

801 R ST

801 R St, Lincoln, NE 68508



PROPERTY DESCRIPTION

Located near Pinnacle Bank Arena, the Railyard and amid Lincoln's busy Haymarket District, this retail and restaurant space is located under the popular Hilton Garden. This building has a built-in customer base, with high traffic streets, multitude of businesses already located in this area. Schedule your showing today and become a part of our Historic Downtown area!

SPACES	LEASE RATE	SPACE SIZE
801 R St Ste 002	\$10.00 SF/yr	1,997 SF
801 R St Ste 100	\$21.00 SF/yr	2,660 - 6,277 SF
801 R St Ste 200	\$21.00 SF/yr	3,617 - 6,277 SF

OFFERING SUMMARY

Lease Rate:	\$10.00 - 21.00 SF/yr (NNN)
Number of Units:	6
Available SF:	1,997 - 6,277 SF
Lot Size:	42,471 SF
Building Size:	9,890 SF
NNN:	\$3.50 - 6.58 / SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	312	1,248	5,911
Total Population	753	3,488	17,280
Average HH Income	\$27,997	\$33,711	\$38,249



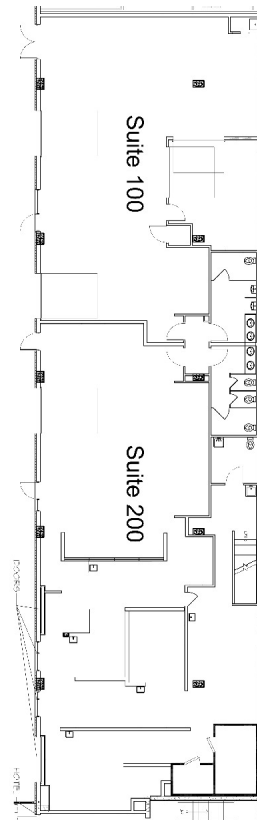
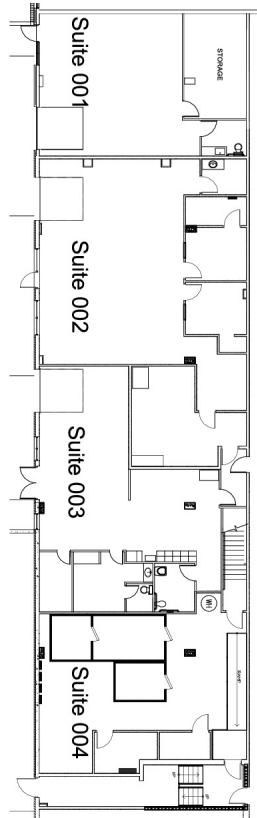
TOM GIFFORD
Broker
402.326.2413
TJGifford@SpeedwayProperties.com



KALI KLASSEN
Commercial Leasing Agent
402.323.3123
KMKlassen@SpeedwayProperties.com

801 R ST

801 R St, Lincoln, NE 68508



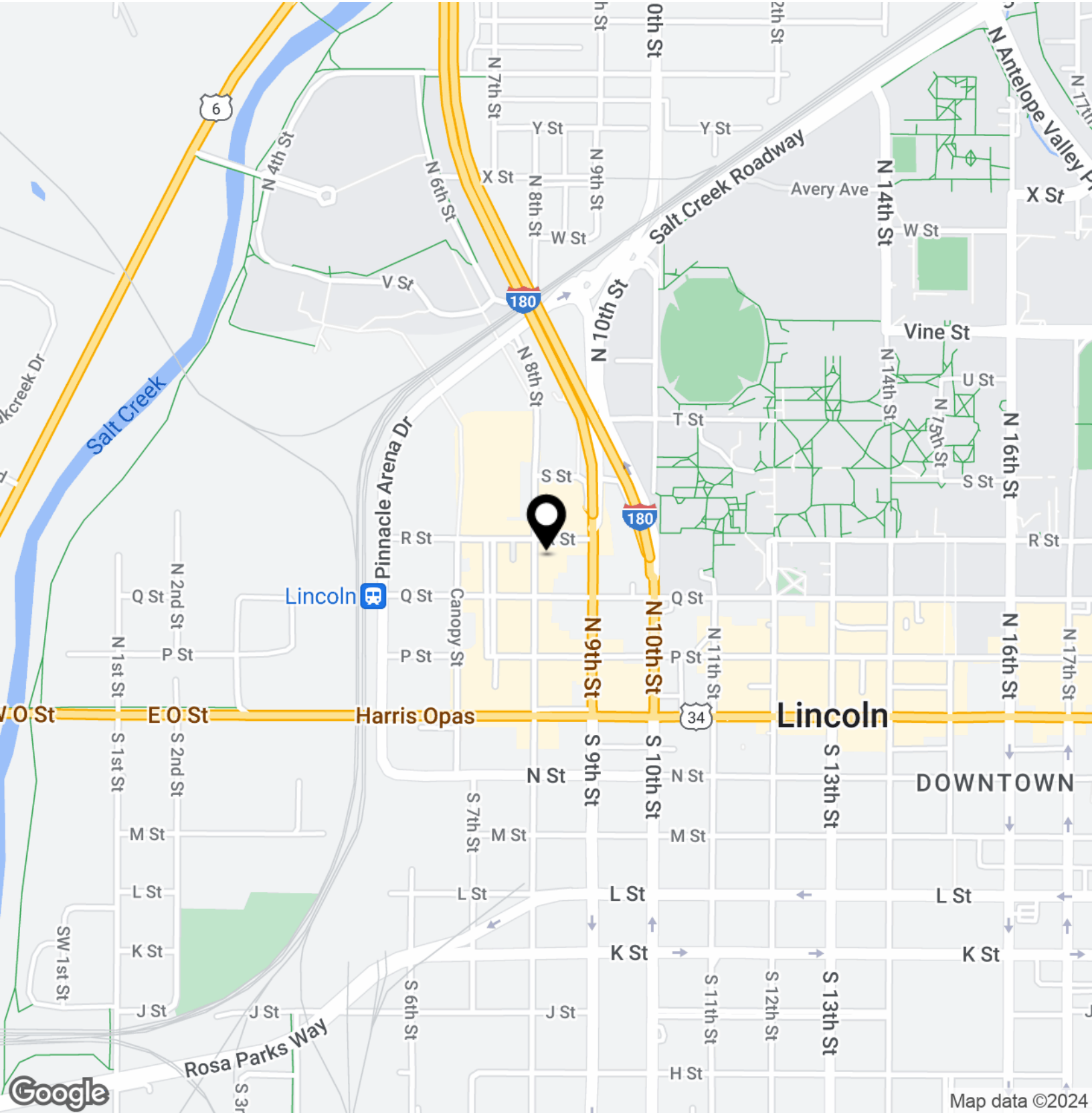
TOM GIFFORD
Broker
402.326.2413
TJGifford@SpeedwayProperties.com



KALI KLASSEN
Commercial Leasing Agent
402.323.3123
KmKlassen@SpeedwayProperties.com

801 R ST

801 R St, Lincoln, NE 68508



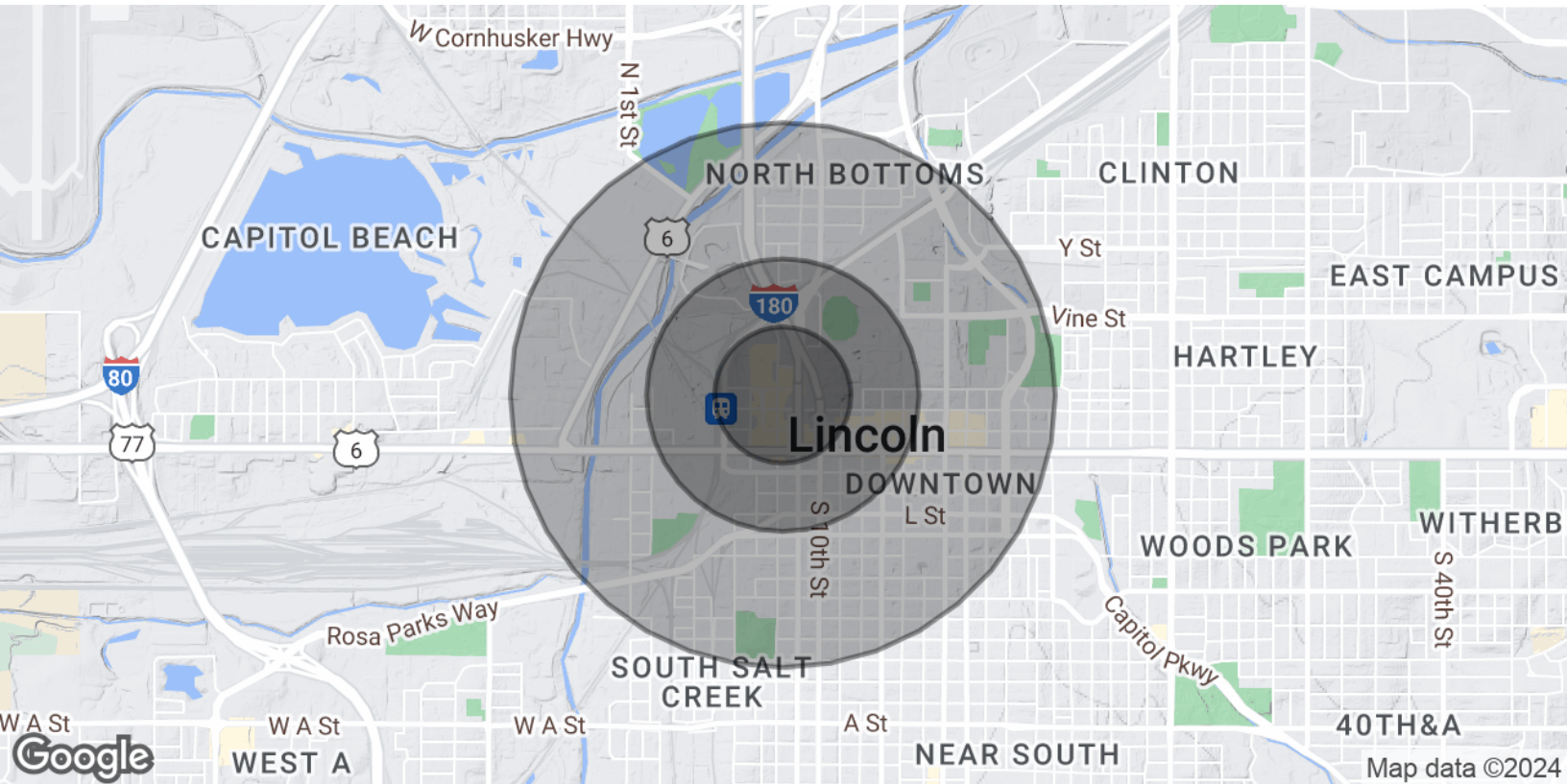
TOM GIFFORD
Broker
402.326.2413
TJGifford@SpeedwayProperties.com



KALI KLASSEN
Commercial Leasing Agent
402.323.3123
KMKlassen@SpeedwayProperties.com

801 R ST

801 R St, Lincoln, NE 68508



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	753	3,488	17,280
Average Age	22.1	22.1	23.7
Average Age (Male)	22.0	22.0	24.1
Average Age (Female)	22.3	22.3	23.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	312	1,248	5,911
# of Persons per HH	2.4	2.8	2.9
Average HH Income	\$27,997	\$33,711	\$38,249
Average House Value	\$131,147	\$133,422	\$105,343

2020 American Community Survey (ACS)



TOM GIFFORD
 Broker
 402.326.2413
 TJGifford@SpeedwayProperties.com



KALI KLASSEN
 Commercial Leasing Agent
 402.323.3123
 KmKlassen@SpeedwayProperties.com