

**FOR SALE**

**1721 N 86TH ST, LINCOLN, NE 68505**

**LAND | 0.83 ACRES | \$800,000**



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**PRESENTED BY:**

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**Omaha:** 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

**Lincoln:** 200 South 21st Street, Suite A113 | Lincoln, NE 68510 | 531.721.2888





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## PROPERTY DESCRIPTION

Secure one of the last development opportunities along 84th Street in northeast Lincoln. Situated within the established Morning Glory Estates business park, this 0.83 acre site (approx. 36,116 SF) is classified as Commercial Unimproved and zoned B 2. The B 2 district encourages planned retail and service uses that integrate with adjacent residential areas and promotes neighborhood level shopping and professional services. High visibility along 84th Street and the ability to subdivide or develop for a single user make this parcel an excellent choice for retail, office, or service-oriented projects. Robust area demographics with over 142,000 residents within a five mile radius support a wide range of commercial uses.

## LOCATION DESCRIPTION

Northeast Lincoln location along 84th Street with quick access to Holdrege Street, O Street and I 80, close to neighborhoods, schools and shopping. Strong trade area demographics: over 11,939 residents within one mile and 142,570 residents within five miles, and population growth projections around 4% through 2029.

### CONTACT

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## PROPERTY HIGHLIGHTS

- Approx. 0.83 acres (36,116 SF) of commercial land, ready for development.
- Zoned B 2 (Planned Neighborhood Business District) ideal for planned retail, office or service uses serving nearby neighborhoods.
- One of the last available parcel with 84th Street frontage in Morning Glory Estates; prime visibility and signage opportunities.
- Flexible development options suitable for single occupant or multi tenant configurations.

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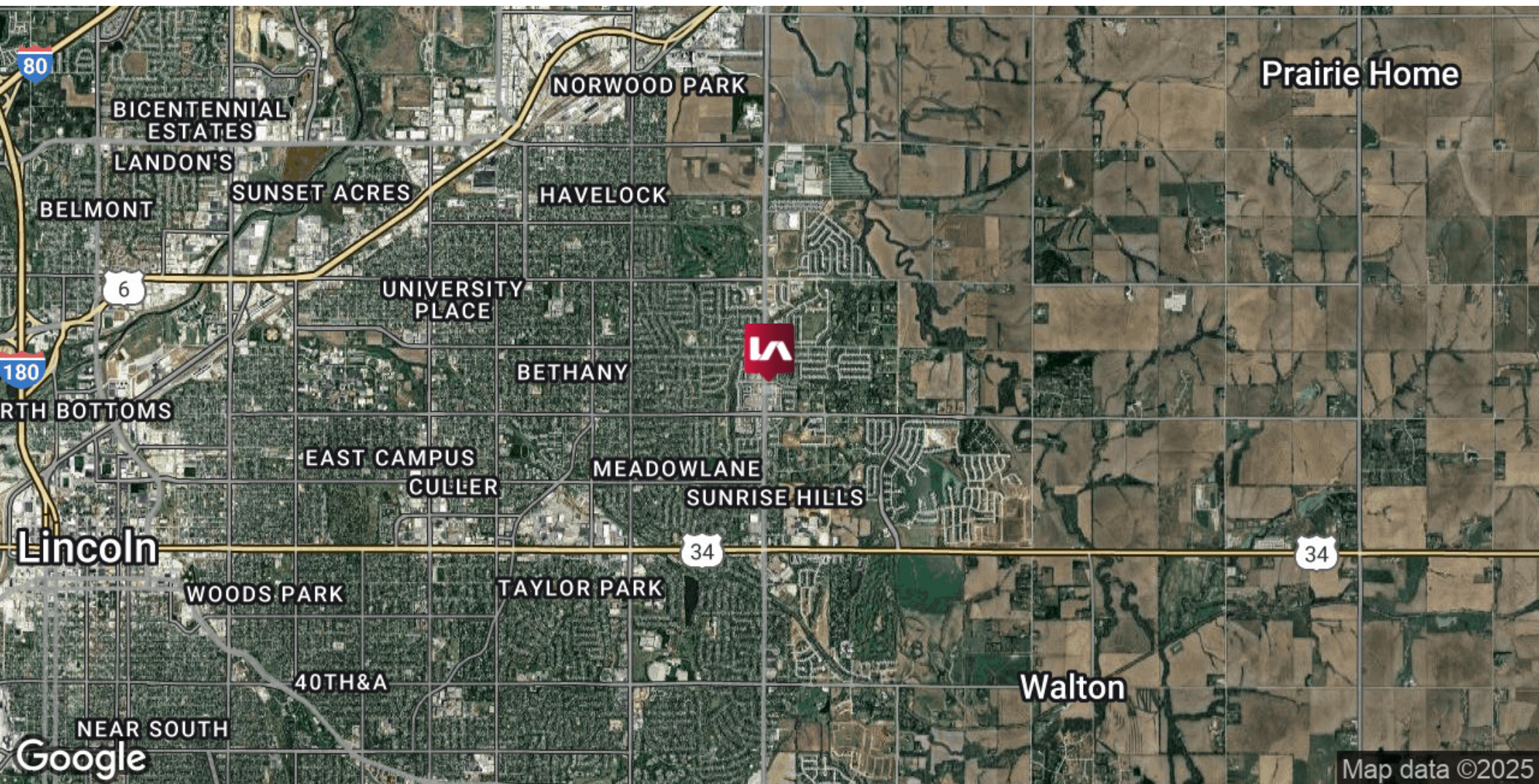




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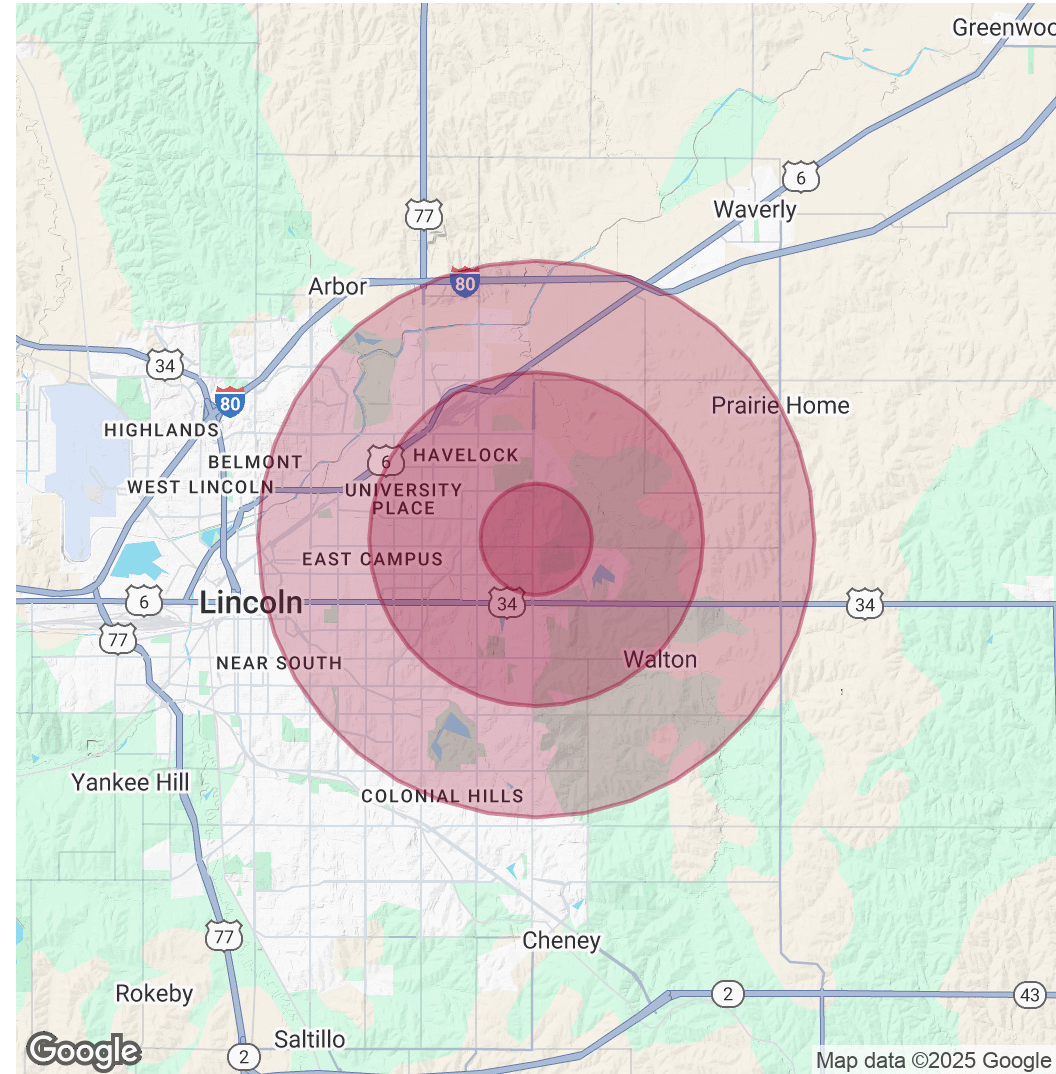
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,469	60,410	151,344
Average Age	39	40	39
Average Age (Male)	38	38	38
Average Age (Female)	40	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,385	25,570	62,151
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$111,223	\$89,659	\$88,257
Average House Value	\$324,456	\$262,294	\$266,844

Demographics data derived from AlphaMap



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