

# 1601 Q Street

Lincoln, NE 68508



ACCESS Commercial, LLC

## RETAIL | FOR LEASE FORMER RESTAURANT



## PROPERTY HIGHLIGHTS



### ADDRESS:

1601 Q Street  
Lincoln, Nebraska 68508



### SPACE AVAILABLE:

Bay 1: 3,620 SF



### LEASE RATE:

Negotiable



### ZONING:

Commercial



### ACCESS Commercial, LLC

[www.accesscommercial.com](http://www.accesscommercial.com)  
10730 Pacific Street, Suite 230  
Omaha, NE 68114 | 402.502.1983

## ABOUT THE PROPERTY

This prime commercial property offers an unbeatable location adjacent to the University of Nebraska–Lincoln and just minutes from downtown. With high visibility and easy access, the space is within walking distance of dining, entertainment, hotels, shopping, and the UNL campus, which boasts an enrollment of over 26,000 students. A newly renovated facade enhances the property's curb appeal. Co-tenants include: Casey's Non-Fuel Center, Jersey-Mike's, Insomnia Cookies and Moe's Southwest Grille. Rare for an urban setting, the property also features 68 parking stalls, making it an ideal opportunity for retail, restaurant, or office use in one of Lincoln's most vibrant areas.

**Amber Olson**

[amber@accesscommercial.com](mailto:amber@accesscommercial.com)  
402.618.5523

**Kirk Hanson**

[kirk@accesscommercial.com](mailto:kirk@accesscommercial.com)  
402.616.2580

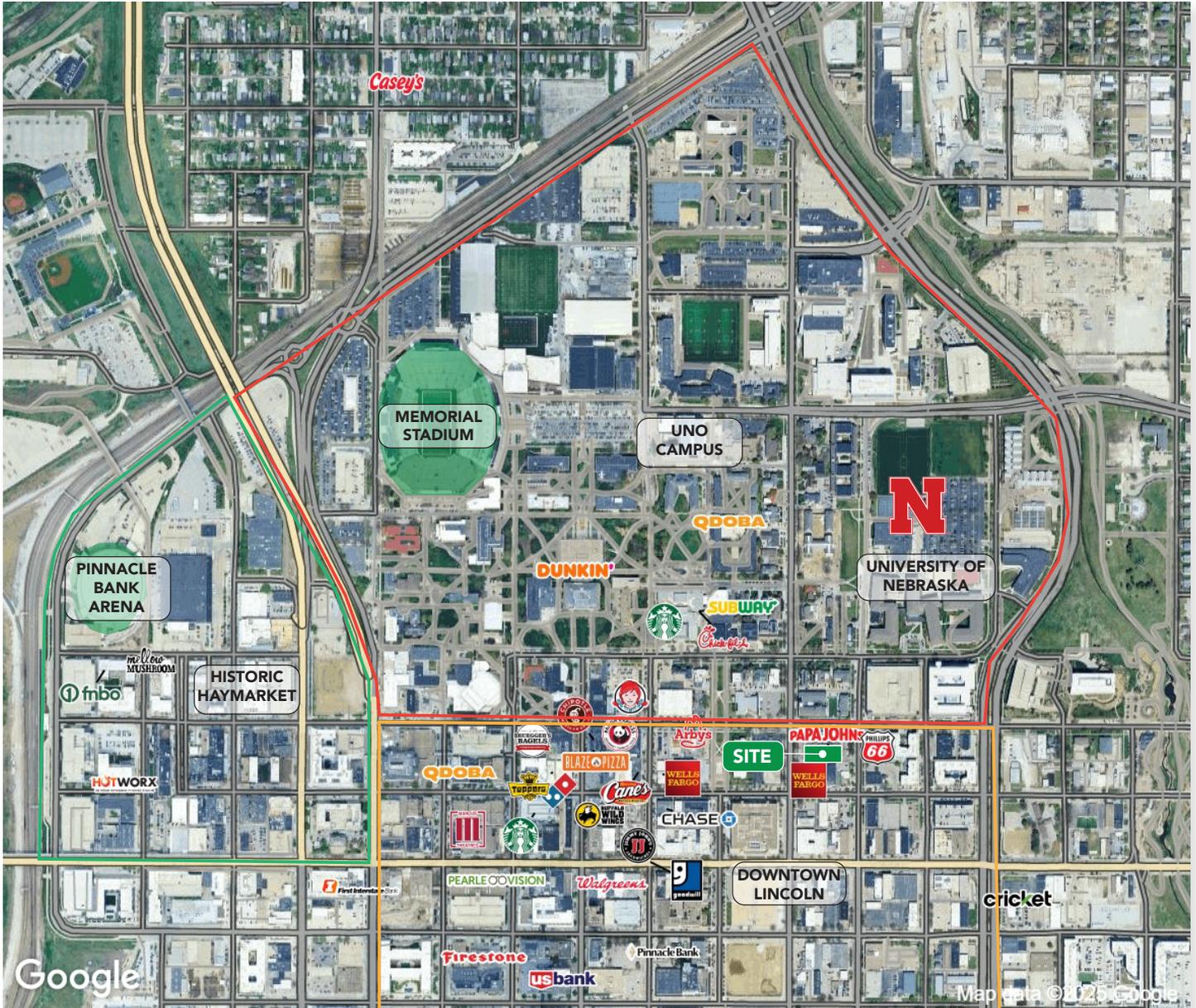


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MARKET MAP



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## UNL CAMPUS MAP



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LOCAL AERIAL



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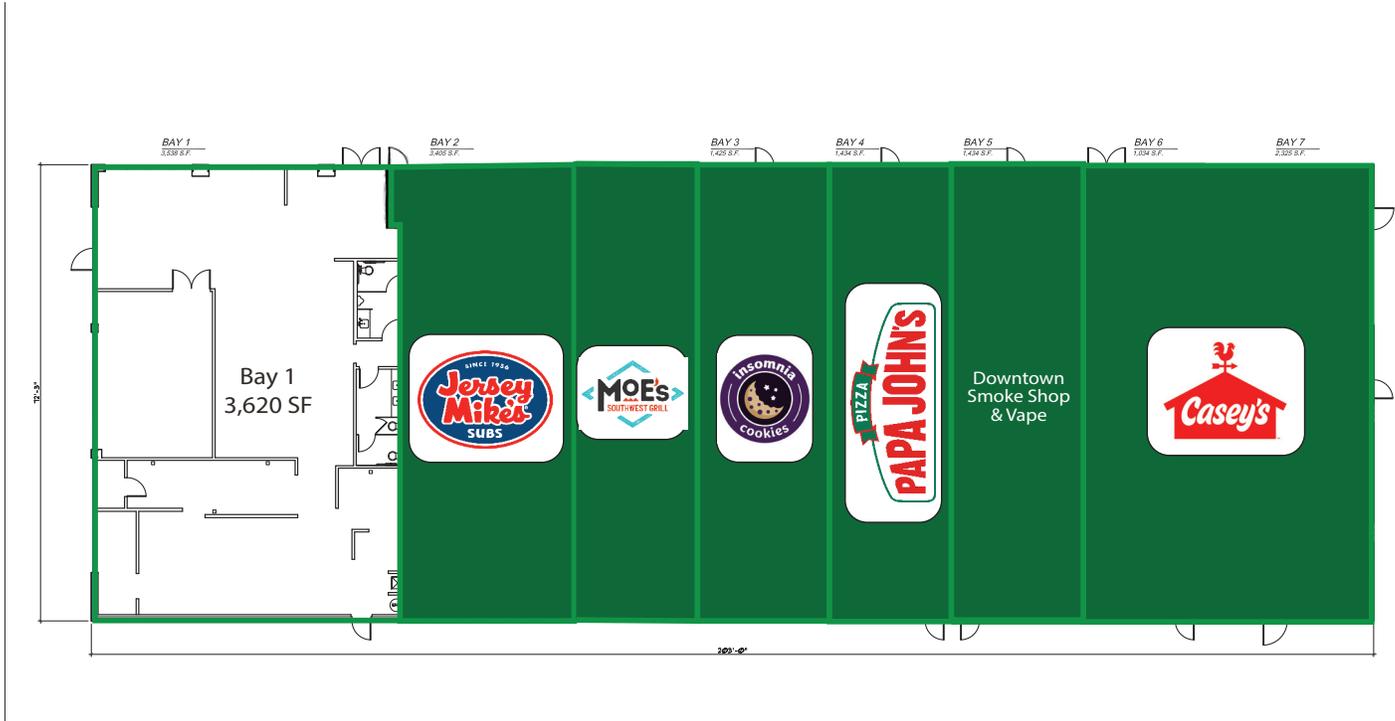
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SITE PLAN



	Population	Median HH Income	No. of Households	Daytime Population	Employees In The Area	Businesses In The Area
1-mile	26,085	\$36,703	10,146	31,953	24,196	1,560
3-mile	114,453	\$55,992	47,047	85,420	57,367	4,261
5-mile	231,238	\$67,036	95,571	160,606	103,034	7,881

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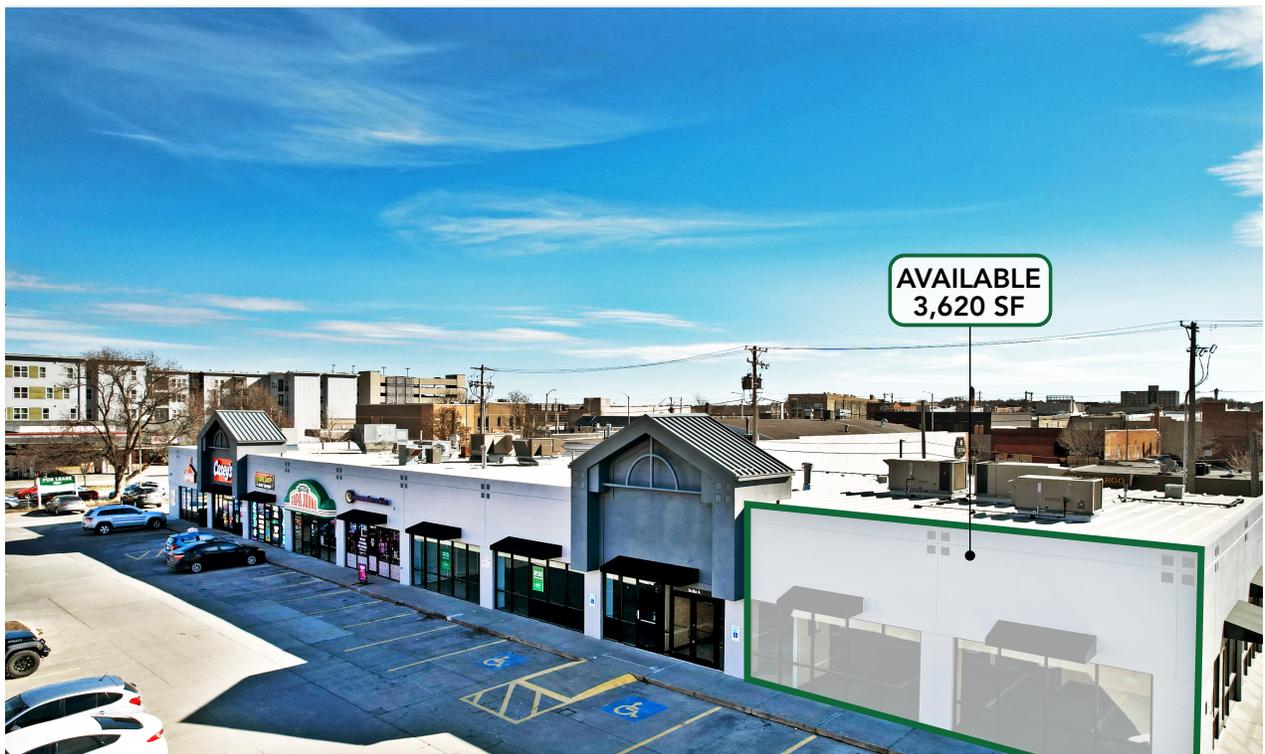
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PHOTOS



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## LISTING TEAM



### Amber Olson

#### Senior Broker 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.



### Kirk Hanson

#### Principal

Kirk is responsible for all business development and brokerage activities for ACCESS and affiliated companies. Kirk is also a Co-Founder and Managing Director of Sower Capital Management, LLC a sponsor of real estate equity funds, and Montage Builders, LLC, a Midwest-focused general contracting firm. Kirk 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), the Entrepreneurs Organization (EO) and Realty Resources.

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.



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