



800 N 27th St

Lincoln, Nebraska 68503

Property Highlights

- Signalized hard corner at N. 27th & Vine Street
- Includes adjacent vacant lot for expansion or additional parking
- 2,000-5,664 SF freestanding retail building
- Approx. 0.66 total acres combined
- High visibility with strong traffic exposure (29,620 vehicles/day on N. 27th & 14,230 vehicles/day on Vine St)
- Flexible B3 Commercial zoning
- Excellent owner-user or redevelopment opportunity
- Abundance of parking. 38 parking stalls, or 6.7 stalls per 1,000 square foot
- Distinctive brick architecture with strong street presence
- Ideal for retail. medical. office. showroom. or service uses

Offering Summary

Sale Price:	\$990,000
Lease Rate:	\$14.50 SF/yr (NNN)
Building Size:	5,664 SF
Available SF:	5,664 SF
Lot Size:	28,500 SF

Demographics	0.5 Miles	1 Mile	2 Miles
Total Households	2,578	7,638	27,812
Total Population	6,377	22,789	63,673
Average HH Income	\$63,699	\$65,184	\$62,814

For More Information

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Agent has equity in the property.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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N/FMA Realty

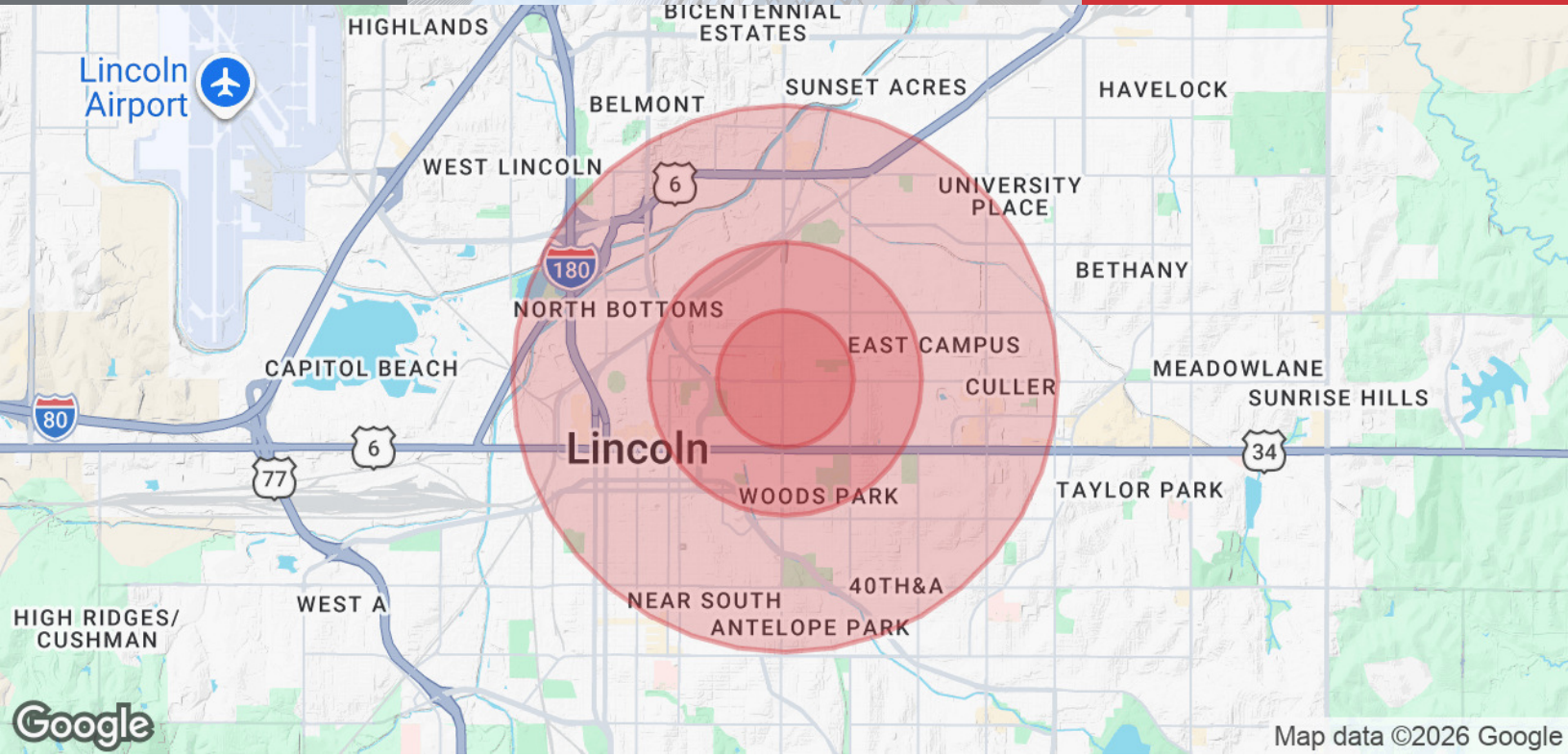
For Sale & Lease

**5,664 SF | \$990,000
Retail Space**



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Population

	0.5 Miles	1 Mile	2 Miles
Total Population	6,377	22,789	63,673
Average Age	26.6	25.9	30.1
Average Age (Male)	28.5	27.1	30.3
Average Age (Female)	26.1	25.3	30.0

Households & Income

	0.5 Miles	1 Mile	2 Miles
Total Households	2,578	7,638	27,812
# of Persons per HH	2.5	3.0	2.3
Average HH Income	\$63,699	\$65,184	\$62,814
Average House Value	\$231,673	\$187,484	\$188,424

2023 American Community Survey (ACS)

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