

# FOR SALE - 56TH & ARBOR ROAD LAND

7950 NORTH 56TH STREET, UNIT #3, LINCOLN, NE 68514

LAND | 4.59 ACRES | \$1,049,672



**Empowered Brokers. Exceptional Results.**

## PRESENTED BY:

**Bob Peterson**

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**Omaha:** 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

**Lincoln:** 200 South 21st Street, Suite A113 | Lincoln, NE 68510 | 531.721.2888





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## PROPERTY DESCRIPTION

Lee & Associates is excited to present this 4.59 acre parcel, available for purchase.. With exceptional access to I-80, this property is ideal for a manufacturer, warehouse/distribution center, or a large sales lot.

## PROPERTY HIGHLIGHTS

- Immediate access to I-80
- Less than .5 miles from Google's \$600 million data center in development
- Great visibility with frontage to N 56th St
- This is the last available parcel in the development

## LOCATION DESCRIPTION

This 4.59 acre parcel offers excellent visibility and frontage along N 56th St, with direct access to I-80. Located just half a mile from Google's \$600 million data center under development. This parcel is perfectly positioned for future growth in one of Lincoln's fastest growing industrial corridors.

### OFFERING SUMMARY

<b>Sale Price:</b>	\$1,049,672
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<b>Lot Size:</b>	4.59 Acres
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## CONTACT

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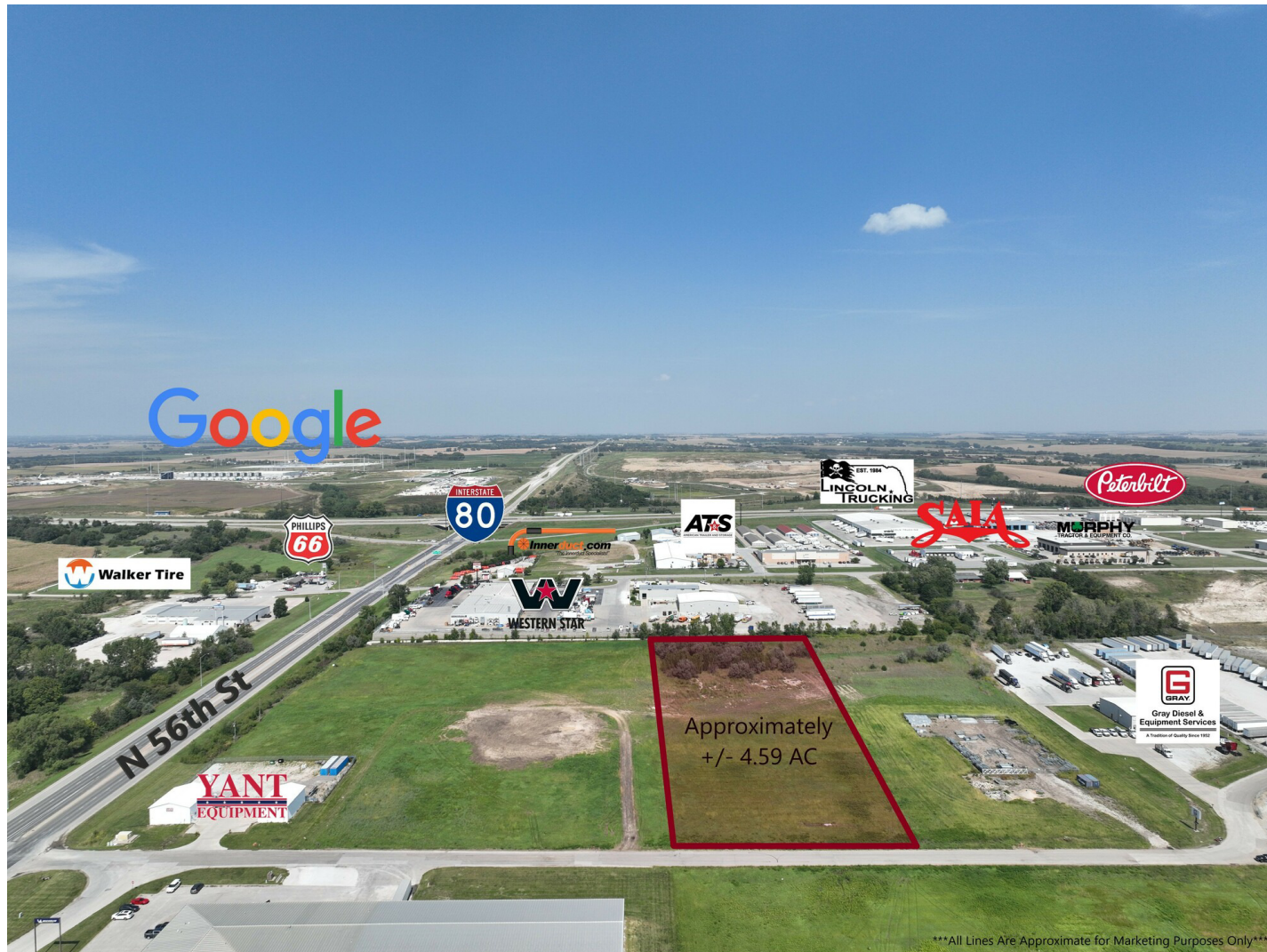
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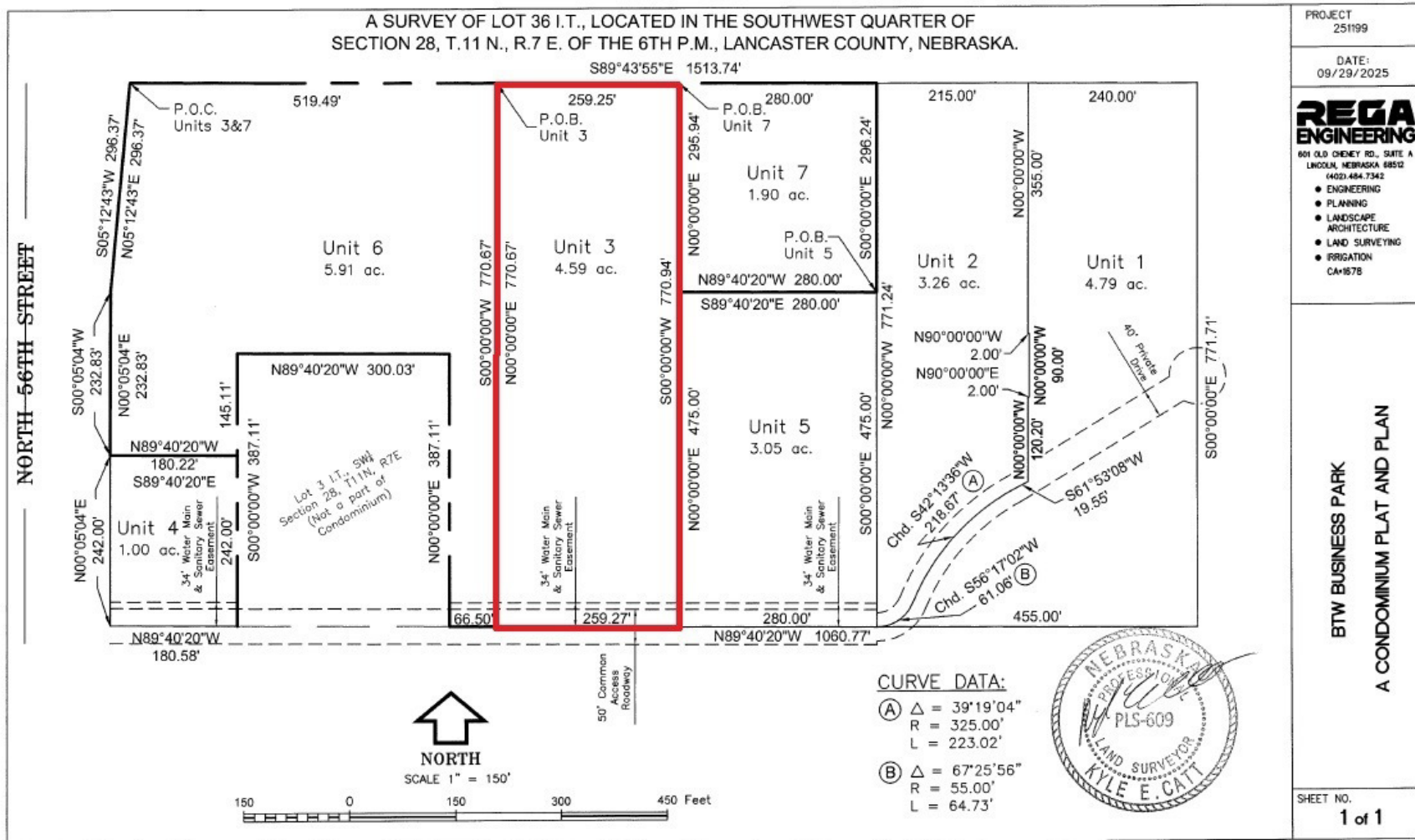
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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



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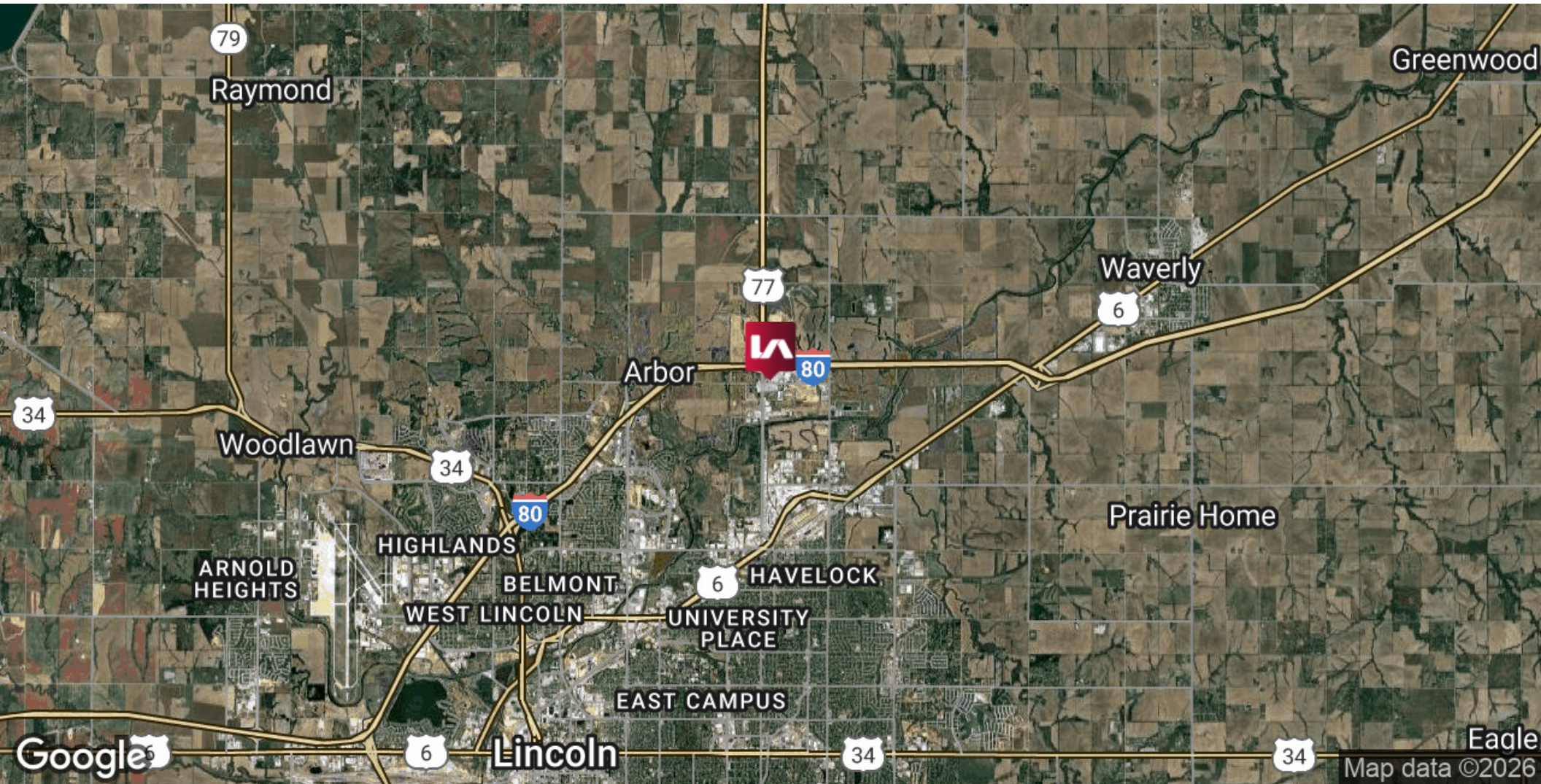




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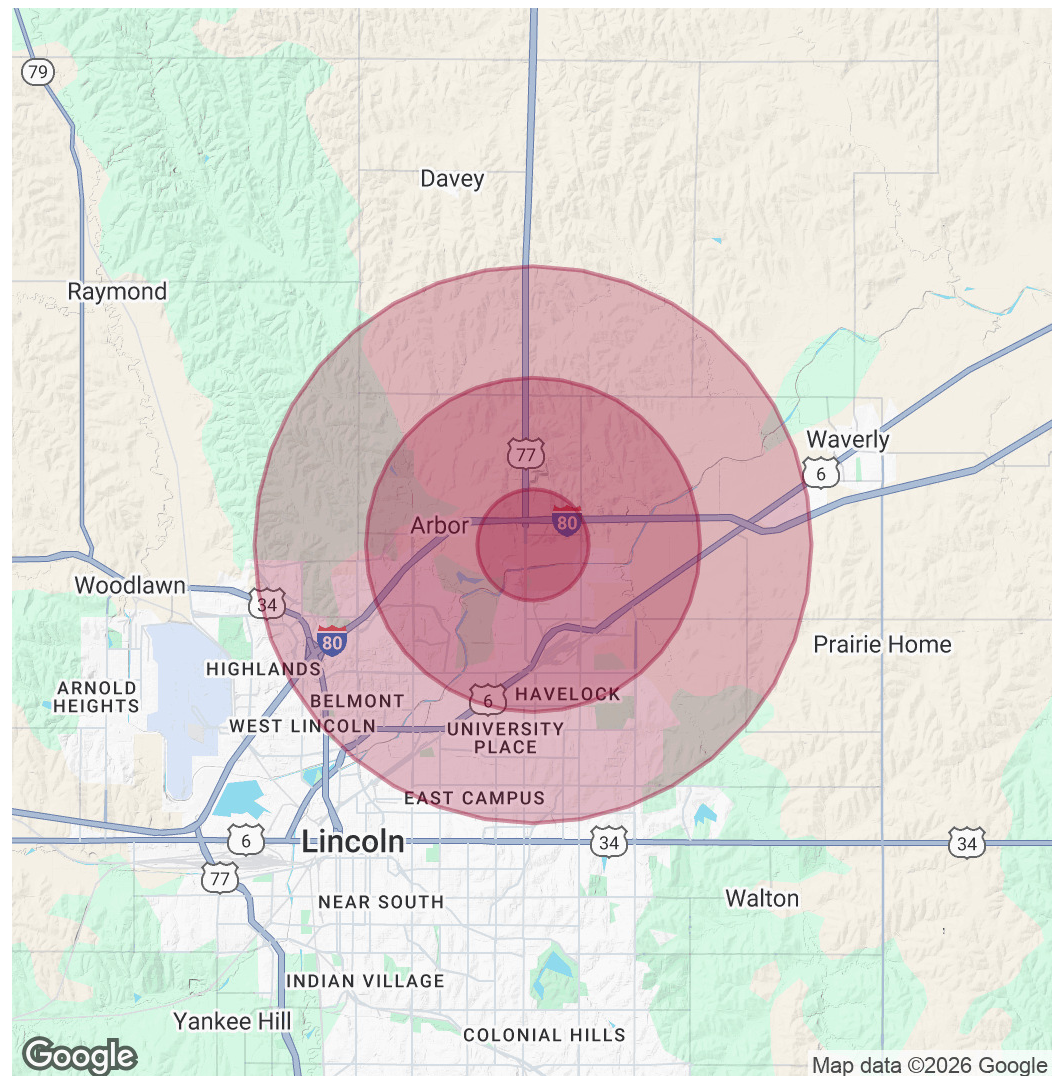
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	159	14,580	79,060
Average Age	36	39	37
Average Age (Male)	35	38	36
Average Age (Female)	37	40	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	77	6,720	32,854
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$86,650	\$78,785	\$79,574
Average House Value	\$350,290	\$250,752	\$235,536

Demographics data derived from AlphaMap



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