

For Sale  
Street Retail  
Lincoln, NE



## 3855 South St.

Lincoln, NE 68506

- \$289,000
- 2,000 SF
- 0.13 Acre lot
- Zoned B-1
- Small flex building with two at-grade doors
- Good central location with visibility from two high-traffic streets (26,160 vehicles/day on Normal Blvd. and 17,010 vehicles/day on South St.)
- Billboard with lease in place included with sale
- Adjacent properties are also for sale

For more information, contact:

**Andy Widman**

402 441 5814 • [awidman@naifma.com](mailto:awidman@naifma.com)

**Richard Meginnis, SIOR**

402 441 5828 • [rmeginnis@naifma.com](mailto:rmeginnis@naifma.com)

**NAIFMA Realty**

Union Bank Plaza  
1248 'O' Street, Suite 550  
Lincoln, NE 68508  
402 441 5800  
[naifmarealty.com](http://naifmarealty.com)

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.