

For Sale

# High Traffic Retail 70th & Van Dorn



**2825 S. 70th Street**

Lincoln, NE 68506

**Private Sale-Do Not Go Direct to Business**

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## Property Overview

**Asking Price:** \$2,700,000

**Building Size:** 15,880 SF

**Layout:** Suite 100: 13,768 SF  
Suite 200: 2,112 SF

**Land Area:** 0.99 Acres

**Parking:** 31 Spaces

**Construction:** Masonry frame with decorative block & stucco

**Ceiling Height:** 14 feet

**Loading Dock:** One

**High Traffic Counts:** 26,480 vehicles/day

**Sprinklers:** Fire sprinkle system installed

**Electrical:** 3-phase power

**Access Points:** (2) Van Dorn Street & S. 70th Street

**Landscaping:** Underground sprinklers, fencing, & privacy slats

**Zoning:** B-1



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Aerials





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