

FOR SALE

84TH & FLETCHER AVE, LINCOLN, NE 68507

LAND | 13.29 ACRES | \$8.00 - \$12.00 / SF



PRESENTED BY:

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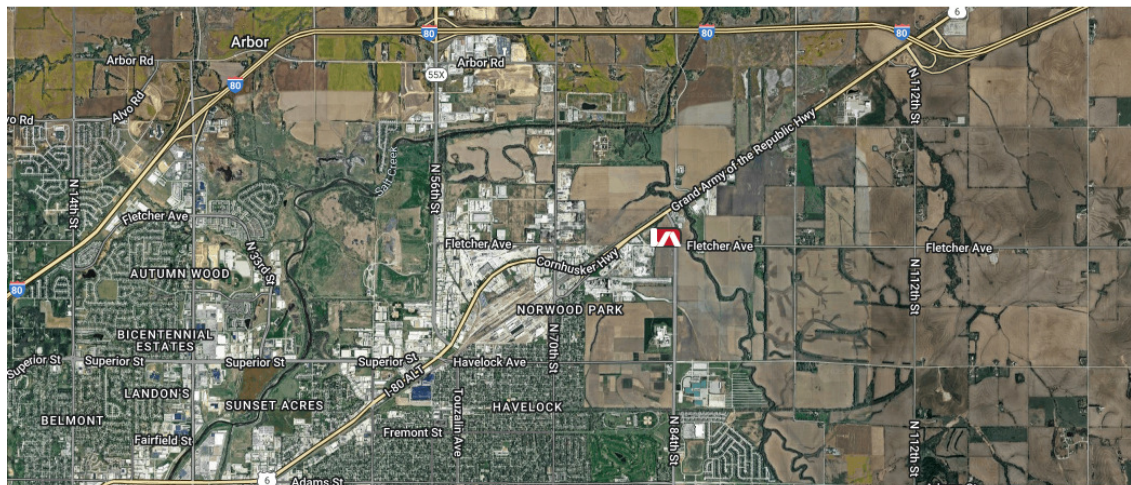
Daniel Dutton
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PROPERTY DESCRIPTION

Incredible development opportunity located on the main corridor between Lincoln and Omaha — an ideal location for restaurants and retailers seeking maximum visibility and access. This site offers a premium hard-corner position with full-turn access, making it a perfect fit for QSR or other high-traffic retail uses. Utilities will be available to the property, and industrial zoning accommodate a variety of commercial uses. The offering includes multiple parcels that can be sold separately, allowing for flexible sizing and pricing based on location and use — with premium frontage priced at \$12/sf and reduced pricing off the main road. Positioned for growth, the site supports a retail center at the highway and light industrial or service-commercial uses in the rear. With immediate access to Hwy 6 and close proximity to both metro areas, it's an unmatched opportunity for developers, owner-users, or tenants serving the region.

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PROPERTY HIGHLIGHTS

- Prime hard-corner location with full left/right access — ideal for QSR, retail, restaurants, or service users
- Zoned Industrial-1 — supporting a broad mix of uses from retail to light industrial
- Multiple parcels available — site is divisible with flexible configurations and pricing
- Pricing varies by location: \$12/sf on the corner, with discounted rates off the main frontage

LOCATION DESCRIPTION

Strategically located between Lincoln and Omaha on Cornhusker — high-growth, high-traffic corridor. Surrounded by regional commercial activity and minutes to I-80 interchange for optimal logistics.

OFFERING SUMMARY

Sale Price:	\$8.00 - \$12.00 / SF
Lot Size:	13.29 Acres

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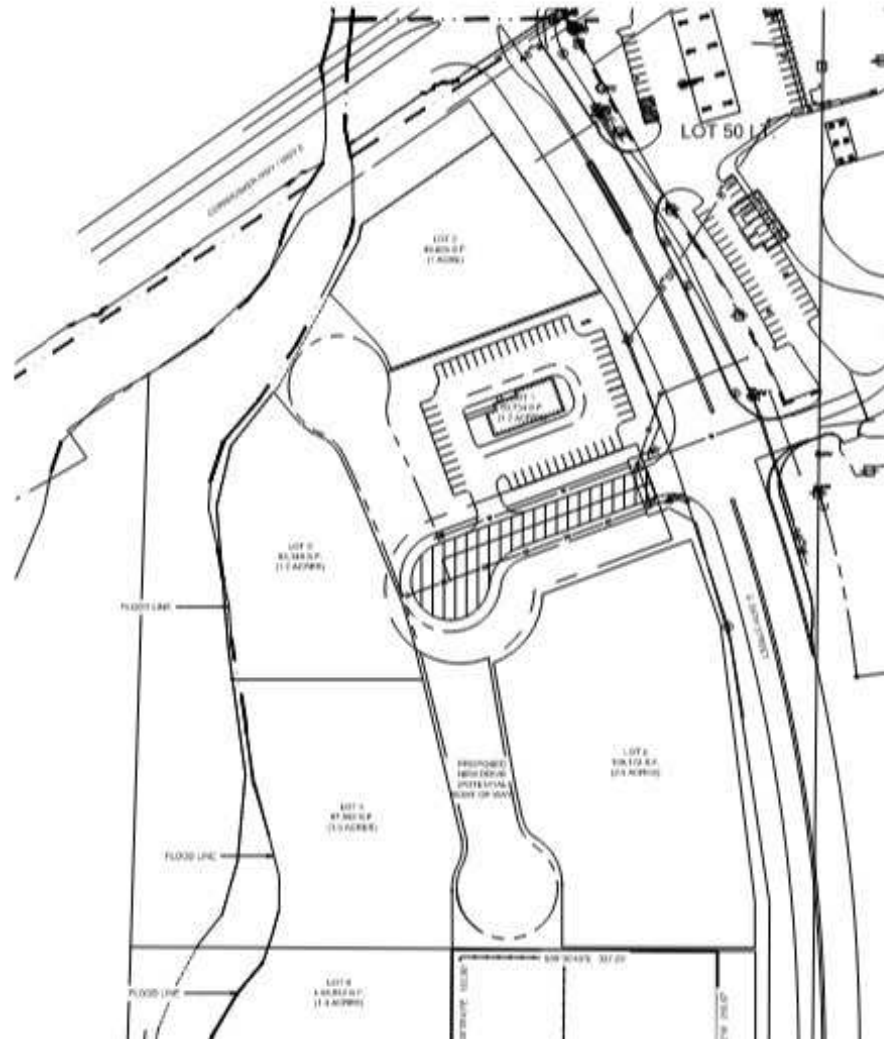
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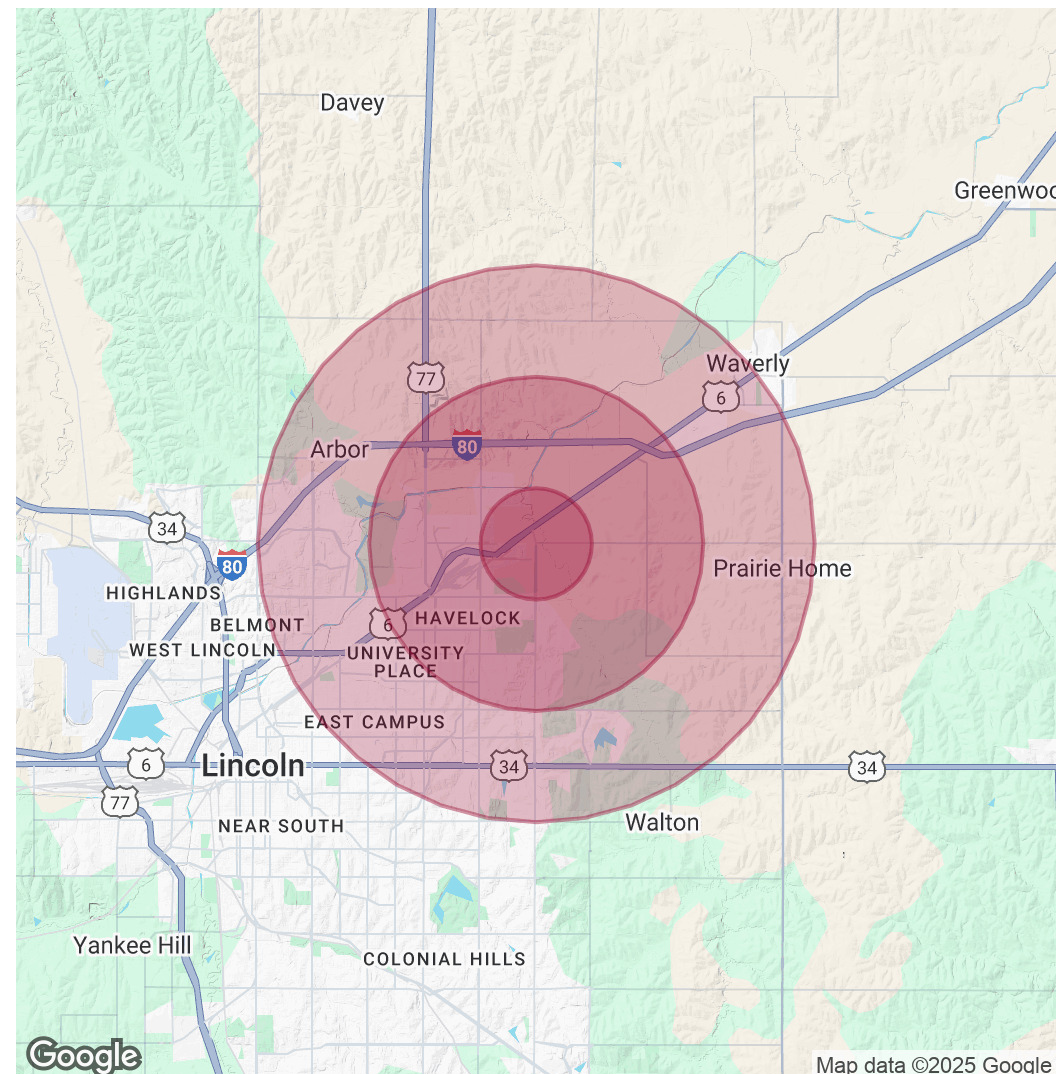
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	105	26,214	82,676
Average Age	39	40	38
Average Age (Male)	38	39	37
Average Age (Female)	41	41	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	46	11,154	34,811
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$83,324	\$84,850	\$83,784
Average House Value	\$249,993	\$239,731	\$246,422

Demographics data derived from AlphaMap



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