

6320 TELLURIDE DRIVE

29,800 SF | \$5,385,000

6320 TELLURIDE DRIVE, LINCOLN, NE 68501



**INVESTORS
REALTY INC.**

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6320 TELLURIDE DRIVE

EXECUTIVE SUMMARY

OFFERING SUMMARY

SALE PRICE:	\$5,385,000
Building Size:	29,800 SF
Price / SF:	\$180.70
Lot Size:	3.94 Acres
Property Type:	Retail
Year Built:	2003
Zoning:	C1-H3

PROPERTY OVERVIEW

Former full service auto dealership with 2.95 acres of excess ground also available for \$650,000.

PROPERTY HIGHLIGHTS

- Car dealership destination for Lincoln and surrounding areas
- High traffic area with immediate interstate access
- Remodeled in 2021/2022
- Flexible building with great utility can accommodate many uses
- Limited availability of properties of this size

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LINCOLN, NE 68501

BUILDING INFORMATION

Building Size	29,800 SF
Office SF	15,084 SF
Minimum Ceiling Height	28 ft
Number Of Floors	2
Year Built	2003
HVAC	Yes

PARKING & TRANSPORTATION

Number Of Spaces	238
Parking Type	Surface
Traffic Count	14,350 27th and Fletcher

SITE INFORMATION

County	Lancaster
Zoning	C1-H3
Lot Size	3.94 Acres
Number Of Buildings	1
Location Description	Excellent location on a proven retail corridor in Lincoln, NE. Easy access to Interstate 80 with great visibility

OFFERING SUMMARY

SALE PRICE:	\$5,385,000
Property Type	Retail

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,503	30,751	125,123
Total Households	1,789	12,776	49,041
Average HH Income	\$57,684	\$49,761	\$47,036

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SITE MAP



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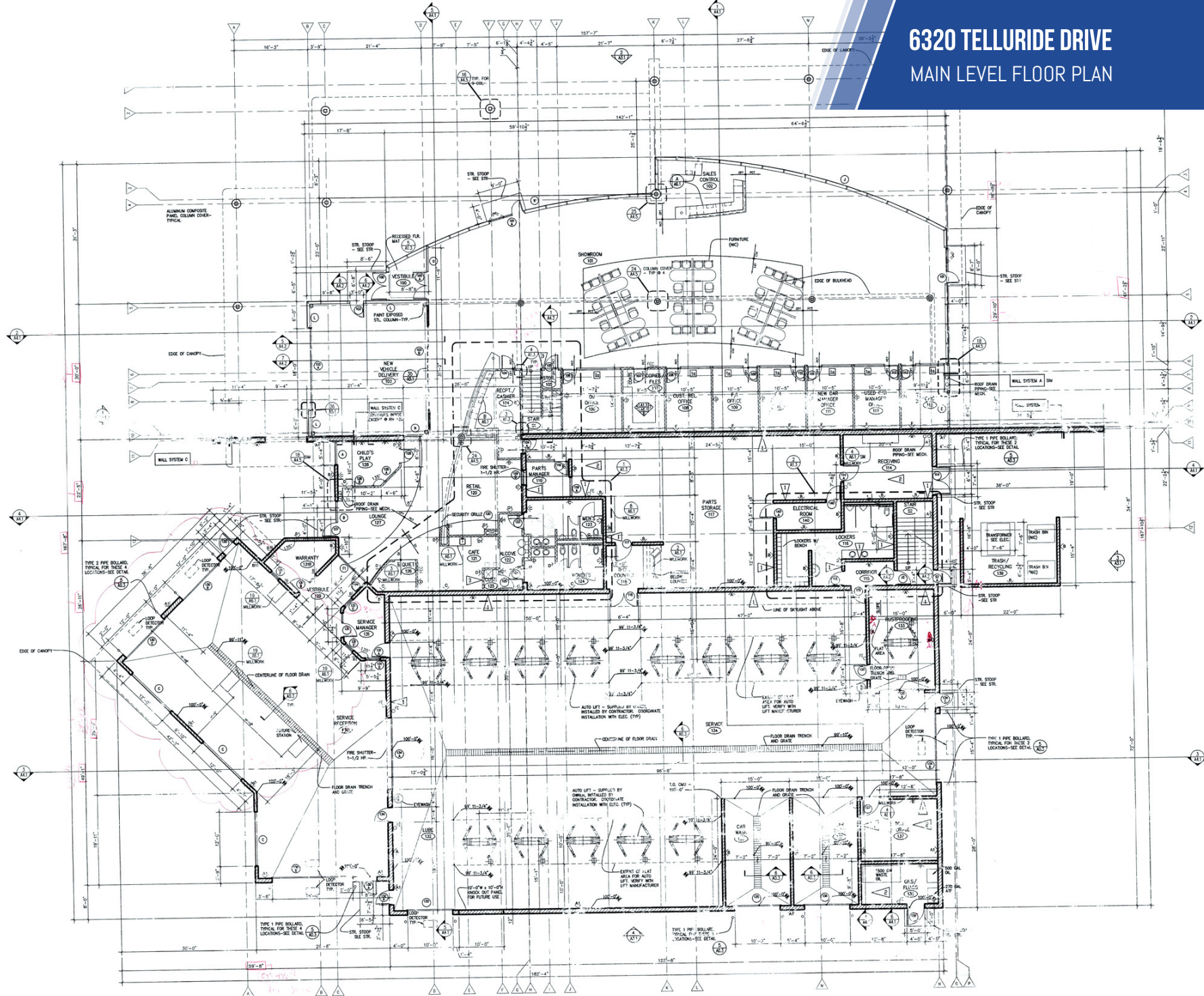
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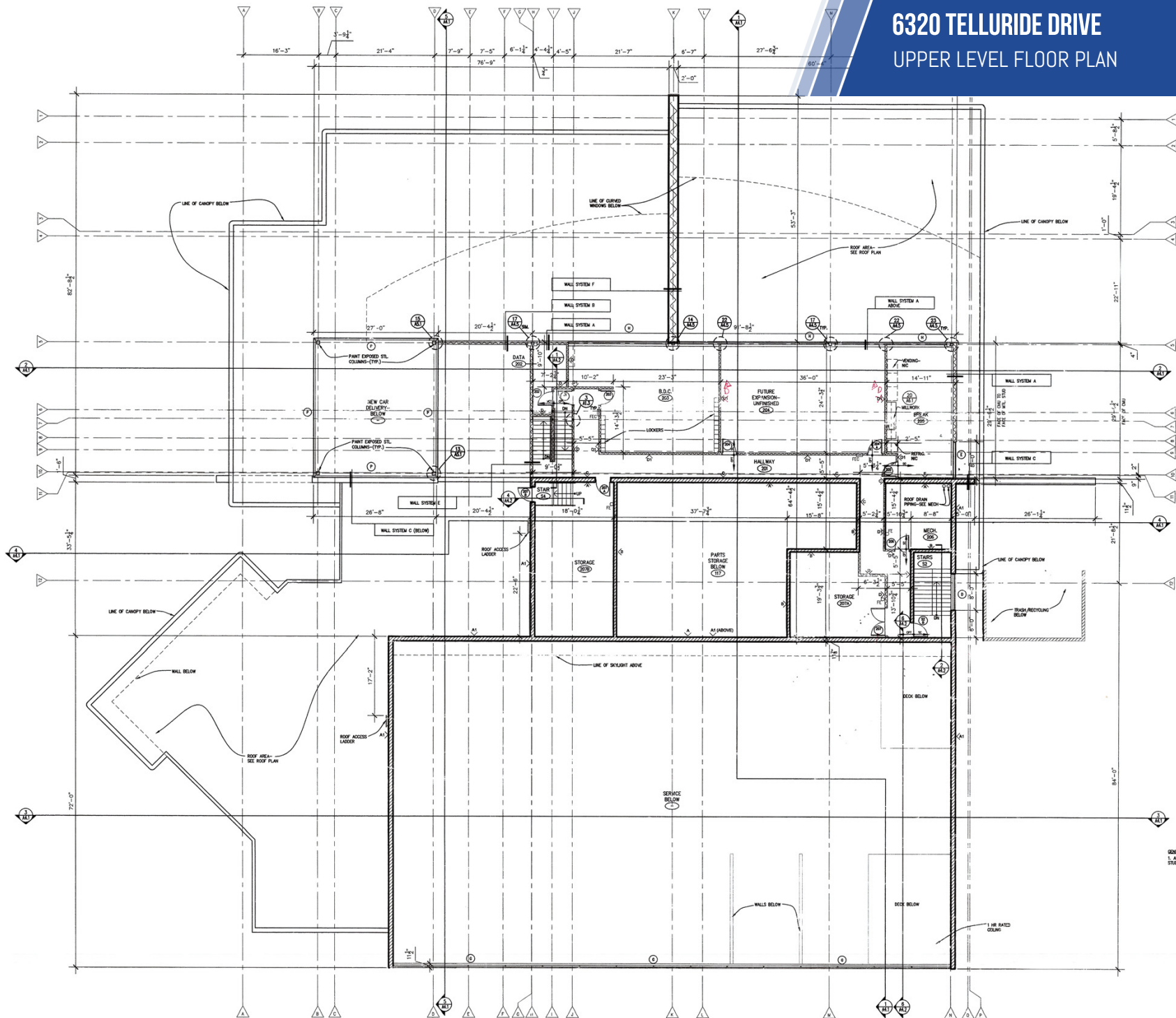
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6320 TELLURIDE DRIVE MAIN LEVEL FLOOR PLAN



6320 TELLURIDE DRIVE UPPER LEVEL FLOOR PLAN



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RETAILER MAP



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