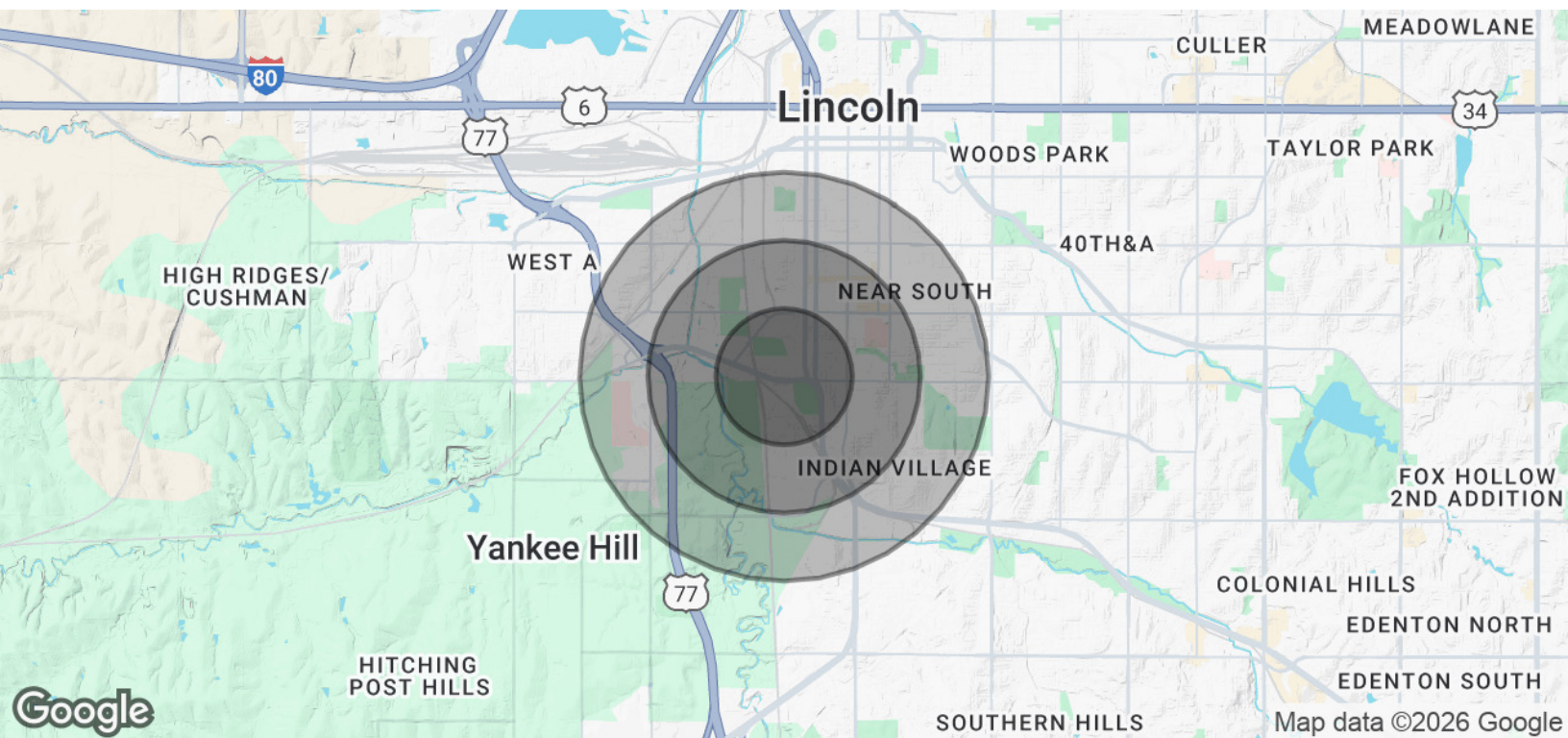


SpeedwayProperties.com



700 VAN DORN ST

Lincoln, NE 68502

**POPULATION****0.5 MILES****1 MILE****1.5 MILES**

Total Population	1,421	8,113	25,058
Average Age	37.3	36.0	34.0
Average Age (Male)	38.7	36.8	35.0
Average Age (Female)	33.8	34.0	31.8

**HOUSEHOLDS & INCOME****0.5 MILES****1 MILE****1.5 MILES**

Total Households	692	3,705	11,460
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$59,306	\$62,003	\$57,396
Average House Value	\$123,201	\$140,091	\$133,152

2020 American Community Survey (ACS)

**TOM GIFFORD**

Broker

402.326.2413

TjGifford@SpeedwayProperties.com

**KERI BOWER**

Commercial Leasing Agent

402.323.3127

kabower@speedwayproperties.com