

700 VAN DORN ST

Lincoln, NE 68502



PROPERTY DESCRIPTION

This flex space, right off Van Dorn and Hwy 2 & 77, provides a loading area in the back and a retail store front. This space provides a blank canvas for multiple users to bring their business to this complex. Schedule your showing today and see how the build out can transform to fit the needs of your business!

OFFERING SUMMARY

Lease Rate	\$9.95 SF/yr (NNN)
Number of Units	6
Total Available SF	1,713 SF
Lot Size	214,834 SF
Building Size	28,444 SF

SPACES	LEASE RATE	SPACE SIZE
700 Van Dorn Suite 1	\$9.95 SF/yr	1,713 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	692	3,705	11,460
Total Population	1,421	8,113	25,058
Average HH Income	\$59,306	\$62,003	\$57,396



TOM GIFFORD
 Broker
 402.326.2413
 TjGifford@SpeedwayProperties.com



KALI KLASSEN
 Commercial Leasing Agent
 402.323.3123
 KmKlassen@SpeedwayProperties.com



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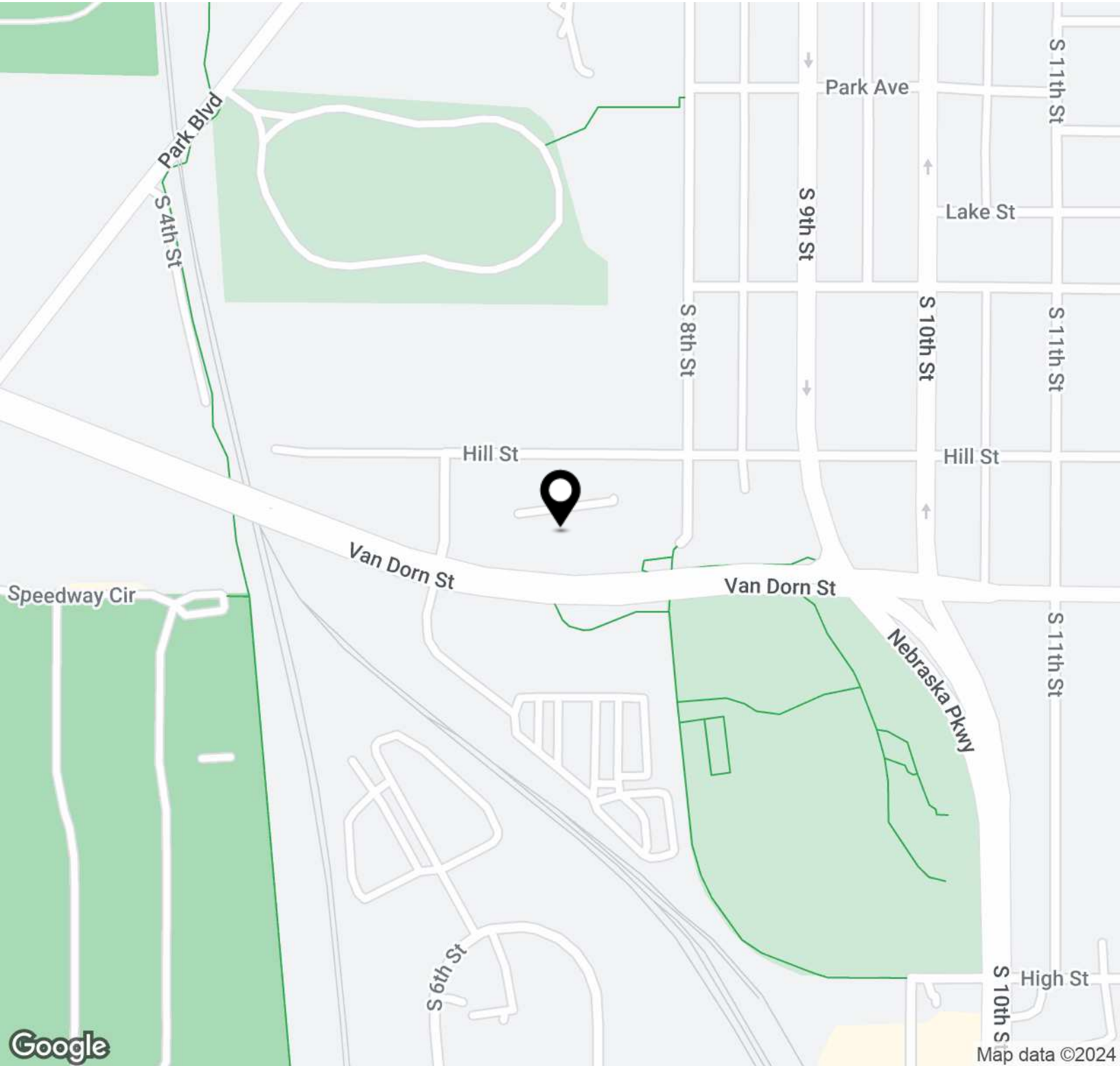
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Warehouse/Distribution For Lease

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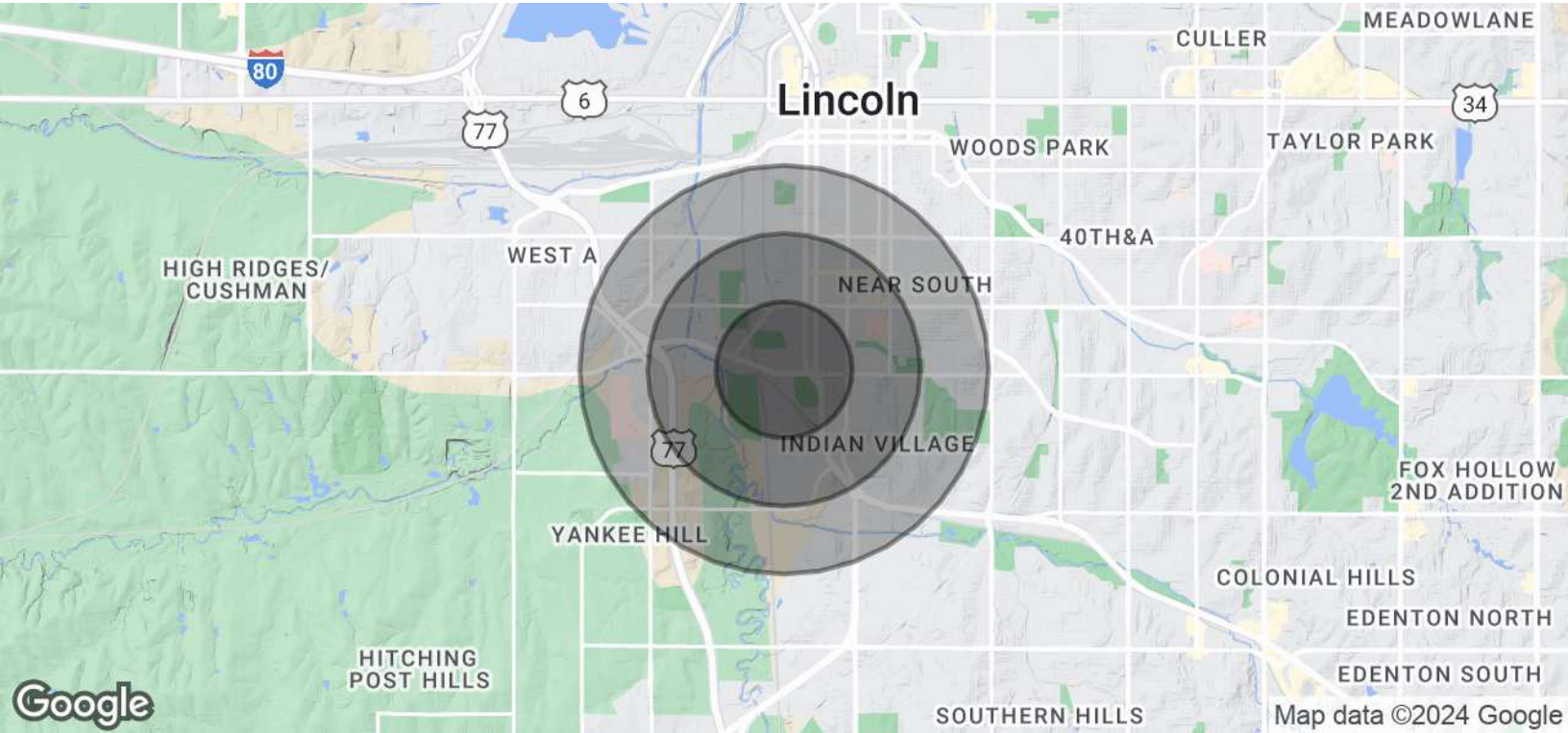
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,421	8,113	25,058
Average Age	37.3	36.0	34.0
Average Age (Male)	38.7	36.8	35.0
Average Age (Female)	33.8	34.0	31.8
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	692	3,705	11,460
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$59,306	\$62,003	\$57,396
Average House Value	\$123,201	\$140,091	\$133,152

2020 American Community Survey (ACS)



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