

PRIME LOT AVAILABLE

5555 S 27th St, Lincoln, NE 68512

PROPERTY OVERVIEW



PROPERTY DESCRIPTION

Prime Lot available for Ground Lease or Built to Suit. This commercial zoned property provides an excellent opportunity for a retailer to secure site in a high traffic corridor. With easy access to major thoroughfares ensuring convenience for all visitors.

PROPERTY HIGHLIGHTS

- Build-to-suit opportunities available to tailor to your specific needs.
- Prime location with high visibility for excellent exposure.
- Easy access to major transportation routes for convenient connectivity.

OFFERING SUMMARY

Lease Rate:	Contact for pricing
Lot Size:	0.84 Acres
Zoning:	Commercial



ACCESS Commercial, LLC

ROCKY PRYOR

Brokerage Associate

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KIRK HANSON

Principal

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DRONE



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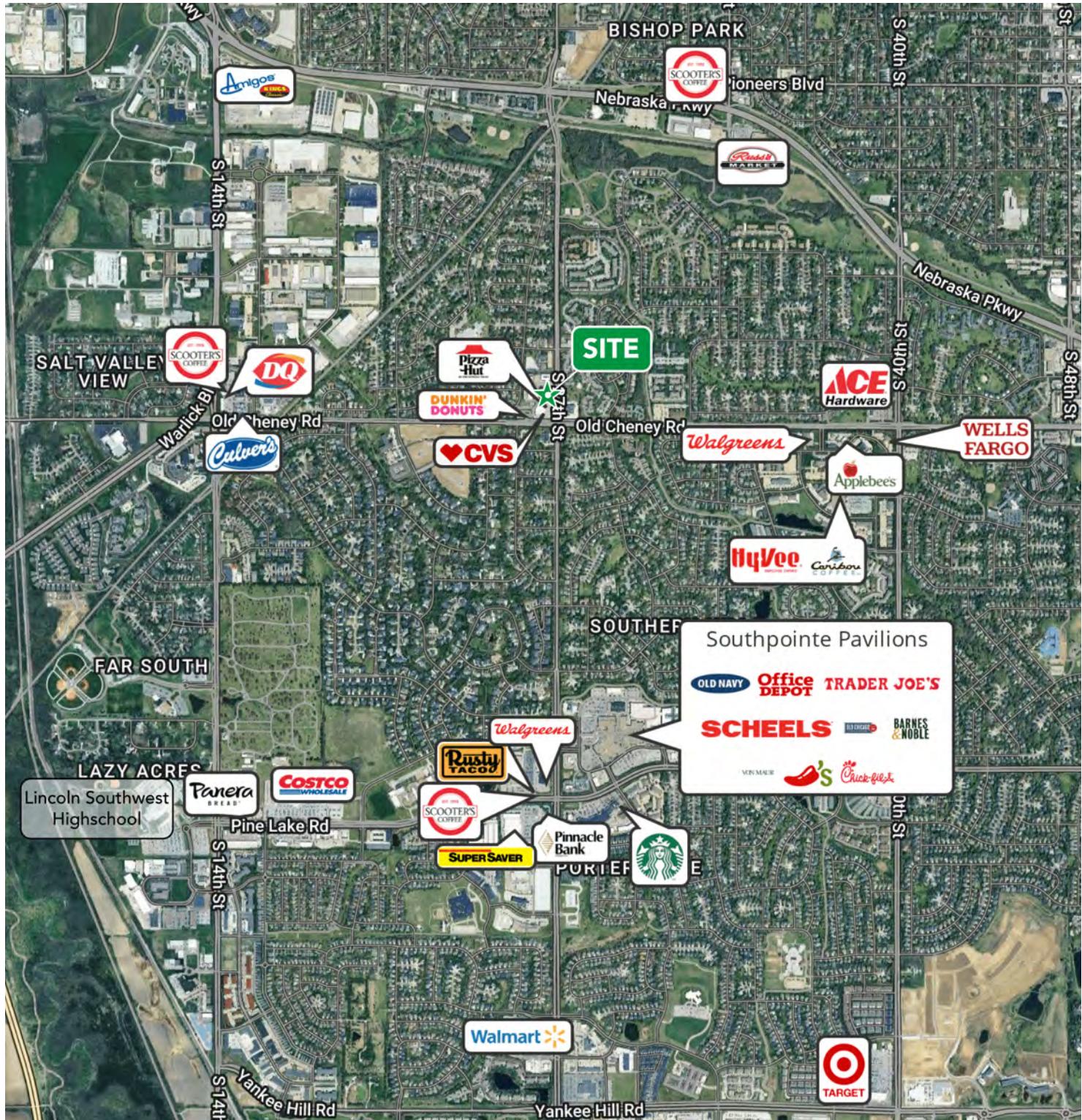
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LAND FOR LEASE



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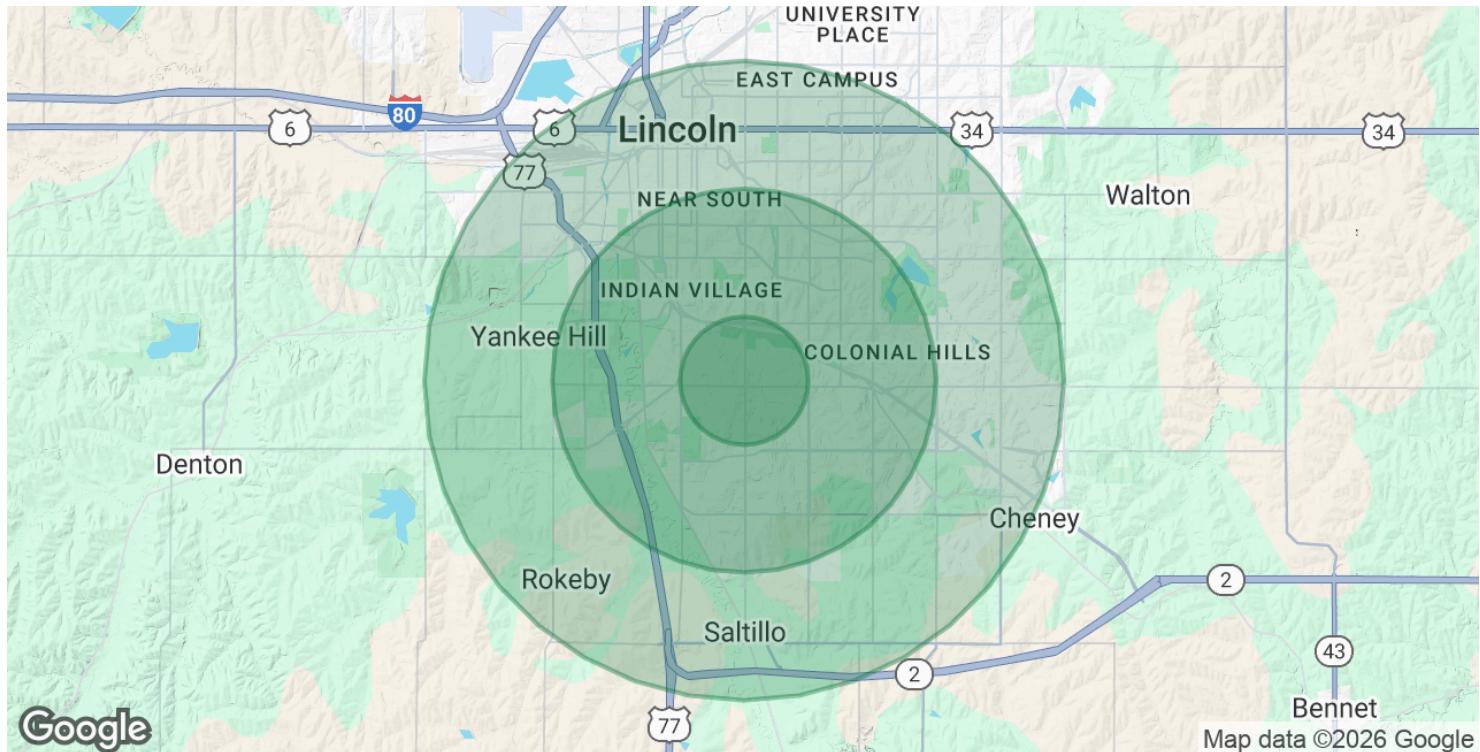
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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,946	84,632	187,003
Daytime Population	10,376	75,264	200,611
Employees in Area	6,949	47,150	106,232

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,146	34,643	75,864
Average HH Income	\$109,992	\$105,556	\$99,404
Median HH Income	\$86,559	\$85,483	\$79,573

Demographics data derived from AlphaMap



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LISITNG TEAM



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PROFESSIONAL BACKGROUND

Rocky Pryor is a dynamic brokerage associate at ACCESS Commercial specializing in retail leasing and tenant and landlord representation across the Buffalo Range. For over 7 years, he has completed more than 60 lease and sale transactions totaling over \$50 million in value. Rocky represents Sower Capital Management and other developers, working with local and national brands to secure strategic locations across the region. He is known for his market insight, proactive communication, and ability to align business goals with real estate opportunities.

PROFESSIONAL BACKGROUND

Kirk is responsible for all business development and brokerage activities for ACCESS and affiliated companies. Kirk is also a Co-Founder and Managing Director of Sower Capital Management, LLC a sponsor of real estate equity funds, and Montage Builders, LLC, a midwest-focused general contracting firm. Kirk holds a bachelor's degree in finance from the University of Nebraska at Lincoln and is a licensed broker in Nebraska, Iowa, Missouri and North Dakota. He is also a long-time member of the International Council of Shopping Centers (ICSC) and the Entrepreneurs Organization (EO).



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