



ACCESS Commercial, LLC



Redevelopment Opportunity
w/ Drive Thru capabilities
1101 N St
Lincoln, NE 68508

**LOT | FOR SALE
OR LEASE**

PROPERTY HIGHLIGHTS



ADDRESS:

1101 N St
Lincoln, NE 68508



LOT SIZE:

0.4 Acres



LEASE/SALE RATE:

Negotiable



ZONING:

Commercial



ACCESS Commercial, LLC
www.accesscommercial.com
10730 Pacific Street, Suite 230
Omaha, NE 68114 | 402.502.1983

ABOUT THE PROPERTY

This prime redevelopment opportunity is located on the busy intersection of 11th and N Streets this property offers an unbeatable location adjacent to the Historic Haymarket district and Downtown Lincoln, just minutes away from the University of Nebraska-Lincoln with a student count of over 26,000.

Highly Visible and easily accessible - the building is next to the Latitude Student apartments with over 570 student residents.

Emily Faltys
emily@accesscommercial.com
402.992.0848

Amber Olson
amber@accesscommercial.com
402.618.5523



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UNL CAMPUS MAP



Contact Listing Agents For More Information:

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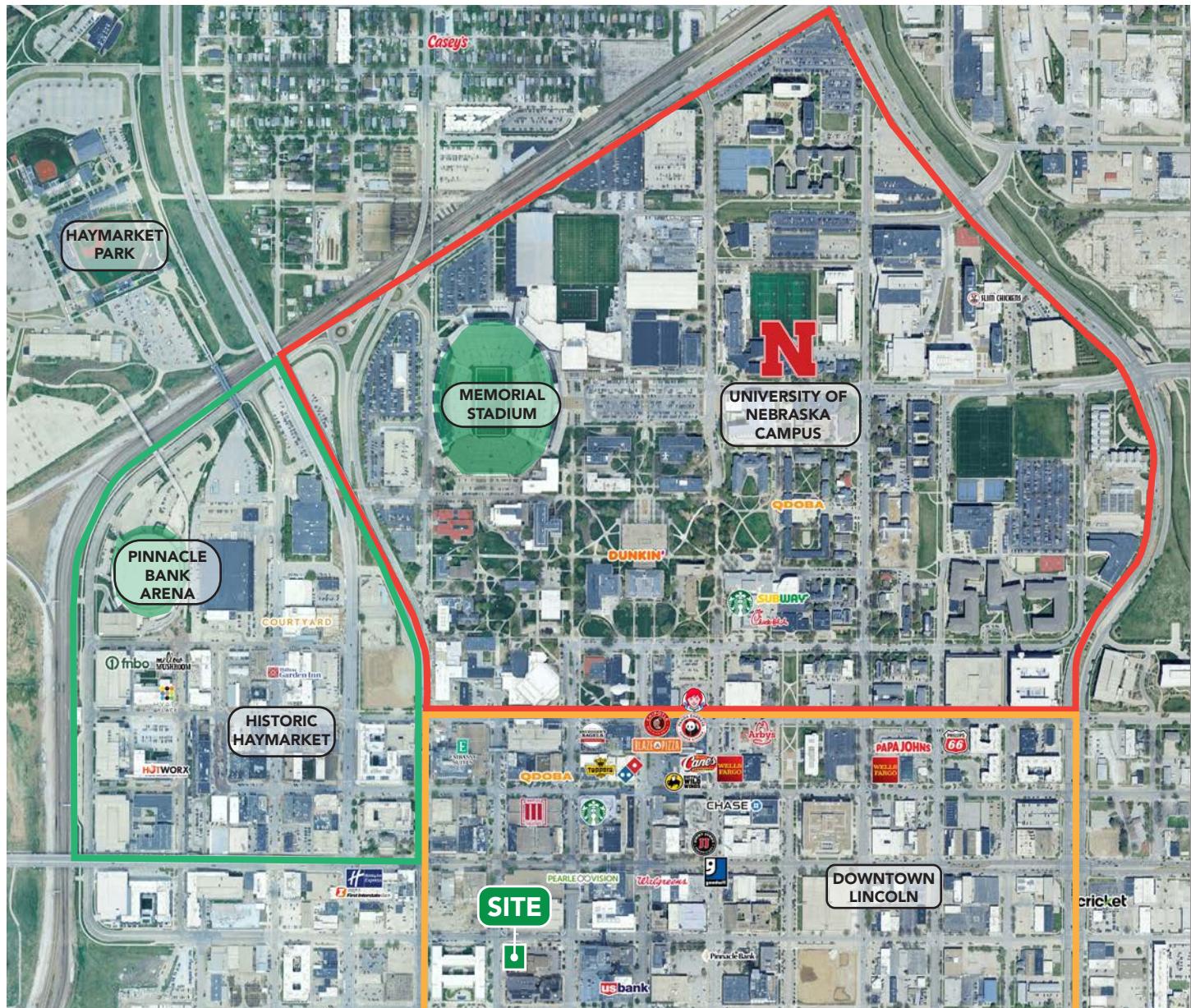


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MARKET MAP



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LOCAL AERIAL



	Population	Median HH Income	No. of Households	Daytime Population	Employees In The Area	Businesses In The Area
1-mile	24,062	\$35,900	9,310	4,714	24,044	1,563
3-mile	109,972	\$57,959	44,007	32,686	59,967	4,177
5-mile	227,303	\$67,213	93,505	70,289	105,412	7,900

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LISTING TEAM



Emily Faltys

Broker Associate

Emily is a dynamic and motivated graduate from the University of Nebraska - Lincoln, graduating in two and a half years with a Bachelor of Science in Business Administration with a focus on Management and Marketing. During her college career, Emily was a member of the Center for Sales Excellence where she collaborated with peers and mentors focusing on analyzing and improving sales techniques, as well as effective communication. Emily is an avid traveler, independently visiting 17 countries over the course of two years. This experience honed her skills of adaptability, resilience, and has grown her ability to communicate with all individuals.

Returning to her Nebraskan roots, Emily supports our Senior Brokerage team at ACCESS throughout the entire listing and transaction processes. She is currently focusing primarily on shopping centers and third-party leasing efforts as a Junior Brokerage Associate.



Amber Olson

Senior Broker Associate

Amber brings 20 years of commercial real estate experience to our team at ACCESS. Her role as a Senior Brokerage Associate is primarily focused on shopping center leasing at a national and local level, with over three million square feet represented. Her industry expertise enhances our team through her knowledge of sales, landlord and tenant representation, relationship building, property management, and development.

Amber majored in Business Administration at the University of Nebraska-Lincoln. She is a licensed Real Estate Agent in the State of Nebraska and has been a member of the International Council of Shopping Centers (ICSC) since 2008.

ACCESS is focused on growth opportunities through a select grouping of strategic partnerships. We strive to maximize value for every stakeholder involved in our projects, and have a proven track record of over 400 successfully completed projects across 40 states. We focus on forming deep relationships with our clients and believe durable success in our industry requires the right mixture of talents and virtues, collaboration, and relentless execution.



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