

FORMER BEAUTY SALON

308 N. 48th Street, Lincoln, NE 68504

RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Prime retail in a high-traffic corridor near Target, Hy-Vee, Super Saver, Gateway Mall and the University of Nebraska and Nebraska Wesleyan. Highly visible and easily accessible on corner of fully signalized intersection with over 22,000 VPD. Located directly adjacent to the 305 room Tru by Hilton Lincoln East.

PROPERTY HIGHLIGHTS

- Prime location with easy access off 48th St
- Close to Major national retailers including Hy-Vee, Target and The Gateway Mall
- High traffic area with over 22,000 VPD

OFFERING SUMMARY

Suite:	102
Available SF:	1,428 SF
Lease Rate:	Contact for Pricing!



ACCESS Commercial, LLC

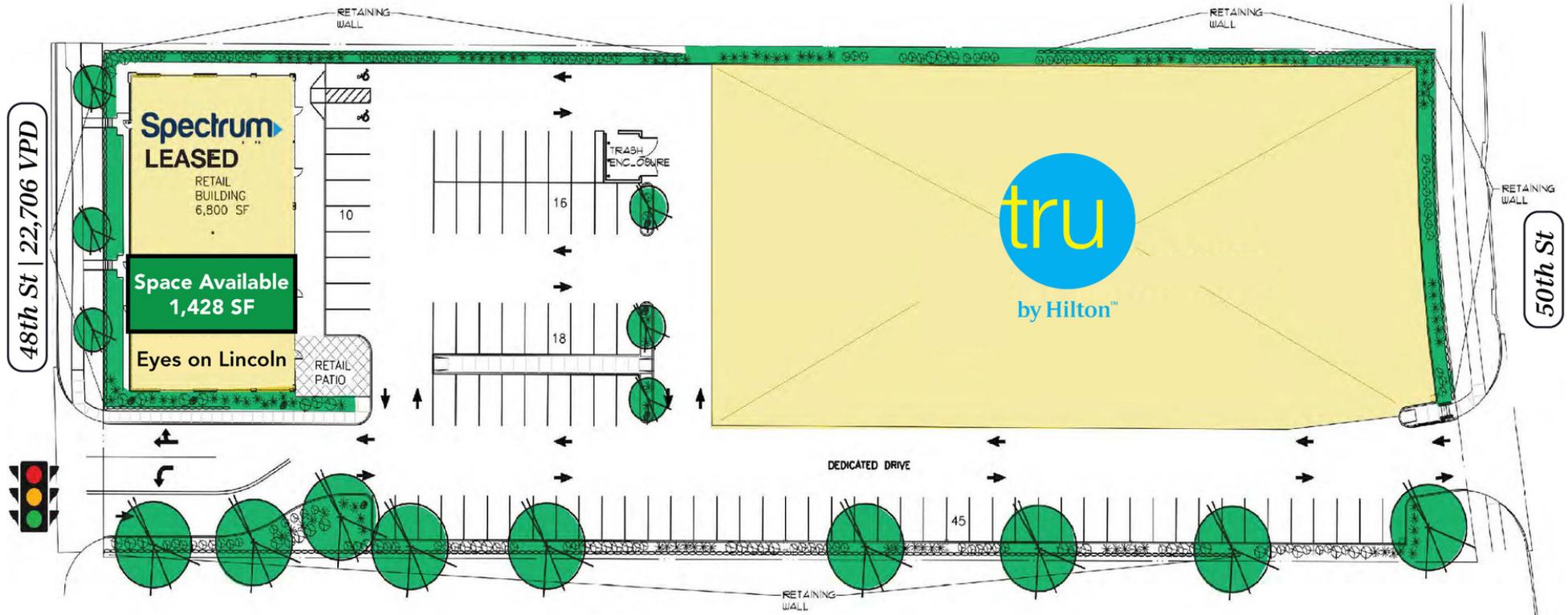
AMBER OLSON

amber@accesscommercial.com
402.618.5523
Senior Broker Associate

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SITE PLAN



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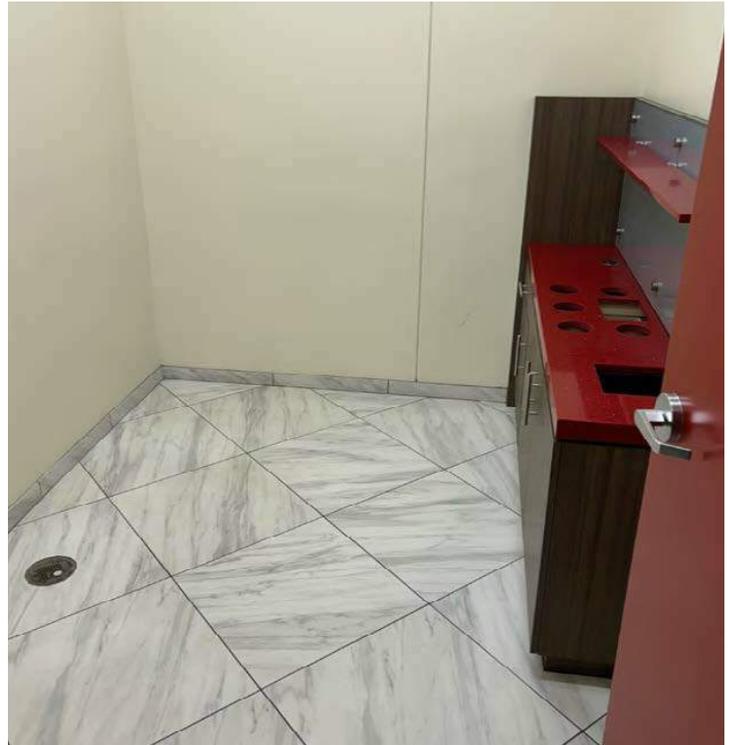
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INTERIOR PHOTOS



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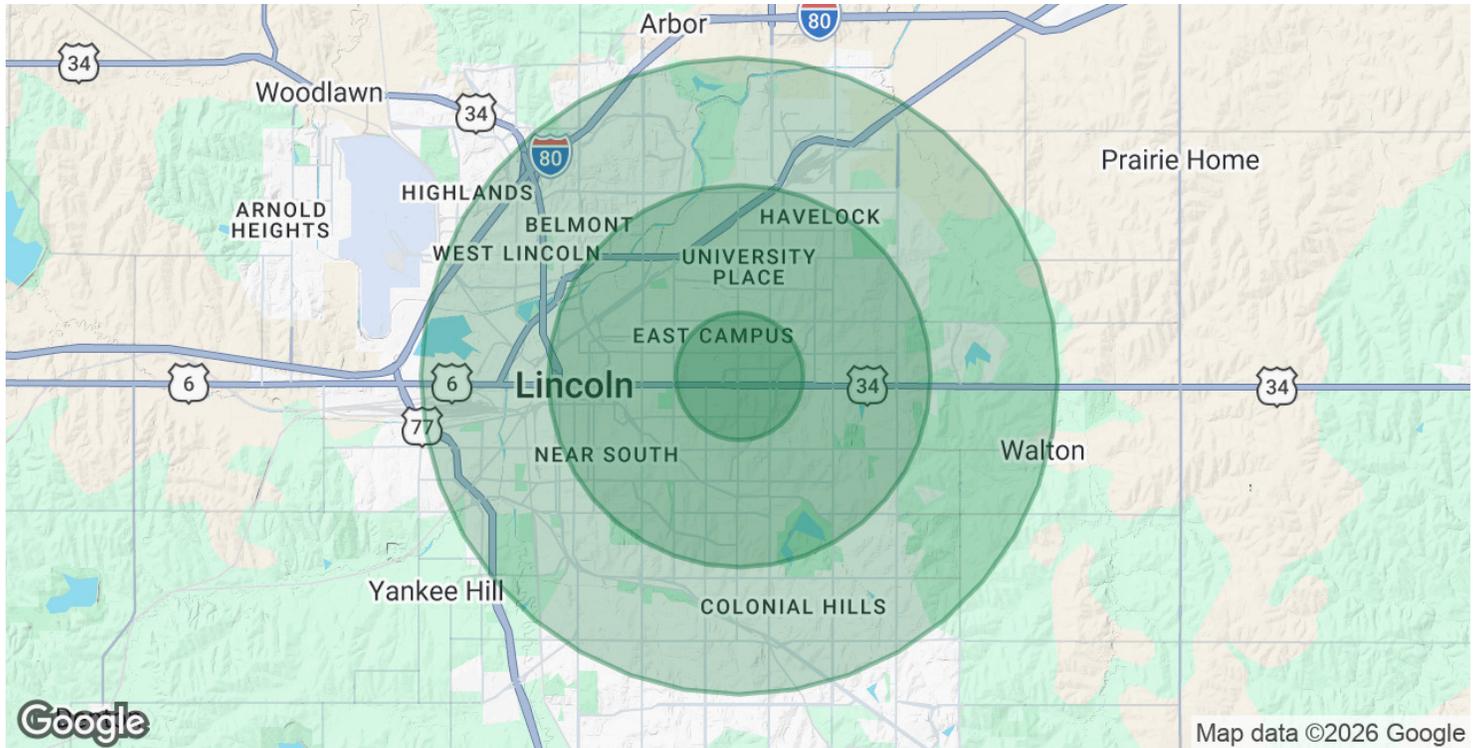
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,291	125,464	226,092
Daytime Population	13,480	128,051	230,826
Employees in Area	10,552	84,382	130,849

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,343	54,463	96,063
Average HH Income	\$74,555	\$77,228	\$86,432
Median HH Income	\$58,666	\$58,818	\$65,244

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LISTING TEAM



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PROFESSIONAL BACKGROUND

Amber brings 20 years of commercial real estate experience to our team at ACCESS. Her role as a Senior Brokerage Associate is primarily focused on shopping center leasing at a national and local level, with over three million square feet represented. Her industry expertise enhances our team through her knowledge of sales, landlord and tenant representation, relationship building, property management, and development. Amber majored in Business Administration at the University of Nebraska-Lincoln.

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