

FOR LEASE



Lincoln, NE



NEW DEVELOPMENT IN DOWNTOWN LINCOLN

PRIME LOCATION FOR RETAIL, RESTAURANTS AND SERVICE USERS

PROPERTY HIGHLIGHTS:

- Property is located adjacent to the University of Nebraska and downtown Lincoln
- Within walking distance to dining, entertainment, hotels, shopping and the UNL Campus (enrollment of 26,000)
- Property has great visibility and access
- Ample amount of parking for urban location
- Brand new facade
- New Casey's Non-Fuel Center just opened
- Former Restaurant space available
- 68 parking stalls available

CONTACT LISTING AGENTS FOR MORE INFORMATION:

Amber Olson
amber@accesscommercial.com
C: (402) 618 - 5523

Kirk Hanson
kirk@accesscommercial.com
C: (402) 616 - 2580

ADDRESS:

1601 Q Street,
Lincoln, NE 68508

SPACE AVAILABLE:

Bay 1: 3,620 SF
Former Restaurant
Bay 2: 3,440 SF
Wide Open Space

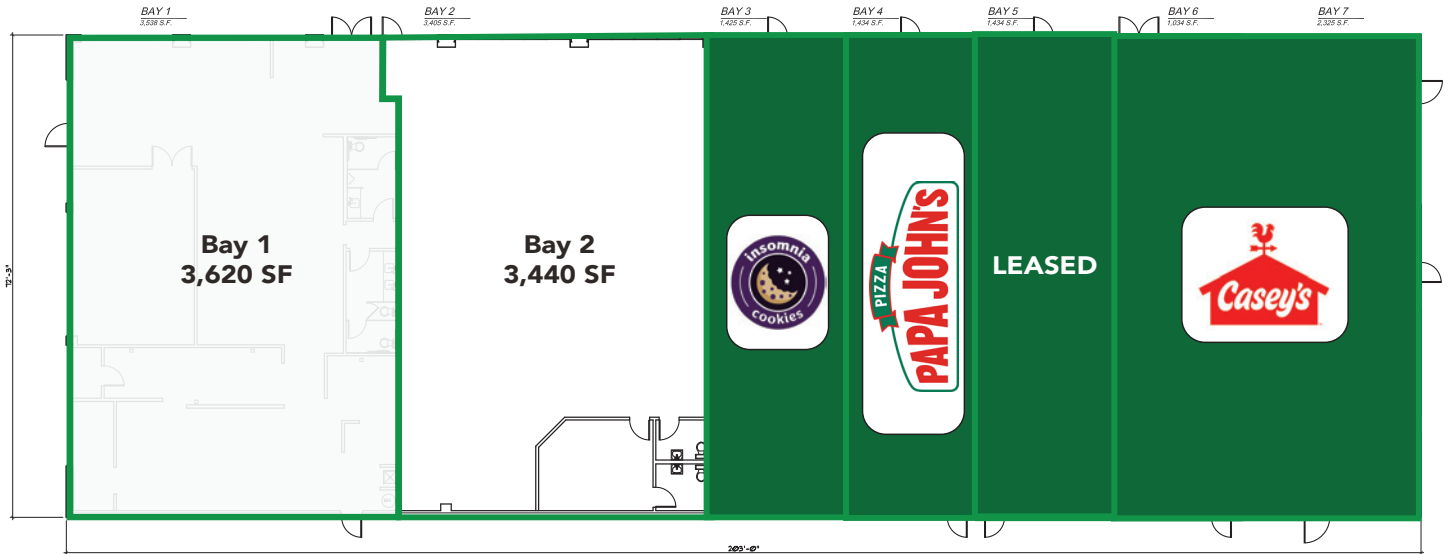
RENT:

Negotiable

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1 AERIAL & DEMOGRAPHICS



DEMOGRAPHICS:

	1 Mile:	3 Mile:	5 Mile:
Population	25,445	114,847	233,367
Employees	26,777	63,825	111,006
Total Establishments	1,560	4,327	7,822

35.4
MEDIAN
AGE

16,222
CARS PER
DAY

63,825
EMPLOYEES
IN AREA

4,327
BUSINESSES
IN AREA

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2 SITE PLAN



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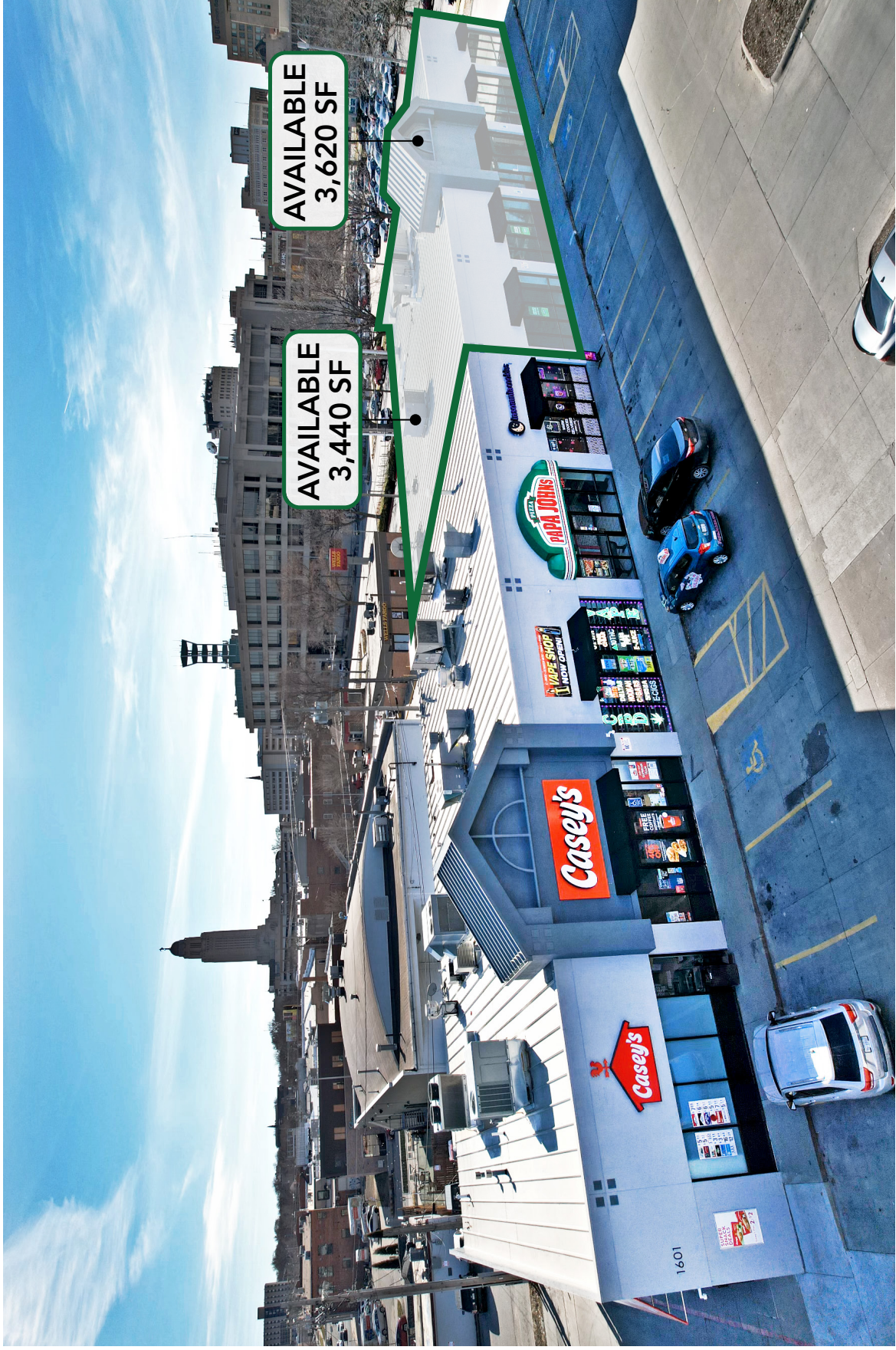
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4 | PROPERTY DRONES



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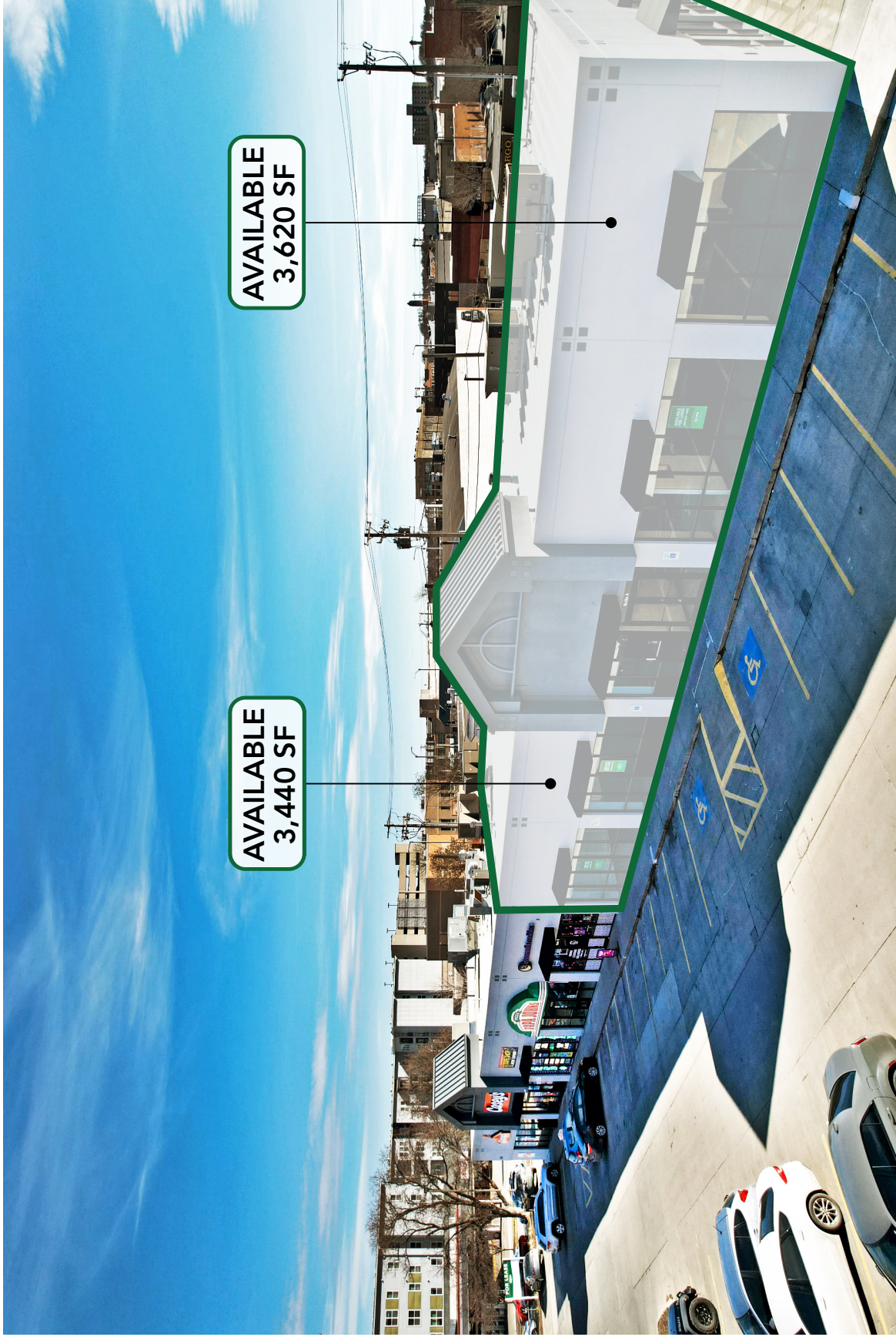
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6 CAMPUS MAP



University of Nebraska - Lincoln
City Campus

STREET DIRECTION
 EMERGENCY PHONE
 POLICE
 GREEK HOUSING
 VISITOR PARKING

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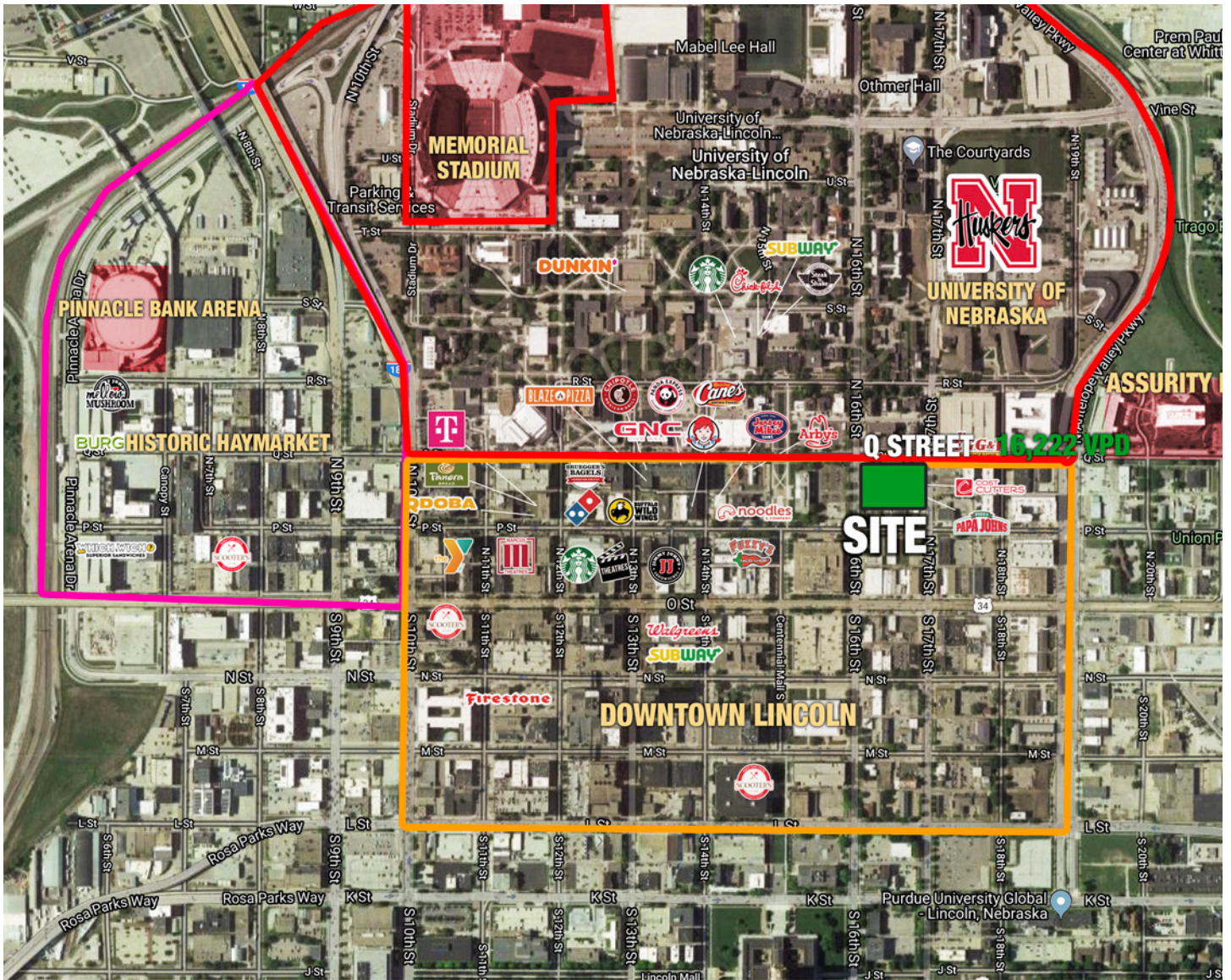
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ABOUT ACCESS

ACCESS is focused on growth opportunities through a select grouping of strategic partnerships. We strive to maximize value for every stakeholder involved in our projects, and have a proven track record of over 400 successfully completed projects across 40 states. We focus on forming deep relationships with our clients and believe durable success in our industry requires the right mixture of talents and virtues, collaboration, and relentless execution.



AMBER OLSON BROKERAGE ASSOCIATE

Amber brings 20 years of commercial real estate experience to our team at ACCESS. Her role as a Senior Brokerage Associate is primarily focused on shopping center leasing at a national and local level, with over three million square feet represented. Her industry expertise enhances our team through her knowledge of sales, landlord and tenant representation, relationship building, property management, and development.

Amber majored in Business Administration at the University of Nebraska-Lincoln. She is a licensed Real Estate Agent in the State of Nebraska and has been a member of the International Council of Shopping Centers (ICSC) since 2008.



KIRK HANSON PRINCIPAL

Kirk is responsible for all business development and brokerage activities for Access and affiliated companies. He holds a Bachelor's Degree in Finance from the University of Nebraska at Lincoln and is a licensed broker in Nebraska, Iowa, Missouri and North Dakota. He is also a long-time member of the International Council of Shopping Centers (ICSC) and the Entrepreneurs Organization (EO).



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