

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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