

FOR SALE/LEASE

8500 ANDERMATT DRIVE, PAD SITE, LINCOLN, NE 68526

APPROX. 0.54 ACRES | SALE - \$385,000; LAND LEASE - \$60,000/YR OR BUILD-TO-SUIT

SITE



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:

Benjamin Pearson

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bpearson@lee-associates.com

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PROPERTY DESCRIPTION

Just over half an acre pad site with drive-thru capability. Acquire one of the last lots available in this highly desired development.

PROPERTY HIGHLIGHTS

- Ability for drive-thru
- For Sale/Land Lease/Build-to-Suit
- Anchored by Sam's Club, Walmart, Menards
- Highly visible from Hwy 2 and 84th Street. (40,000 traffic count)

CONTACT

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LOCATION DESCRIPTION

Located within Prairie Lake Shopping Center off Hwy 2 and 84th Street in Lincoln, Nebraska. Other anchor tenants include Sam's Club, Walmart, and Menards.

OFFERING SUMMARY

Sale Price:	\$385,000
Lease Rate:	\$60,000/yr or Build-to-Suit
Lot Size:	Approx. 0.54 Acres

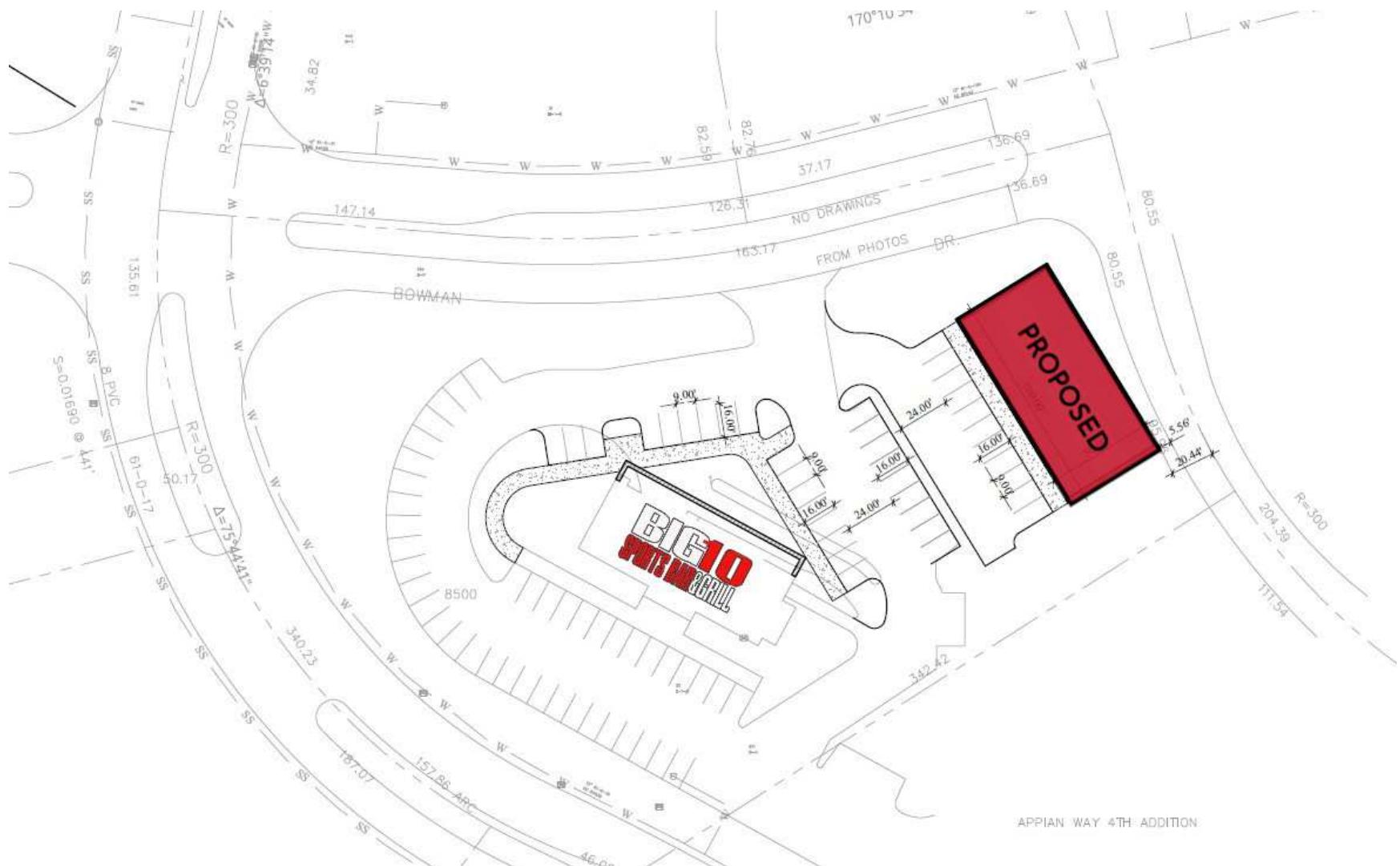
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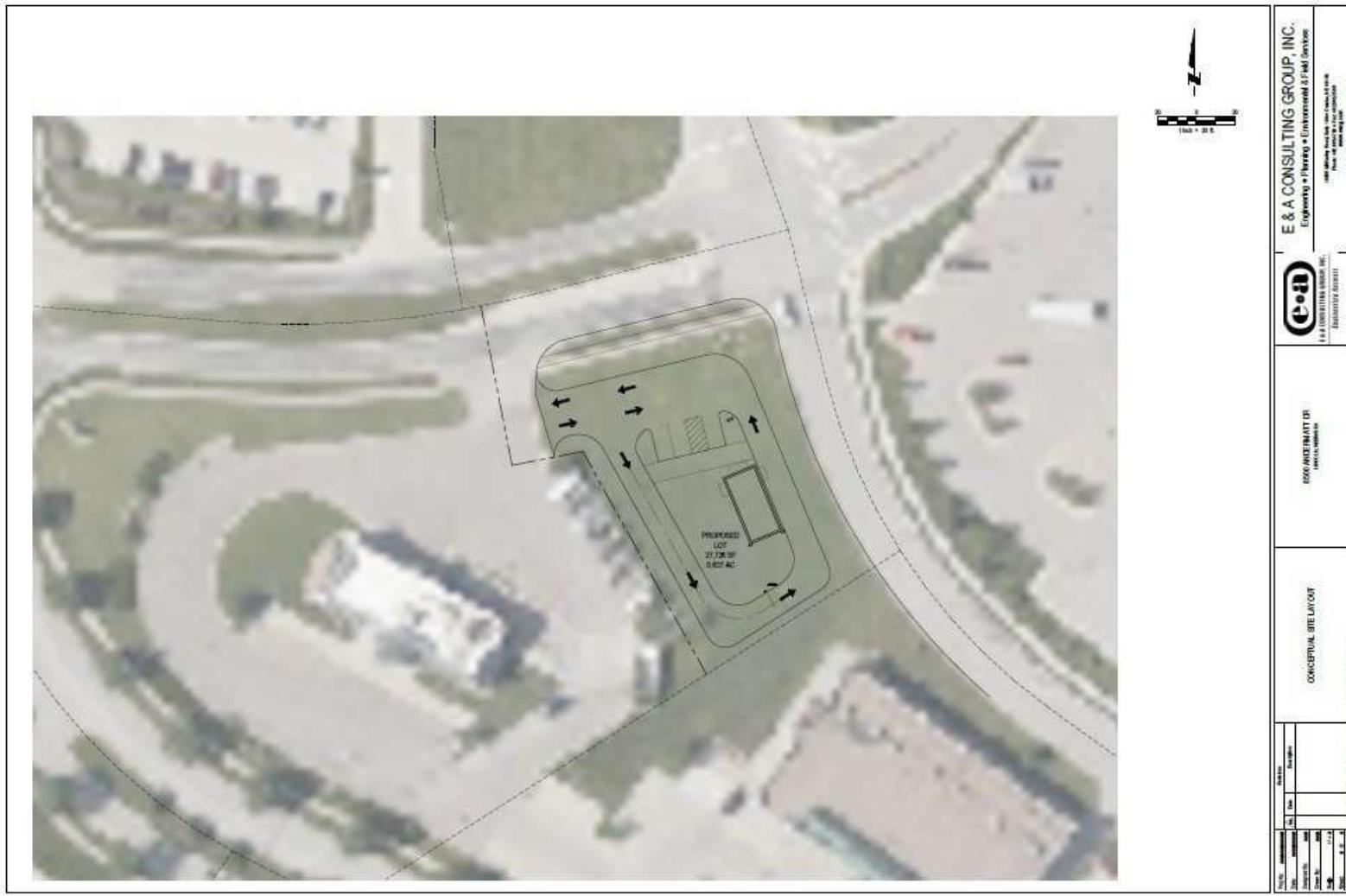
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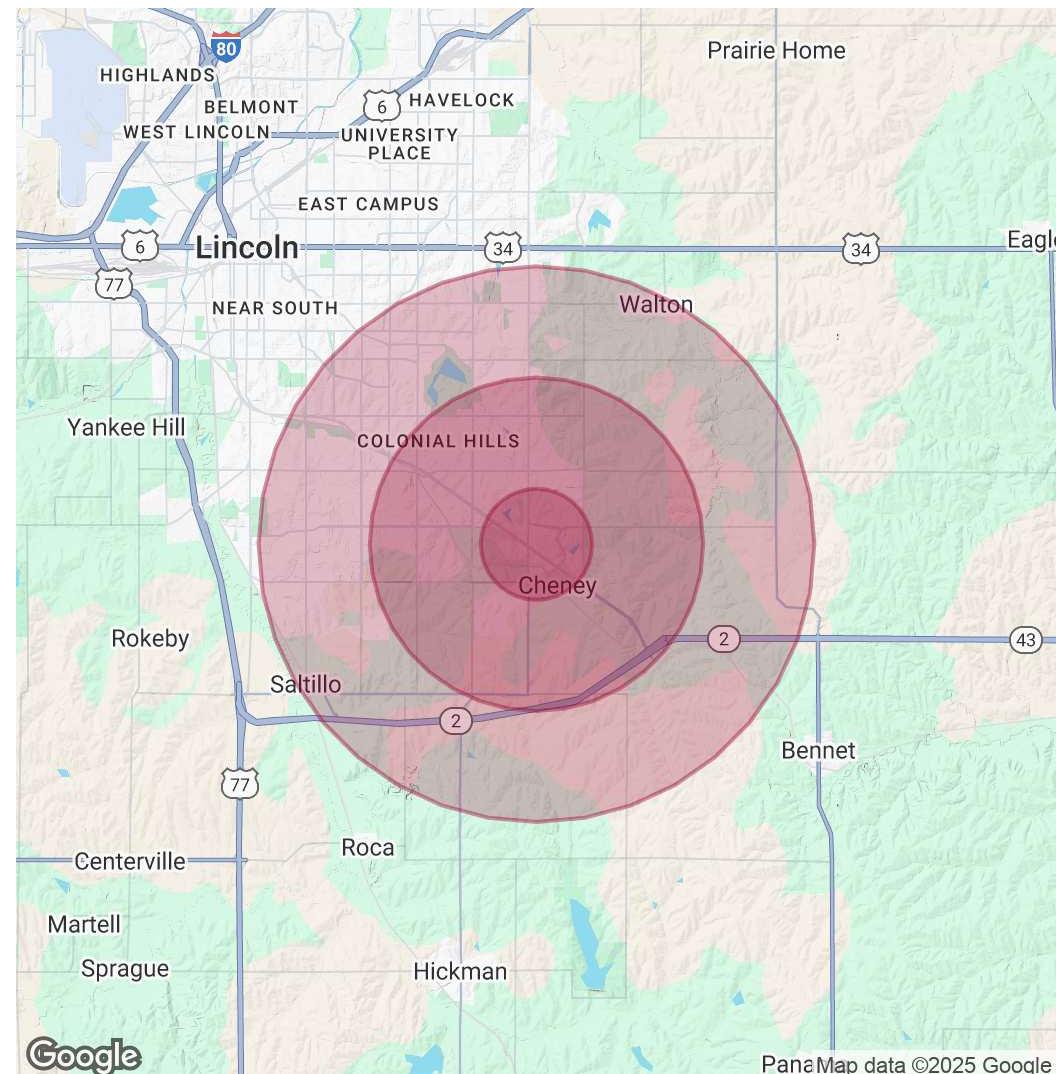
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,061	35,100	96,917
Average Age	39.2	41.0	40.7
Average Age (Male)	38.0	38.4	38.9
Average Age (Female)	40.3	42.5	41.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,642	13,797	40,550
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$124,869	\$122,821	\$100,419
Average House Value	\$323,131	\$303,813	\$256,033

* Demographic data derived from 2020 ACS - US Census



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RETAIL MAP

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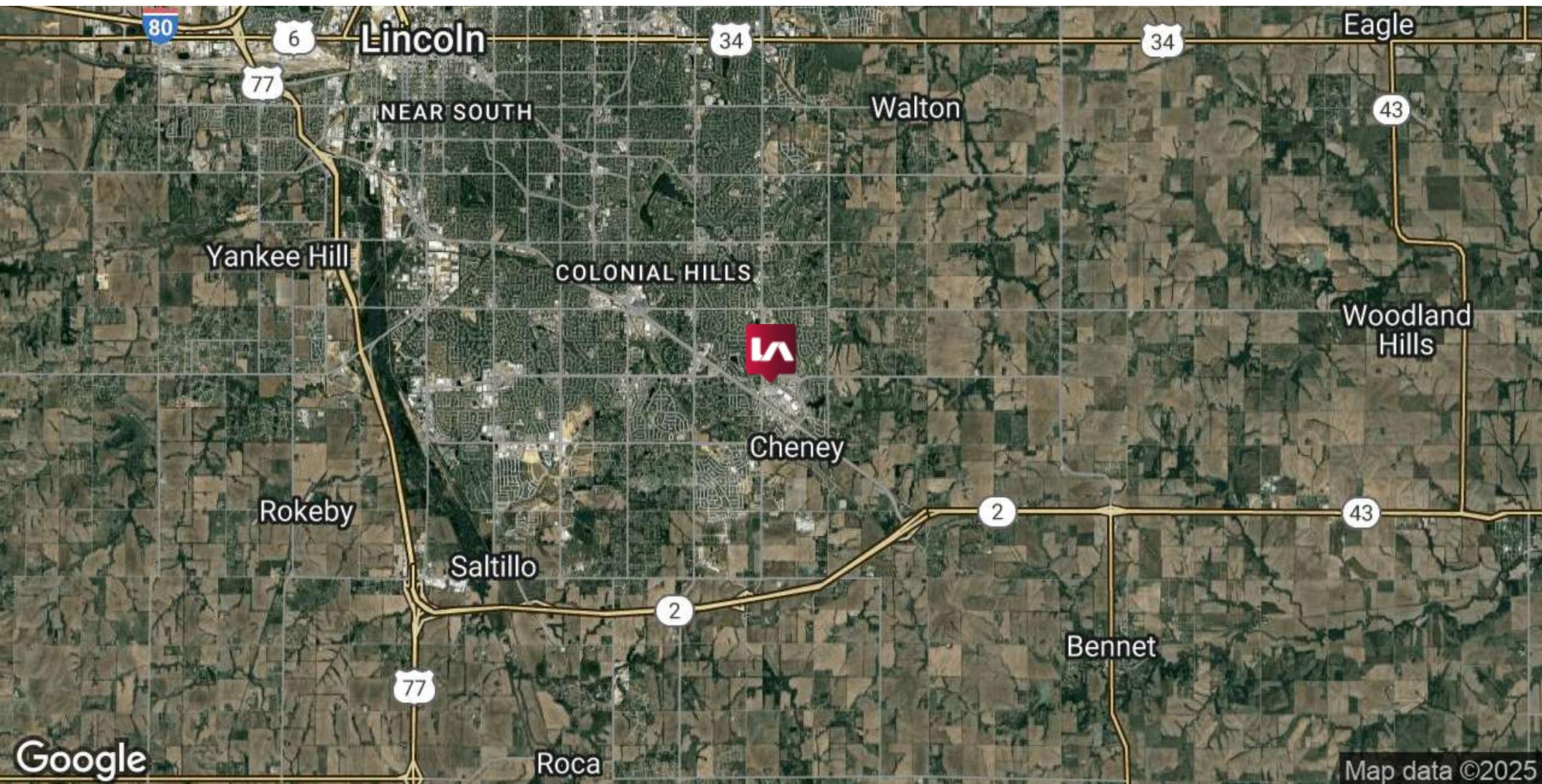
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