

# FOR LEASE



# U.S. PROPERTY

**Storefront Retail on South Street**  
**1400 South St | Lincoln, NE 68502**

**\$4,973.13/Month**  
**\$7.00/sf + \$2.78 nets**



**Located directly on South St on the corner of 14th St. This storefront retail space is a 1-story stand alone building with a partially finished basement. Schedule a showing today!**

- Traffic count of over 18,000 cars/day.
- It offers 3,177 sq. ft. on the main level and 2,925 sq. ft. on the lower level for a total of 6,102 sq. ft.
- A new roof was put on the building in 2016 by Weathercraft and has a 20 year warranty.
- New LED fixtures
- Twin furnace system.
- The building offers approx. 25/stalls behind the building. The parking is leased until October 31, 2024.
- The property is zoned B-3.

**Jessica Lindersmith**  
**402-805-4136**

**Jlindersmith@usproperty.biz**



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# FOR SALE



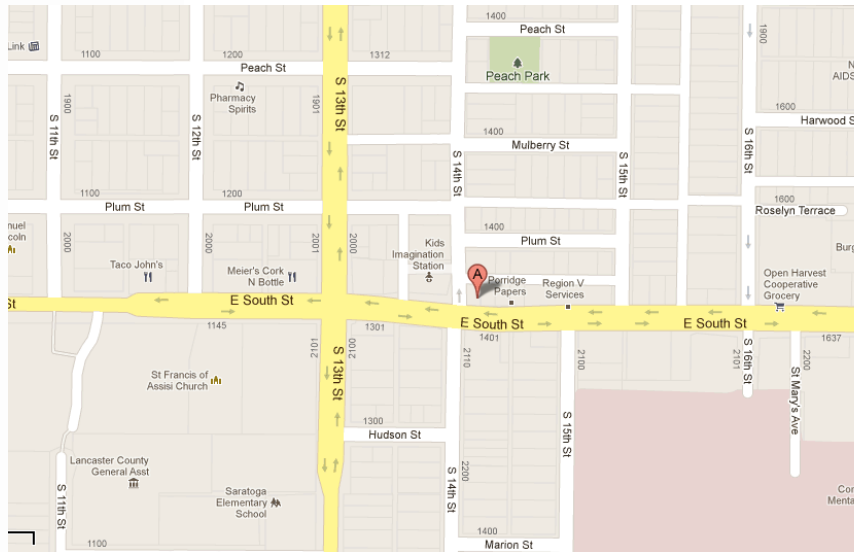
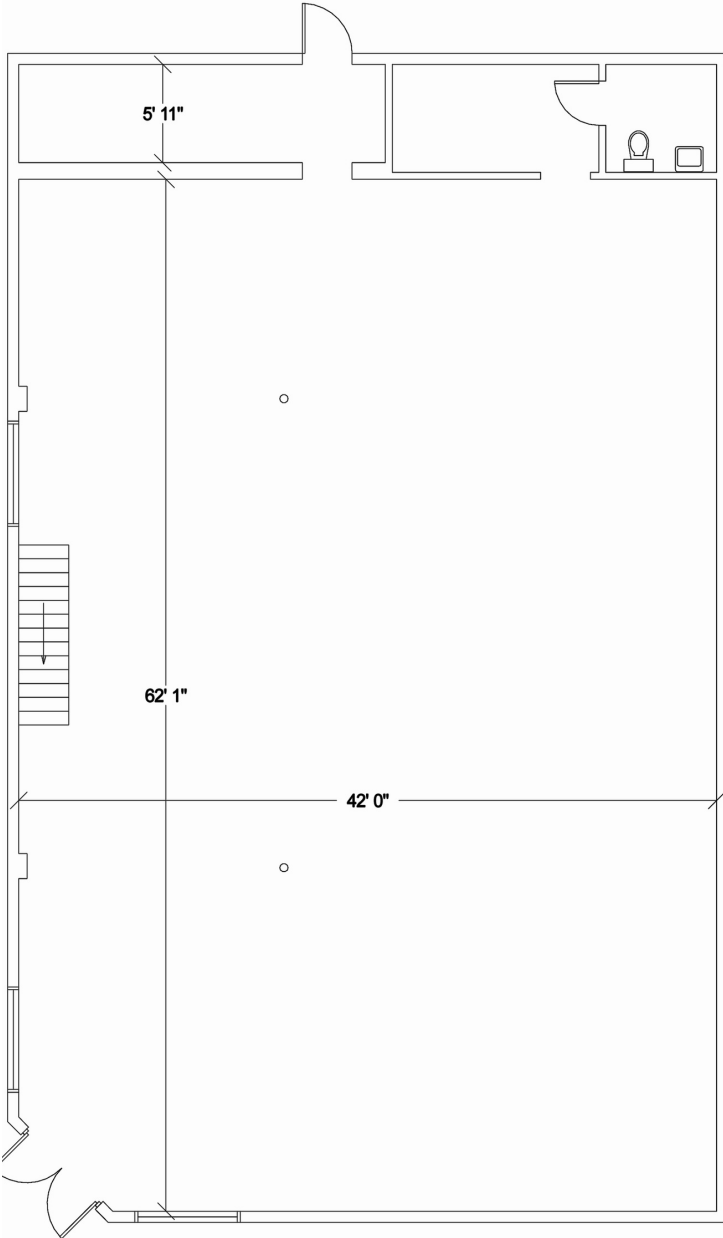
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SOUTH ST.

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