

4603

Vine Street

LINCOLN | NEBRASKA

3,337 SF STAND-ALONE BUILDING FOR SALE/LEASE



CBRE



PROPERTY OVERVIEW

CBRE, Inc. is pleased to offer the opportunity to purchase or lease **4603 VINE STREET**, a 3,337 SF building on 0.64 acres (27,912 SF) of land located at the corner of Vine and N 48th Streets. The property is adjacent to 48th & Vine Center, a shopping center anchored by Westlake Ace Hardware, featuring Vasa Fitness, Popeyes Louisiana Kitchen, Goodwill, Kelly's Carpet & Furniture, Sharp & Suave Barbershop, Sisters Thai Food, Papa Johns Pizza, Outback Steakhouse and more. Built in 1996 as a stand-alone fast food restaurant building, the property could be repurposed for a wide variety of uses under H2-Highway Business District zoning. Additionally, the site benefits from 13,720 vehicles per day.

\$1,500,000

SALE PRICE

3,337 SF

BUILDING SIZE
AVAILABLE SPACE

\$25 PSF

LEASE RATE - NNN

1996

YEAR BUILT

0.64

LOT SIZE

H2

ZONING

±58 Stalls

PARKING

±13,720

VPD - TRAFFIC COUNTS

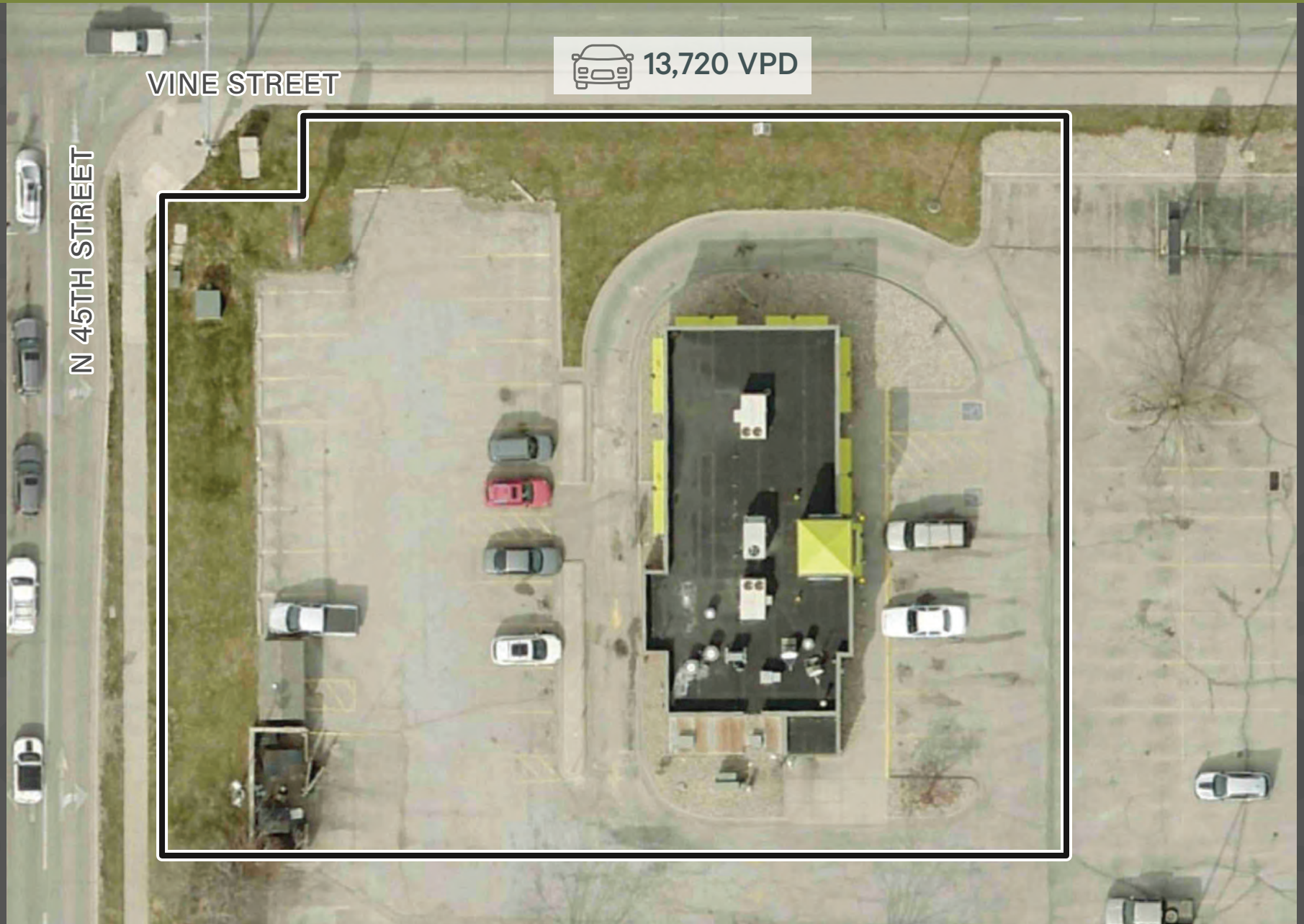


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4603 VINE STREET | P3

SITE AERIAL

STAND-ALONE BUILDING

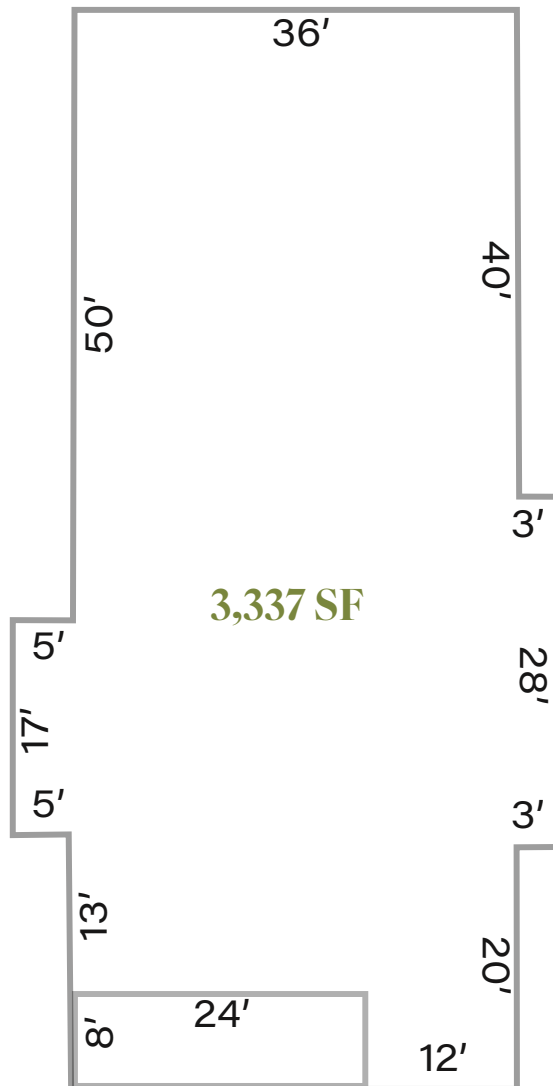


LOCATION AERIAL

STAND-ALONE BUILDING



FLOOR PLAN



3,337 SF STAND-ALONE BUILDING FOR SALE/LEASE

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Population	14,651	129,614	233,048
2030 Population - Projection	15,094	131,394	236,792
2025-2030 Annual Pop. Growth Rate	0.60%	0.27%	0.32%
DAYTIME POPULATION			
Daytime Population Total	14,587	159,362	257,087
Daytime Workers	8,368 57.4%	101,217 3.5%	153,438 59.7%
Daytime Residents	6,219 42.6%	58,145 6.5%	103,649 40.3%
HOUSEHOLD INCOME			
Average Household Income	\$75,253	\$79,428	\$90,170
Median Household Income	\$56,803	\$59,890	\$65,572
PLACE OF WORK			
Businesses	601	5,851	9,200
Employees	9,948	99,768	147,747
HOUSING VALUE			
Median Home Price	\$191,667	\$237,547	\$263,135
Average Home Price	\$234,135	\$276,090	\$304,090
CIVILIAN POPULATION 16+ IN LABOR FORCE			
Employed Civilian Population 16+	8,609 97.7%	72,739 97.0%	130,374 97.1%
Unemployed Population 16+	199 2.3%	2,245 3.0%	3,933 2.9%

IDEALLY SITUATED

STAND-ALONE BUILDING



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