

**FOR SALE/LEASE**

**8500 ANDERMATT DRIVE, PAD SITE, LINCOLN, NE 68526**

**0.54 ACRES | SALE - \$16.00 / SF; LAND LEASE - \$60,000/YR OR BUILD-TO-SUIT**



**SITE**

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**PRESENTED BY:**

**Benjamin Pearson**

402.740.6791

bpearson@lee-associates.com

**Jordan Potthoff**

308.765.1822

jpotthoff@lee-associates.com

Omaha: 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

Lincoln: 200 South 21st Street, Suite A113 | Lincoln, NE 68510 | 531.721.2888



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## PROPERTY DESCRIPTION

Just over half an acre pad site with drive-thru capability. Acquire one of the last lots available in this highly desired development.

## PROPERTY HIGHLIGHTS

- Ability for drive-thru
- For Sale/Land Lease/Build-to-Suit
- Anchored by Sam's Club, Walmart, Menards
- Highly visible from Hwy 2 and 84th Street. (40,000 traffic count)

## LOCATION DESCRIPTION

Located within Prairie Lake Shopping Center off Hwy 2 and 84th Street in Lincoln, Nebraska. Other anchor tenants include Sam's Club, Walmart, and Menards.

## OFFERING SUMMARY

<b>Sale Price:</b>	\$16.00 / SF
<b>Lease Rate:</b>	\$60,000/yr or Build-to-Suit
<b>Lot Size:</b>	0.54 Acres

## CONTACT

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# FOR SALE & LEASE

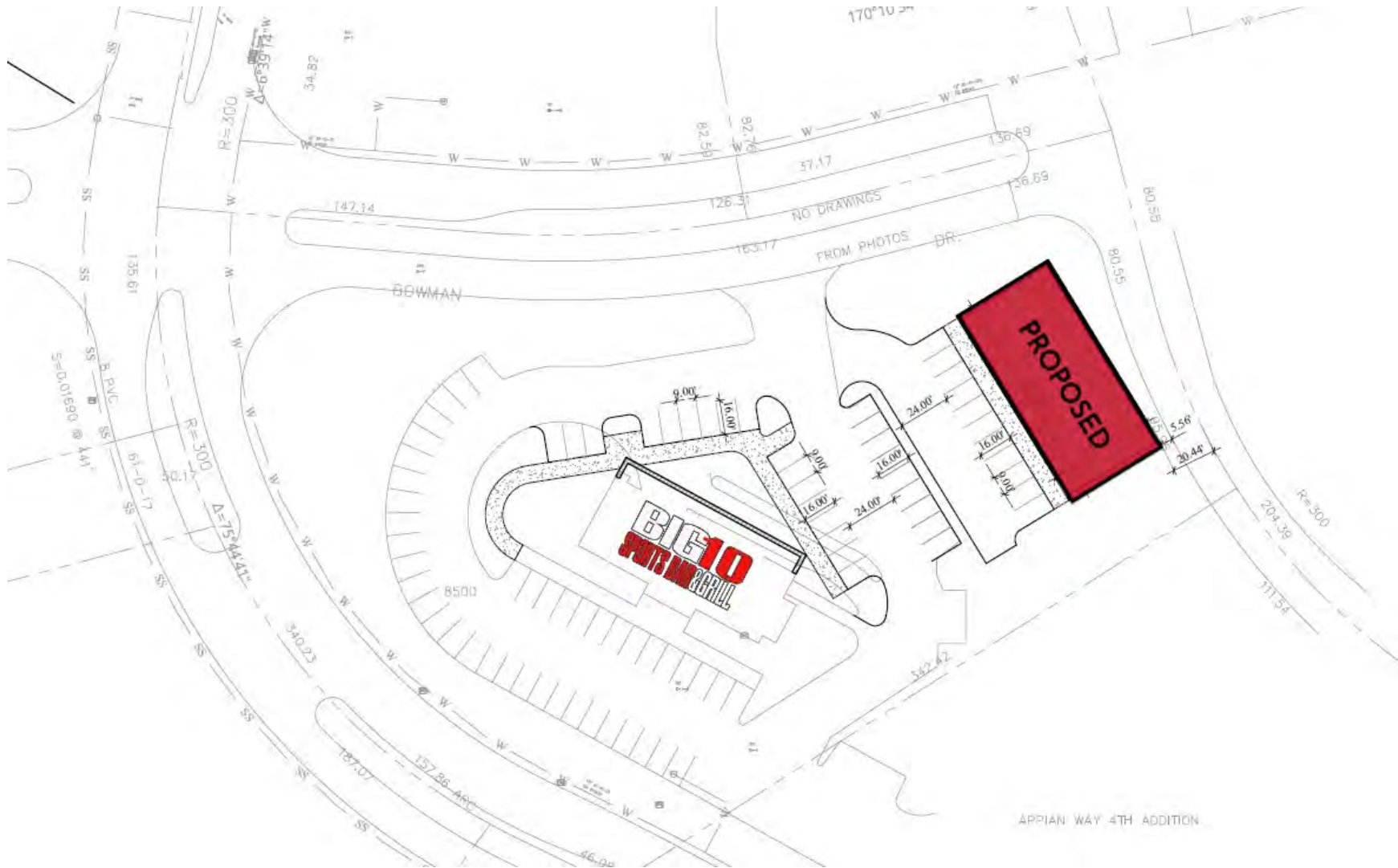
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Land | 0.54 Acres | \$16.00 / SF

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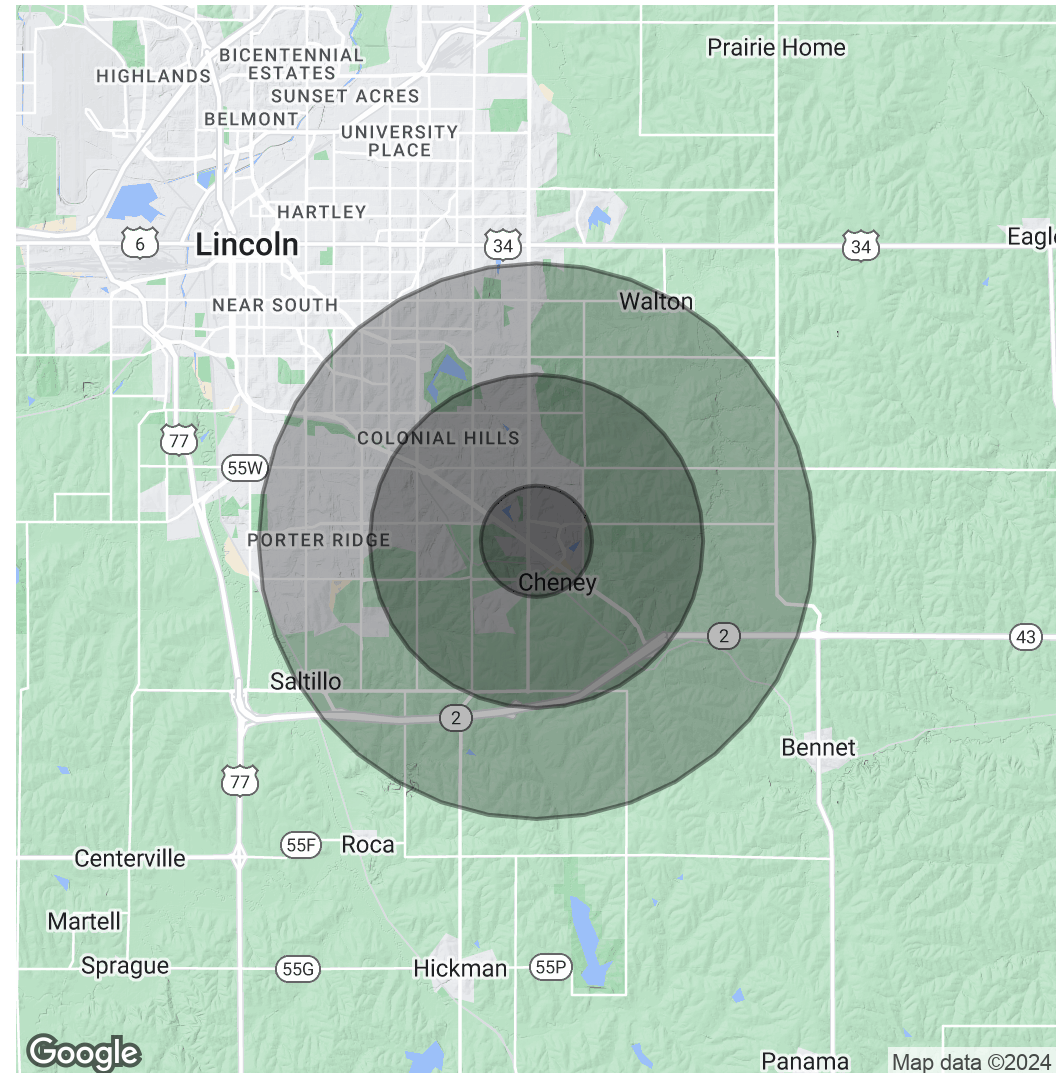
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POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	4,061	35,100	96,917
<b>Average Age</b>	39.2	41.0	40.7
<b>Average Age (Male)</b>	38.0	38.4	38.9
<b>Average Age (Female)</b>	40.3	42.5	41.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	1,642	13,797	40,550
<b># of Persons per HH</b>	2.5	2.5	2.4
<b>Average HH Income</b>	\$124,869	\$122,821	\$100,419
<b>Average House Value</b>	\$323,131	\$303,813	\$256,033

\* Demographic data derived from 2020 ACS - US Census



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# RETAIL MAP

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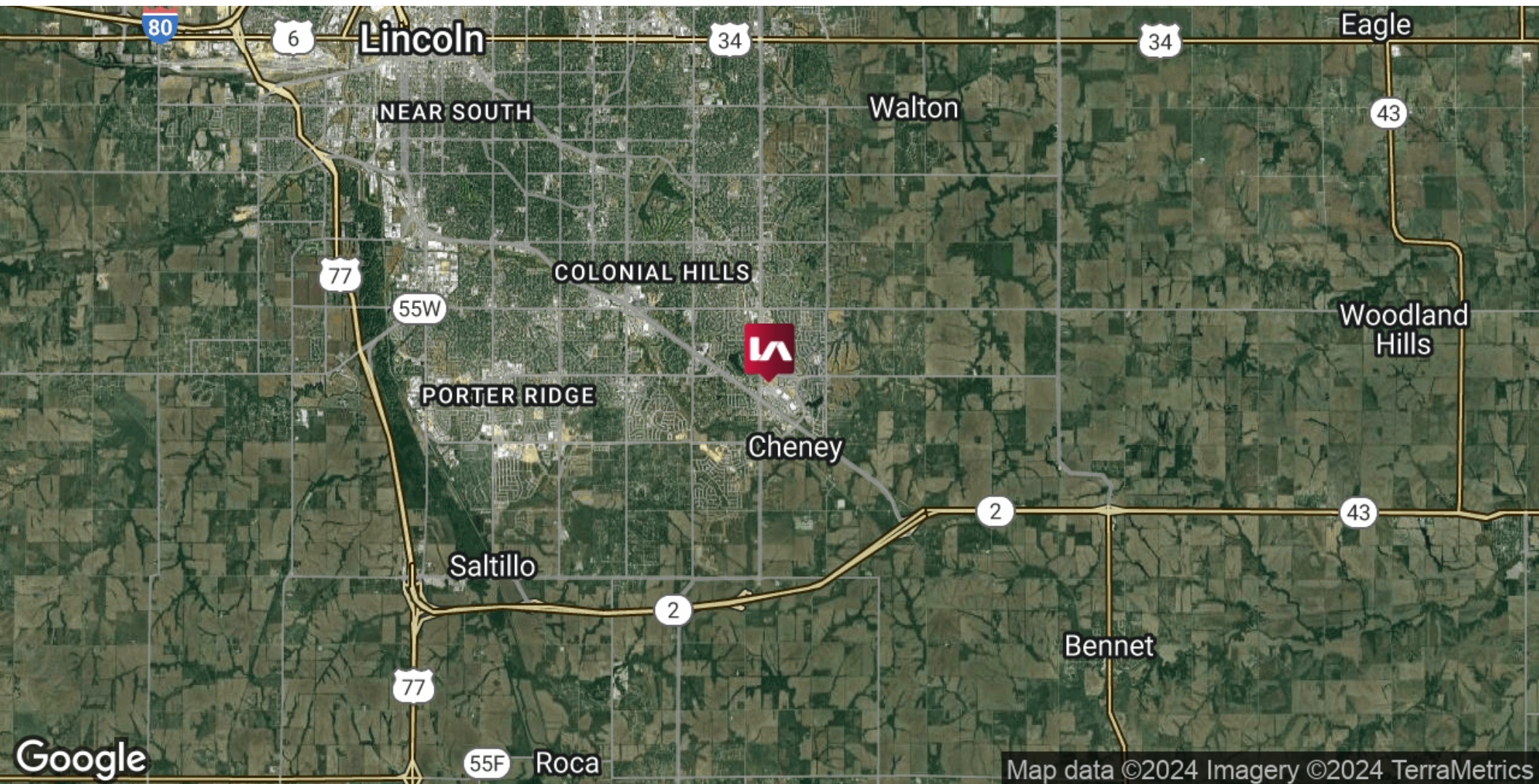
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