

FOR SALE

520 E ST, FAIRBURY, NE 68352

RETAIL | 9,900 SF | \$300,000



PRESENTED BY:

Ammar Abu-Hamda

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Jacob D. Militti

402.917.0071

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PROPERTY DESCRIPTION

The building features flexible floor plans on all levels, allowing for a range of layout possibilities to suit your business needs and the potential for either multiple tenant configurations or single-user occupancy. Prominent display windows on the street level provide excellent visibility for retail or showroom use. The expansive second floor features an open floor plan allowing for custom tenant build out. The exposed original brick and abundant natural light add to the unique charm this property offers.

PROPERTY HIGHLIGHTS

- Highly walkable location in the center of Fairbury's business district
- Ideal for retail boutique, professional services, coffee shop, or studio use
- Strong community support for small businesses and revitalization efforts
- Property is eligible for local grant funding

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LOCATION DESCRIPTION

Positioned in the heart of Fairbury's historic downtown district, the property offers a unique opportunity for investors, owner-occupants, or business owners seeking highly visible space. This freestanding building boasts excellent frontage along E Street and is ideally suited for mixed-use, retail, office, or service providers.

OFFERING SUMMARY

Sale Price:	\$300,000
Lot Size:	0.16 Acres
Building Size:	9,900 SF

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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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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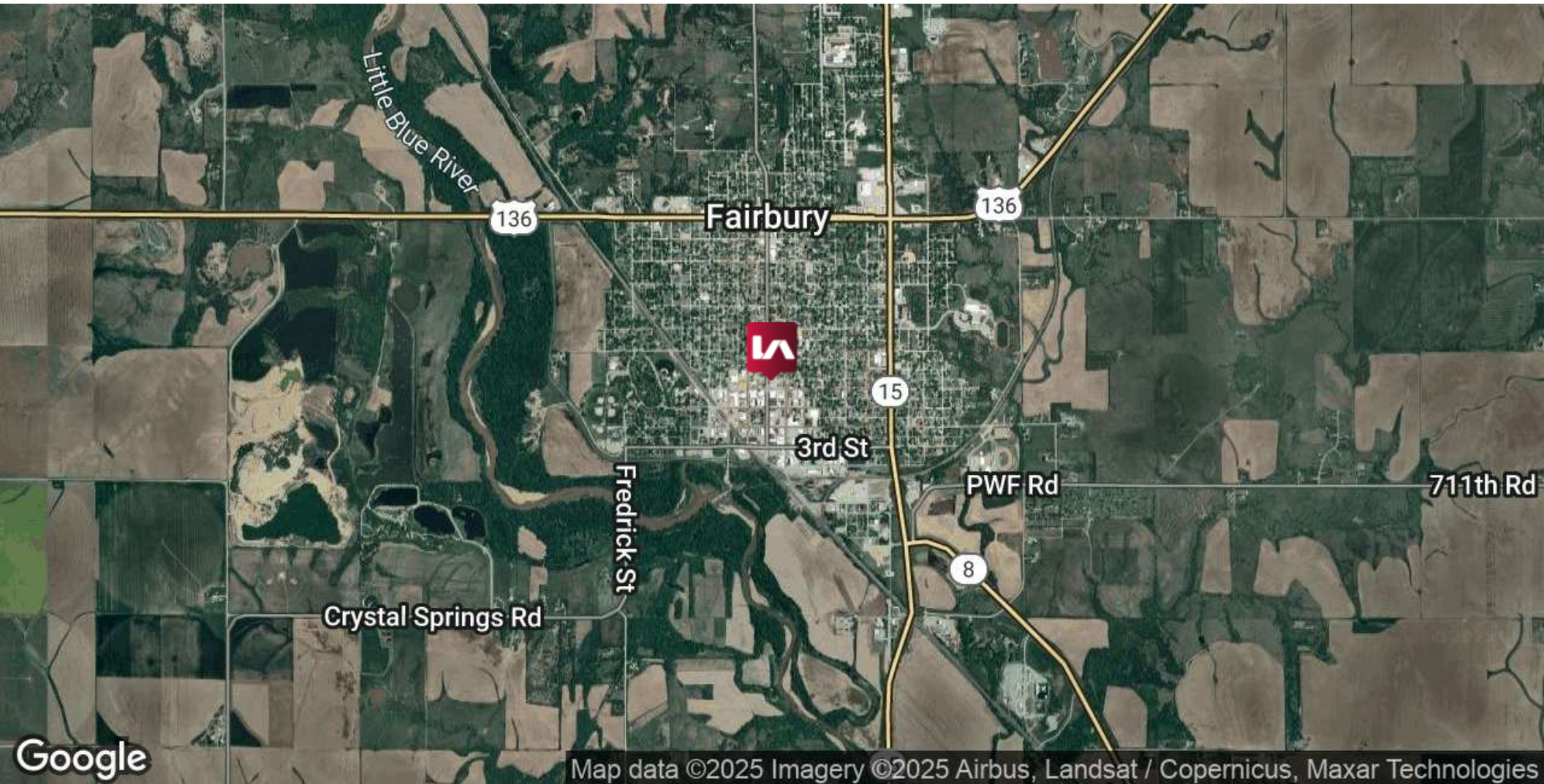
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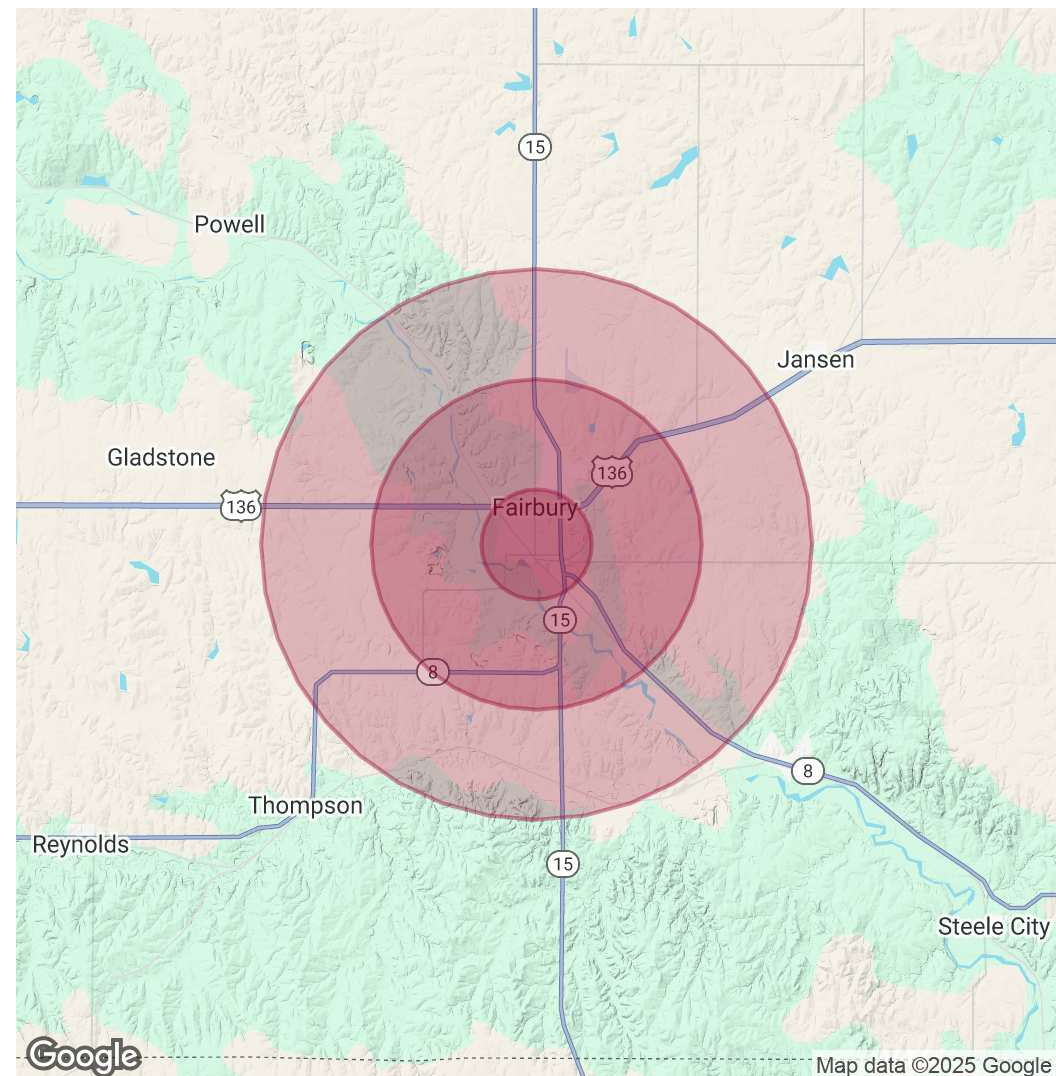
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,441	4,287	4,471
Average Age	42	43	43
Average Age (Male)	40	41	41
Average Age (Female)	43	44	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,481	1,845	1,930
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$70,001	\$73,904	\$74,608
Average House Value	\$122,038	\$141,272	\$144,863

Demographics data derived from AlphaMap



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