

BUILDING FOR LEASE

Now Available in **South Lincoln's Williamsburg Village**
High-Traffic, High-Visibility Location at 40th & Old Cheney



**3845 Village Lane
Lincoln, NE 68516**

Second Generation Restaurant
Complete Kitchen and Bar, Ready for You to Move In

5,900
Restaurant
Square
Footage

\$26.00
Lease Rate
PSF

\$71,815
Median
Household
Income

Includes 34,924 households
located within three miles.

29,690
Average
Daily Traffic
(ADT)

Your Ideal Restaurant Space

This second-generation restaurant is ready for you to make your mark. With top-notch amenities and an inviting atmosphere, it stands out to your loyal customers and draws new guests.

Whether you're planning trivia nights, tailgate parties, or crafting a cozy bistro or bustling brunch spot, **this space is equipped to handle it all.**

Located in an established South Lincoln neighborhood at 40th and Old Cheney, you'll enjoy excellent visibility and easy access, ensuring a steady stream of eager customers!



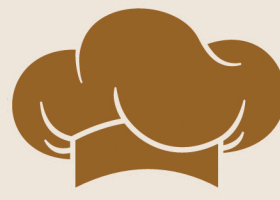
All Angles Covered

Catch the action with screens visible from every seat—Even the patio!



Gather The Crowd

Seating for 220 inside, 25 outside—Optimize your venue's potential!



Equipped & Ready

Under 4 years old! Walk-in coolers and a freezer, plus two hoods.



Local Hotspot

High traffic area in South Lincoln—Your customers are already here!





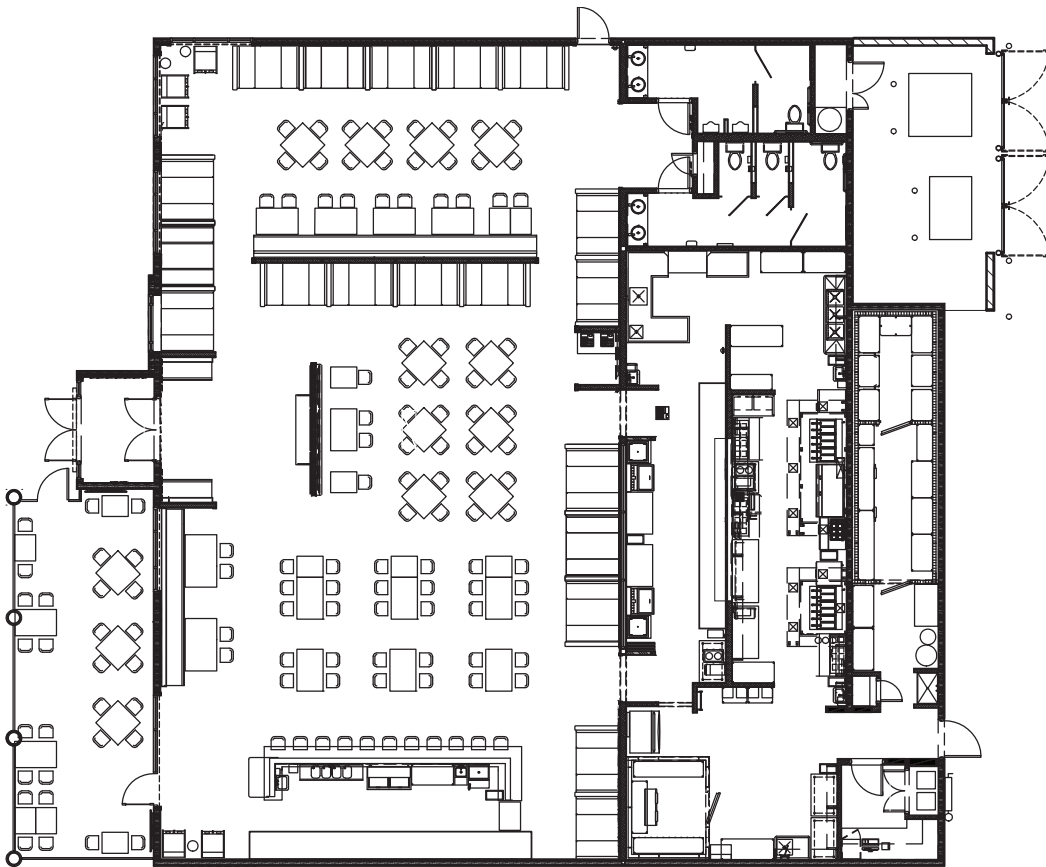
Demographics	1 Mile	3 Miles	5 Miles
Population	15,340	86,994	182,776
Households	6,548	34,924	74,319
Median HH Income	\$67,026	\$71,815	\$59,764
Traffic Counts	29,690 ADT		

Cross Streets	Dist.
Old Cheney Rd. & S. 40th St.	0.2 mi
Nebraska Pkwy & S. 56th St.	1.3 mi
Pine Lake Rd & S. 27th St.	1.7 mi
Yankee Hill Rd & S. 40th St.	2.0 mi



Leasing with Hampton is a long standing relationship from signing your lease, designing your space, providing property management, and supporting you along the way!

Open and Versatile Layout



Floor Plan Specs

- Square Footage: 5,900 Square Feet
- Total Seating: 245 Max Occupancy
- Indoor Seating: 220 Max Occupancy
- Bar Area: Seats Up to 12 Patrons
- Outdoor Patio Size: 18' x 12' with TVs
- Outdoor Patio Seating: 25 Max Occupancy
- Restrooms: Men's & Women's (3 Stalls Each)
- Parking Availability: 4 Stalls Per 1000 sq. ft.
- Utilities and Services: Separately Metered. Refuse Provided
- HVAC System: New Units in 2020
- Lighting: LED Lighting Throughout
- Flooring: Luxury Vinyl Tile
- Existing Furniture & Equipment: Negotiable

With Hampton, you are able to customize a space to meet your business needs.

Contact us today to set up a tour:
 (402) 489-8858
 leasing@hampton1.com