



# Williamsburg Village

## AVAILABLE FOR LEASE



3520 Village Drive, Suite 550  
Lincoln, NE 68516

**Square Feet:** 1,101 Sq. Ft.

**Lease Rate:** \$13.50 PSF (NNN)

**Property Type:** Retail

**Zoning:** O3 - Office Park District

**Parking:** 4 stalls per 1,000 Sq. Ft.

**Building Size:** 9,522 Sq. Ft.

**Cross Streets:** 34<sup>th</sup> & Old Cheney

Williamsburg Village, a beautiful, spacious colonial style community, is located on the corner of 40<sup>th</sup> and Old Cheney with access to professional businesses, schools, shopping, dining, entertainment, and grocery stores. With the advantages of its proximity to one of the busier intersections in South Lincoln, Williamsburg Village still offers a quiet environment with beautiful landscaping, mature trees, and bicycle/walking paths around the lake.

Leasing with Hampton is a long standing relationship from signing your lease, designing your space, providing property management, and supporting you along the way!

### KEY FEATURES

- Move in Ready Boutique
- High Visibility from Old Cheney
- Prominent Neighborhood

Demographics	1 Mile	3 Miles	5 Miles
Population	15,340	86,994	182,776
Households	6,548	34,924	74,319
Median HH Income	\$67,026	\$71,815	\$59,764
Traffic Counts	29,690 ADT		



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*Because Relationships Really Do Matter*

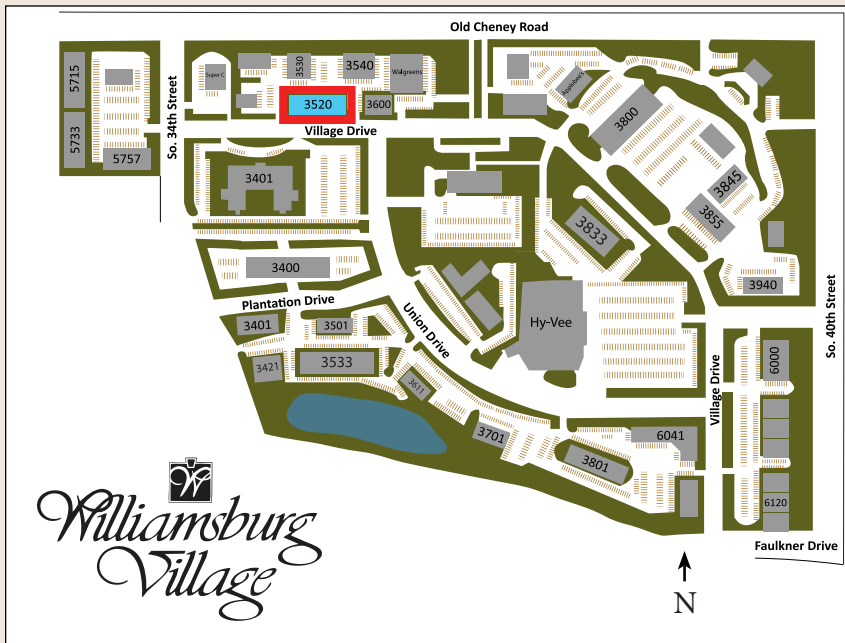
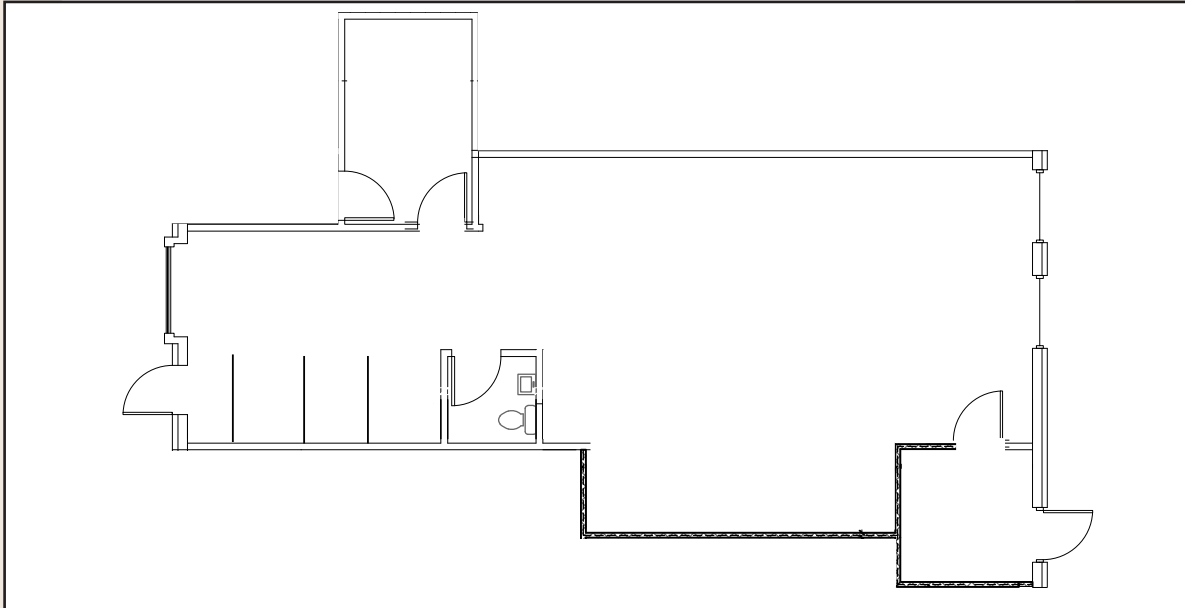
Hampton Enterprises - Properties & Construction  
(402) 489-8858  
hampton1.com

3400 Plantation Drive, Suite 110 • Lincoln, NE 68516



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1,101 Sq. Ft.



With Hampton, you are able to customize a space to meet your business needs.  
Contact us today to set up a tour:  
(402) 489-8858  
leasing@hampton1.com



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