



FOR SALE/LEASE

Flex | Retail | Office | Land | Build to Suit Opportunity

8633 S 30th Street | 0.49 - 0.92 AC | \$25 PSF

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Property Description | Two Prime Retail/Commercial Lots in Wilderness Hills – 27th and Yankee Hill

- 27th and Yankee Hill - Excellent visibility and access within the Wilderness Hills development
- Strong retail synergy with surrounding national anchors - Kohl's, ALDI, Marshalls, HomeGoods, and Starbucks Coffee.
- Suitable for retail, medical, office, restaurant, service or flex commercial users
- Consistent customer draw and strong traffic counts of 28,200 VPD
- Ideal infill locations in one of south Lincoln's premier commercial districts

Parcel 1 | 8633 S 30th Street

- Lot Size: 0.92 Acres
- Buildable Area: Up to $\pm 25,000$ SF
- Price: \$1,001,880 (\$25 PSF)
- Build to Suit (Contact Broker)



Parcel 2 | Vacant lot East of Marshalls/Homegoods

- Lot Size: 0.49 Acres
- Buildable Area: Up to $\pm 14,000$ SF
- Price: \$533,610 (\$25 PSF)
- Build to Suit (Contact Broker)



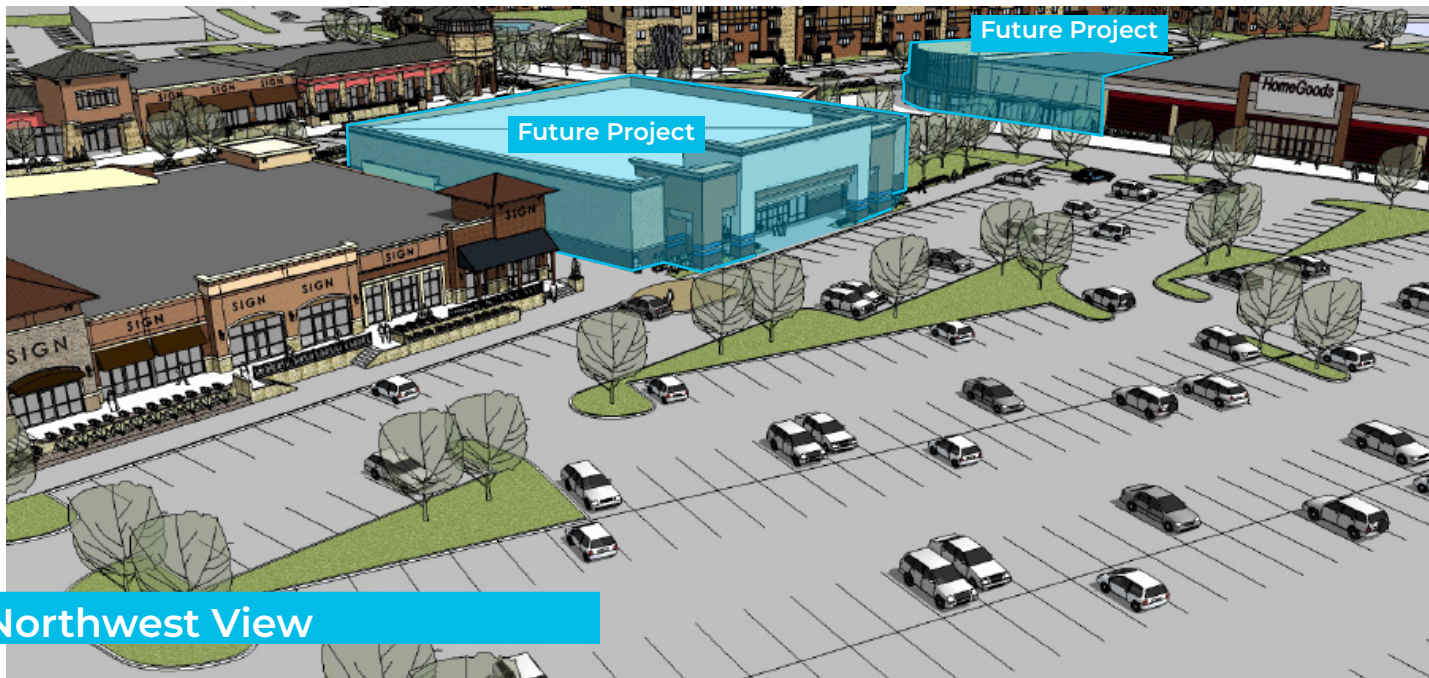
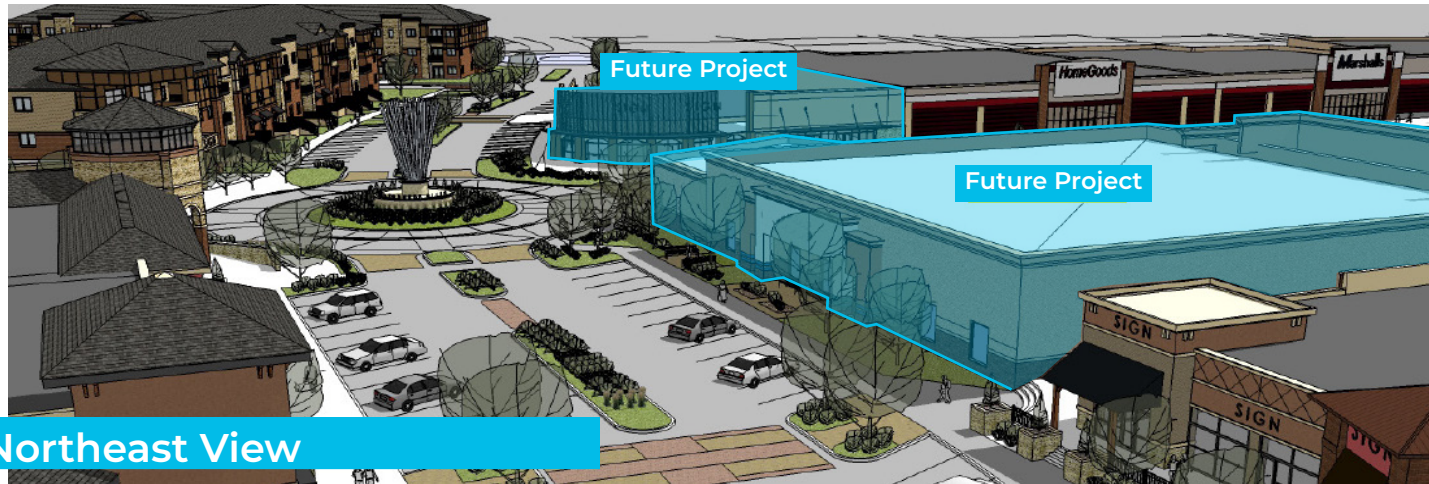
NOTE: All dimensions are approximations and are not guaranteed. Please field verify all measurements.

1001 S 70th St, Ste 225, Lincoln, NE 68510 | 402 477 9300 | linepartners.com

Site Plan



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