



6404 O St | Lincoln, NE 68510

\$2,000,000

Property Features

- Currently Net leased to Visionworks, providing immediate cash flow through the remaining lease term
- Less than three years of lease term remaining, offering investors stable income while positioning the asset for future upside
- Exceptional value-add opportunity upon lease expiration, with the ability to: Renew Visionworks at current market rental rates, backfill the space with a new tenant at potentially higher rents, reposition the property for an owner-user or another retail concept

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Amber Olson

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ADDRESS	SIZE (SF)	ASKING PRICE
6404 O Street, Lincoln, NE	3,316 SF	\$2,000,000.00

BUILDING DETAILS

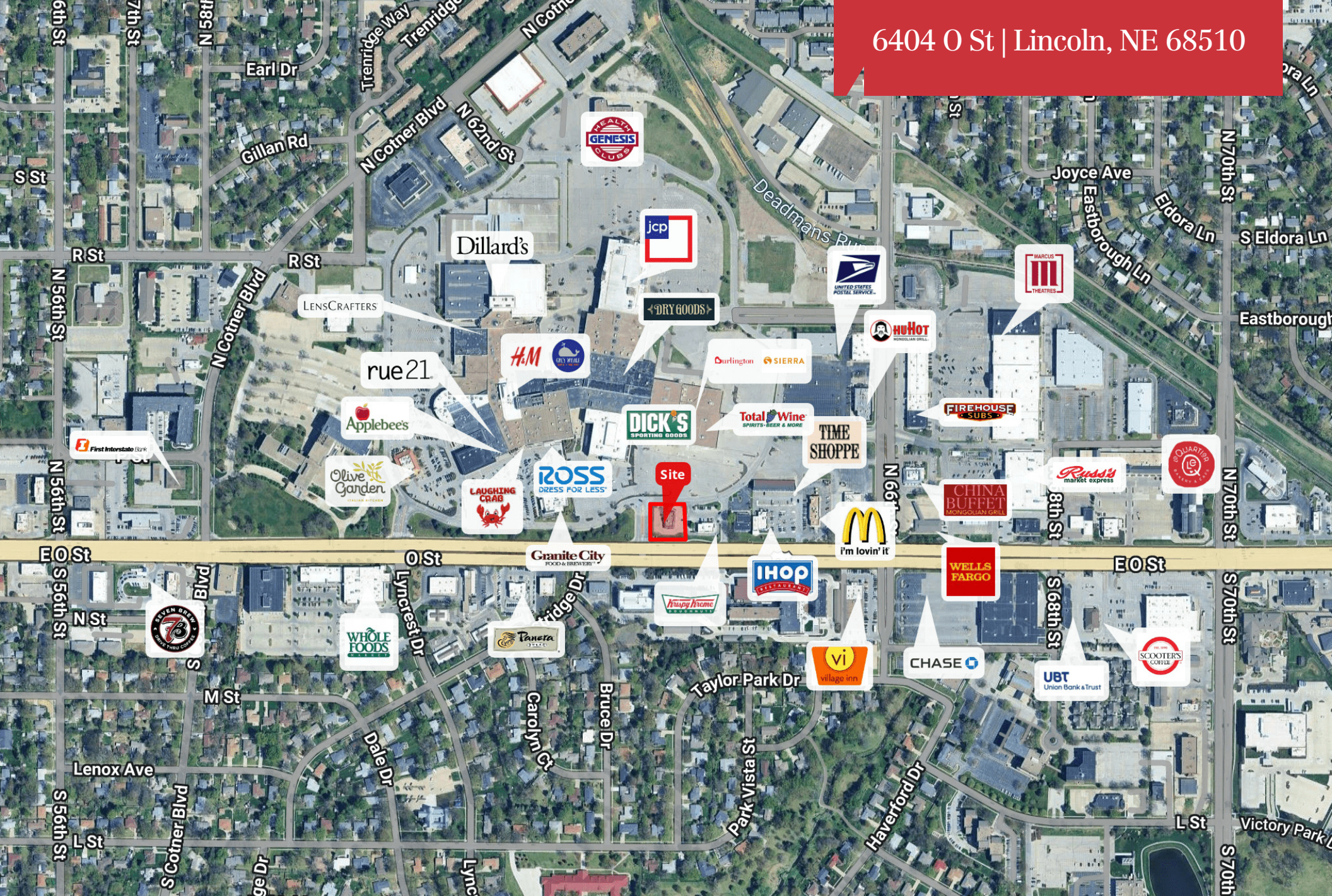
Building Size (SF)	3,316 SF
Year Built	1985
Tenancy	Single
Lot Size	0.55 AC
Traffic Count	35,750 VPD along O Street
Zoning	B5
Parking	Surface

LOCATION DETAILS

Market	Omaha / Council Bluffs
Submarket	East Lincoln
County	Lancaster
Cross Streets	N 63rd & O Streets
Nearest Interstate	I-80

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,260	49,330	92,680
Total Population	13,649	113,109	218,671
Average HH Income	\$86,041	\$89,938	\$90,800

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