

109 CANOPY

109 S Canopy St, Lincoln, NE 68508



PROPERTY DESCRIPTION

Positioned at the South end of the Haymarket, this commercial space is ideal for retail and restaurants! Currently a blank canvas, this location offers endless potential to bring businesses to life! Canopy Park™ is a modern, mixed-use building, and is the place to be for access to Lincoln's growing urban population! Don't miss this opportunity to establish your business in a thriving area!

SPACES	LEASE RATE	SPACE SIZE
109 S Canopy St Suite 160	\$19.00 SF/yr	3,577 - 9,282 SF
109 S Canopy St Suite 170	\$19.00 SF/yr	3,338 - 9,282 SF
109 S Canopy St Suite 180	\$19.00 SF/yr	2,367 - 9,282 SF

OFFERING SUMMARY

Lease Rate	\$19.00 SF/yr (NNN)
Total Available SF	9,282 SF
Lot Size	48,846 SF
Building Size	206,181 SF

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	353	1,587	6,425
Total Population	726	3,267	16,531
Average HH Income	\$39,313	\$34,748	\$37,304



TOM GIFFORD

Broker

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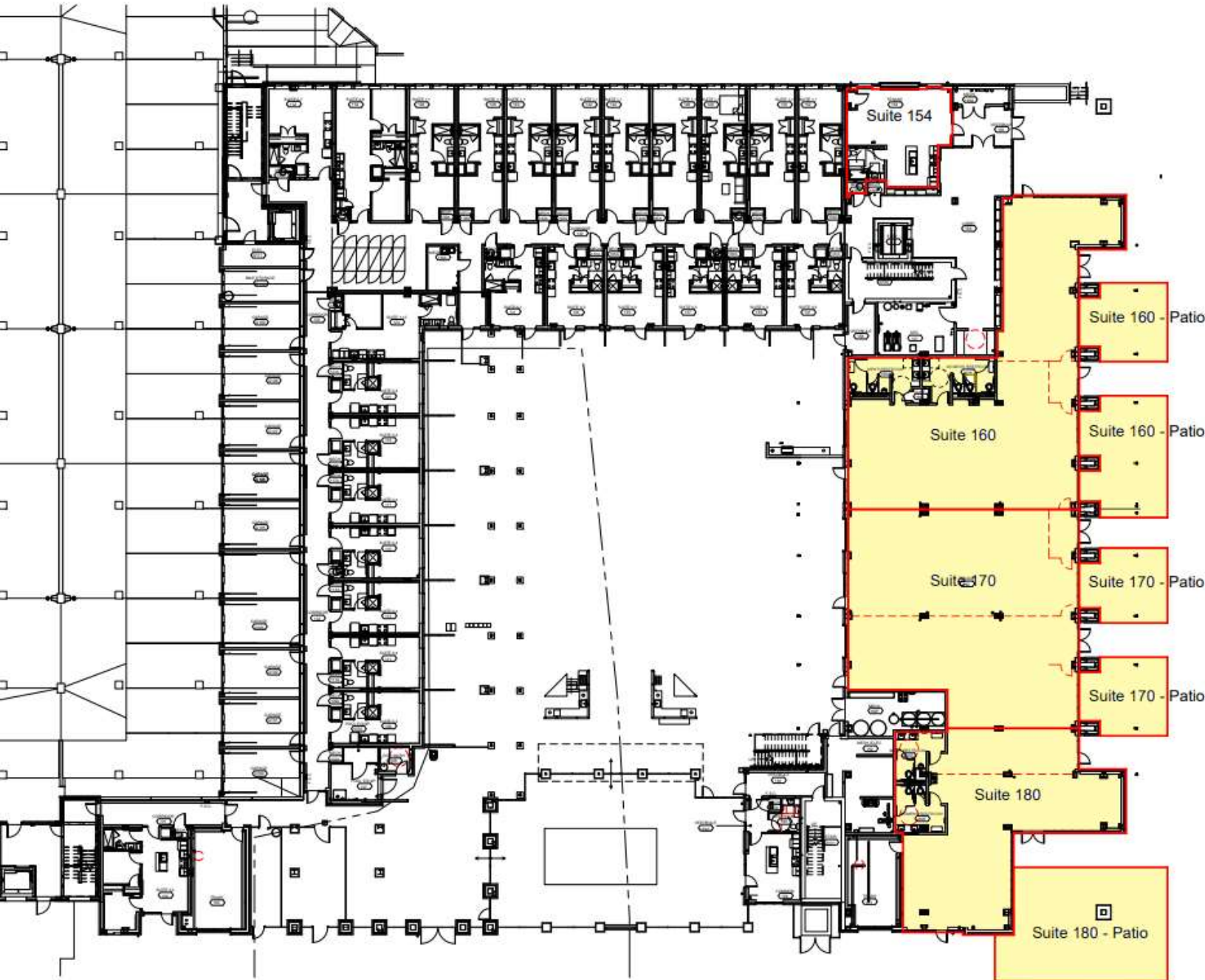
Commercial Leasing Agent

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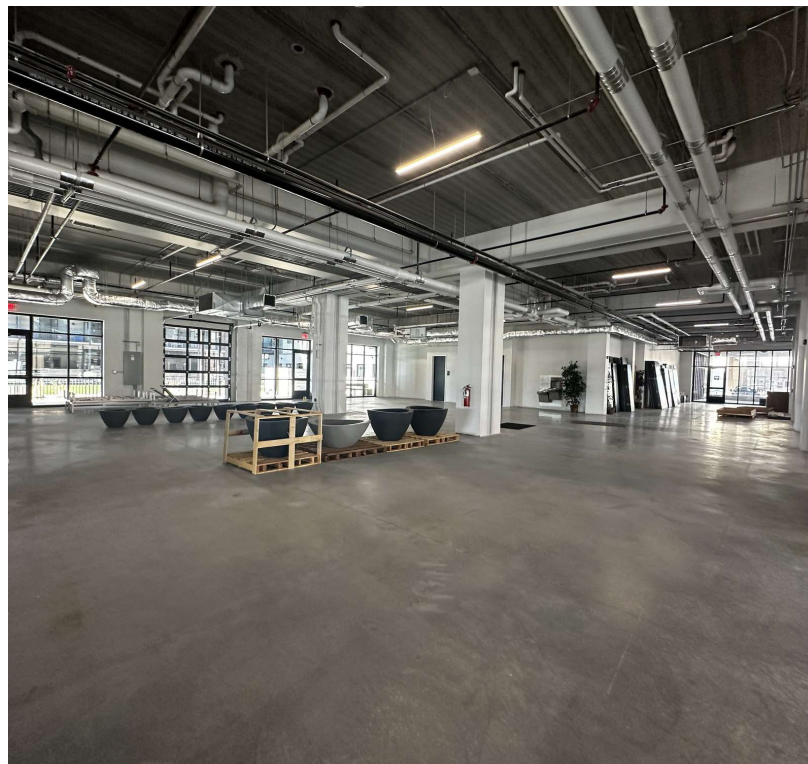
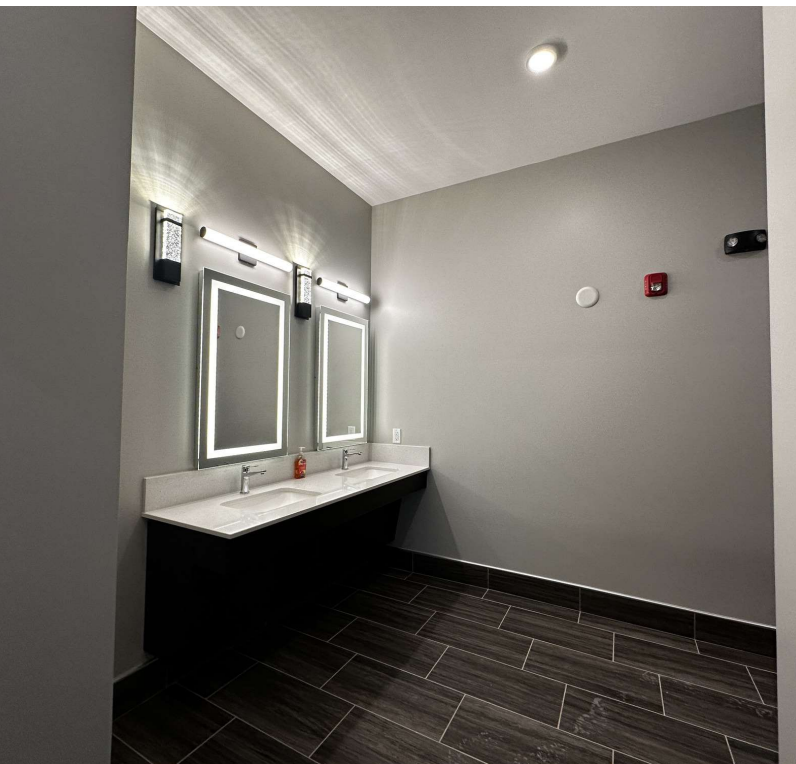
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Retail / Restaurant For Lease

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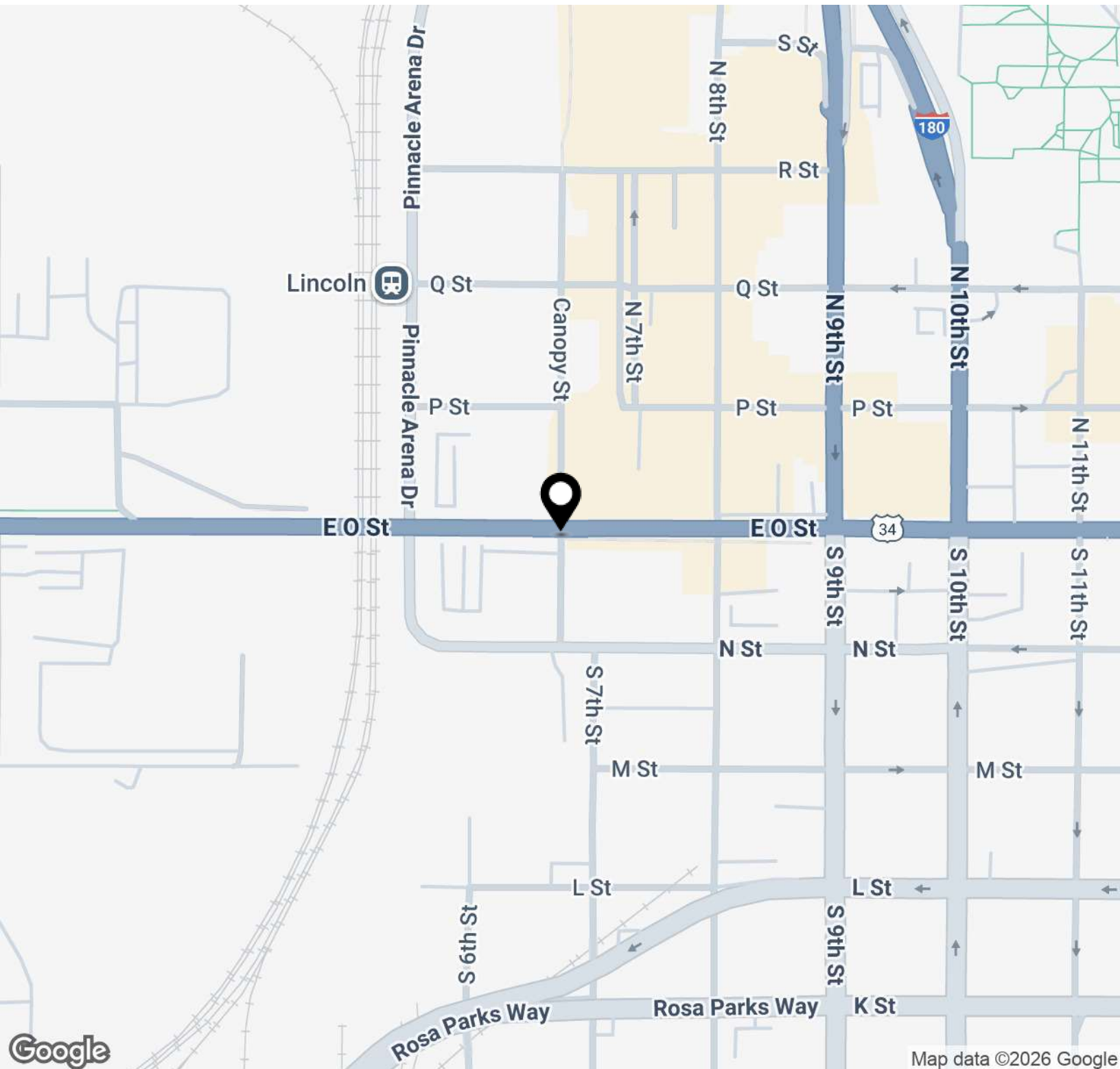


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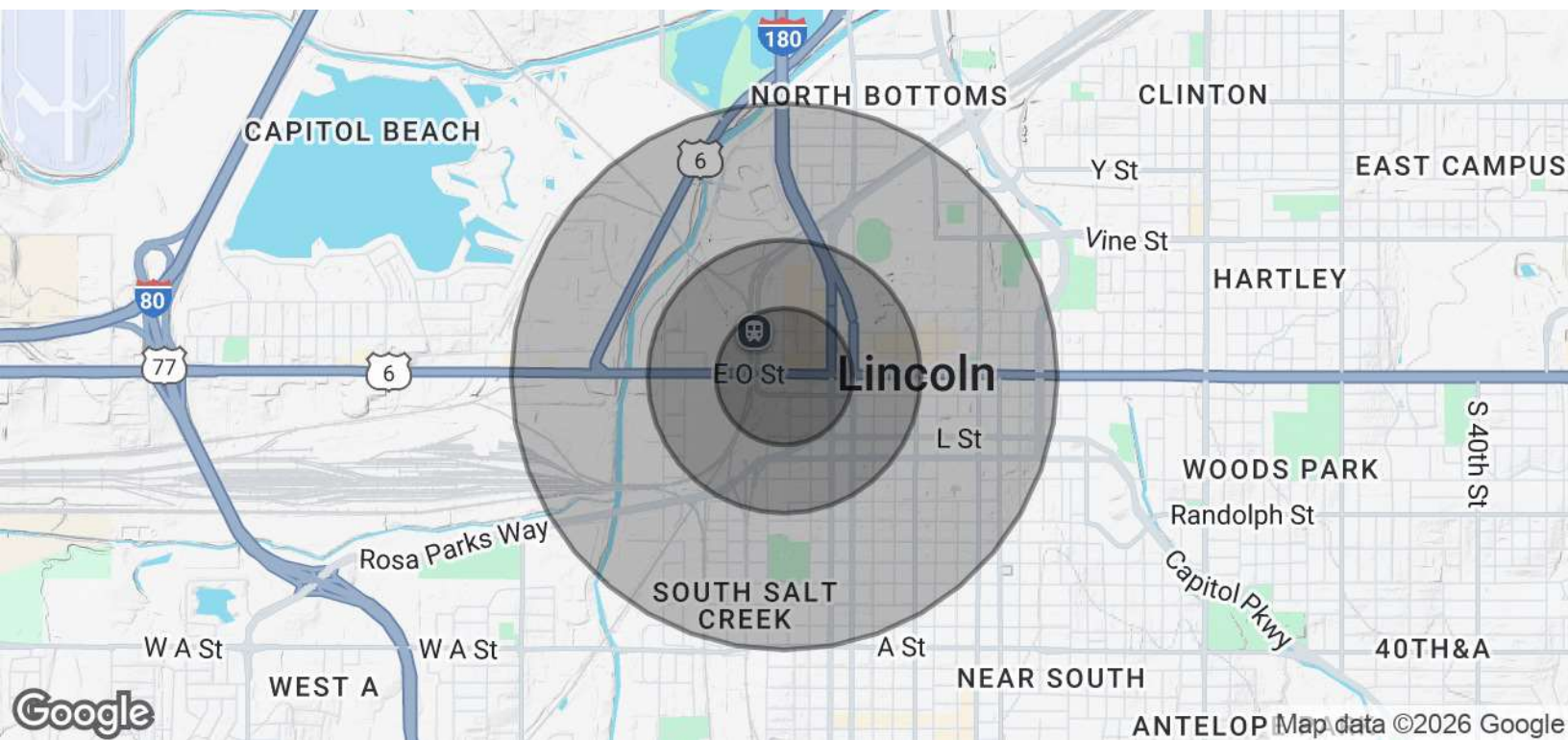
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	726	3,267	16,531
Average Age	24.7	24.7	24.6
Average Age (Male)	23.9	24.3	24.9
Average Age (Female)	25.6	25.3	24.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	353	1,587	6,425
# of Persons per HH	2.1	2.1	2.6
Average HH Income	\$39,313	\$34,748	\$37,304
Average House Value	\$103,191	\$111,337	\$94,473

2020 American Community Survey (ACS)

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