



Williamsburg Village

AVAILABLE FOR LEASE



6000 Village Drive, Suite 500
Lincoln, NE 68516

Williamsburg Village, a beautiful, spacious colonial style community, is located on the corner of 40th and Old Cheney with access to professional businesses, schools, shopping, dining, entertainment, and grocery stores. With the advantages of its proximity to one of the busier intersections in South Lincoln, Williamsburg Village still offers a quiet environment with beautiful landscaping, mature trees, and bicycle/walking paths around the lake.

Leasing with Hampton is a long standing relationship from signing your lease, designing your space, providing property management, and supporting you along the way! **One of the best retail spots in Williamsburg Village!**

Square Feet:

1st Floor: 2,139 Sq. Ft.

2nd Floor: 843 Sq. Ft.

Total: 2,982 Sq. Ft.

Lease Rate:

1st Floor: \$17.50 per Sq. Ft. (NNN)

2nd Floor: \$13.00 per Sq. Ft. (NNN)

Property Type: Retail

Zoning: O3-Office Park District

Parking: 4 stalls per 1,000 Sq. Ft.

Building Size: 14,333 Sq. Ft.

Cross Streets: 40th & Old Cheney

Key Features

- **Direct 40th Street Visibility**
- **Ample Parking**
- **Prominent Signage**

Demographics	1 Mile	3 Miles	5 Miles
Population	15,340	86,994	182,776
Households	6,548	34,924	74,319
Median HH Income	\$67,026	\$71,815	\$59,764
Traffic Counts	29,690 ADT		



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(402) 489-8858

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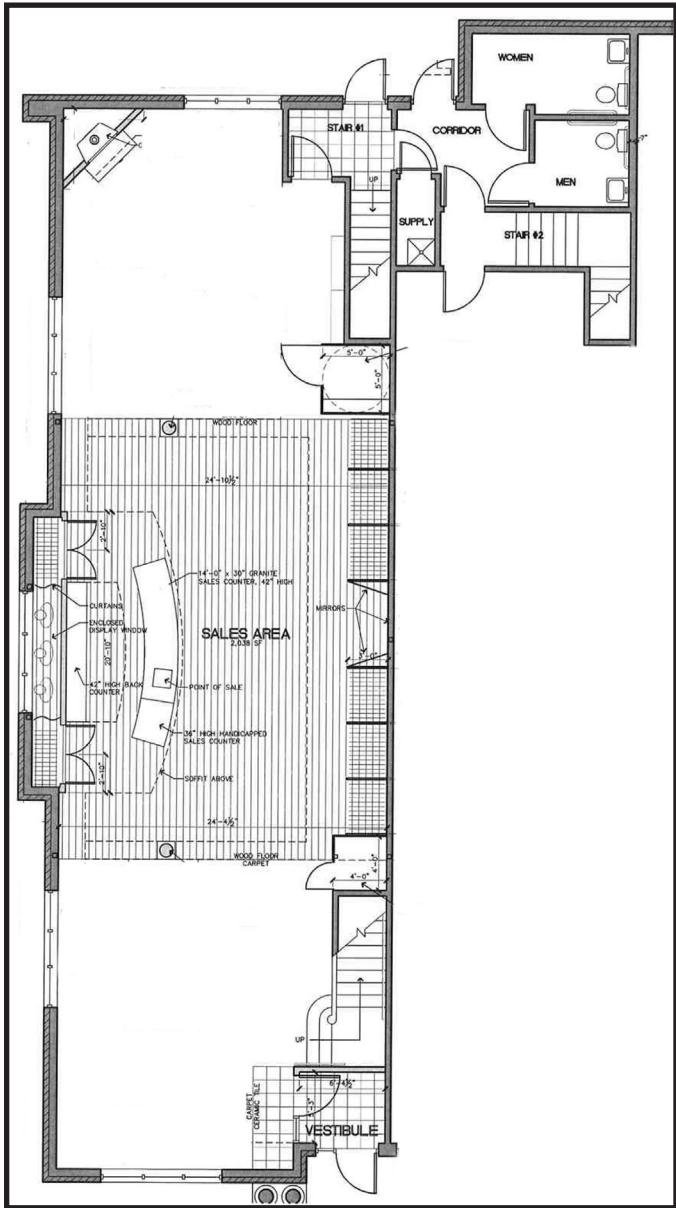
3400 Plantation Drive, Suite 110 • Lincoln, NE 68516



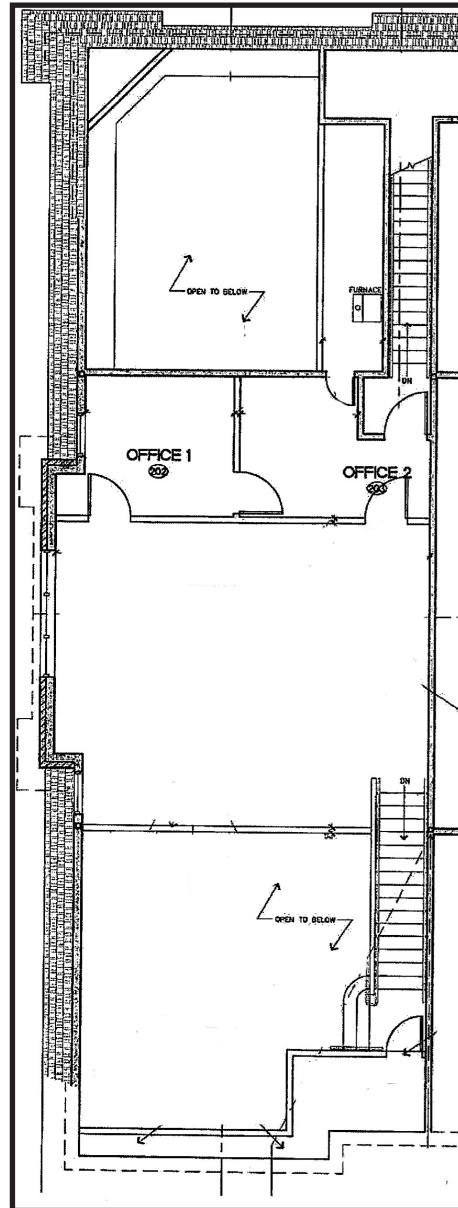
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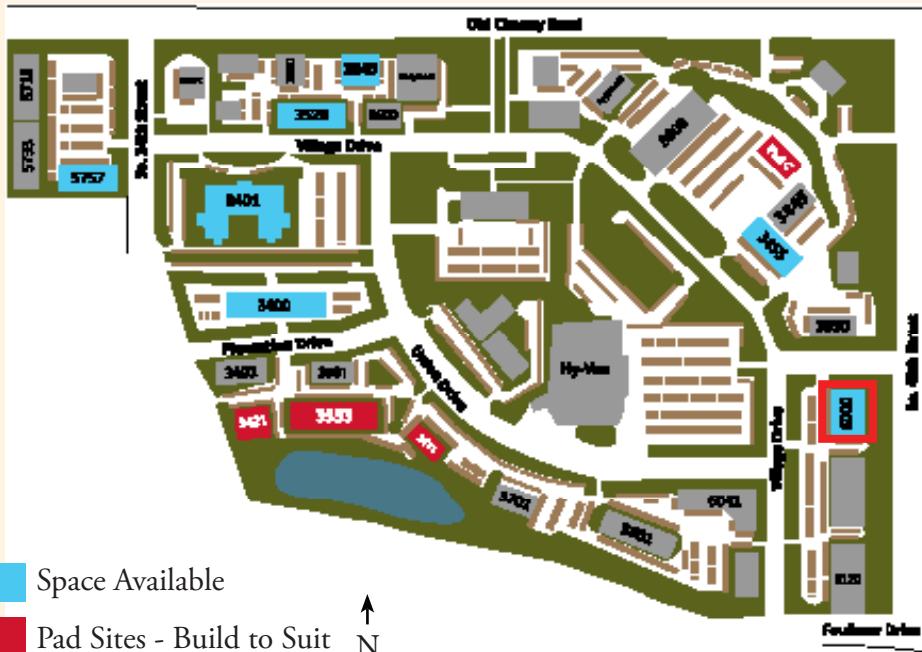
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Williamsburg
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With Hampton, you are able to
customize a space to meet your
business needs.

Contact us to set up a tour:
(402) 489-8858
properties@hampton1.com



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