



FOR LEASE - OFFICE | RETAIL | DRIVE-THRU | RESTAURANT  
**FIREFOX - LINCOLN'S NEW MIXED-USE DEVELOPMENT**

84TH STREET & VAN DORN | 1,667 SF | \$35.00 - \$41.00 PSF + NNN



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**Property Description | FireFox - Lincoln's New Mixed-Use Development**

New Retail Space Available for Lease in High Traffic East Lincoln

Located at the high-traffic intersection of 84th & Van Dorn, Firefox offers a premier opportunity for retailers, restaurants, medical, and service providers to secure space in one of Lincoln's most visible and growing corridors. Firefox is uniquely positioned near the emerging Wandering Creek and the prestigious Firethorn Golf Club neighborhoods. This growing corridor offers an affluent customer base and an unmatched setting for high-end retail, dining, and lifestyle uses.

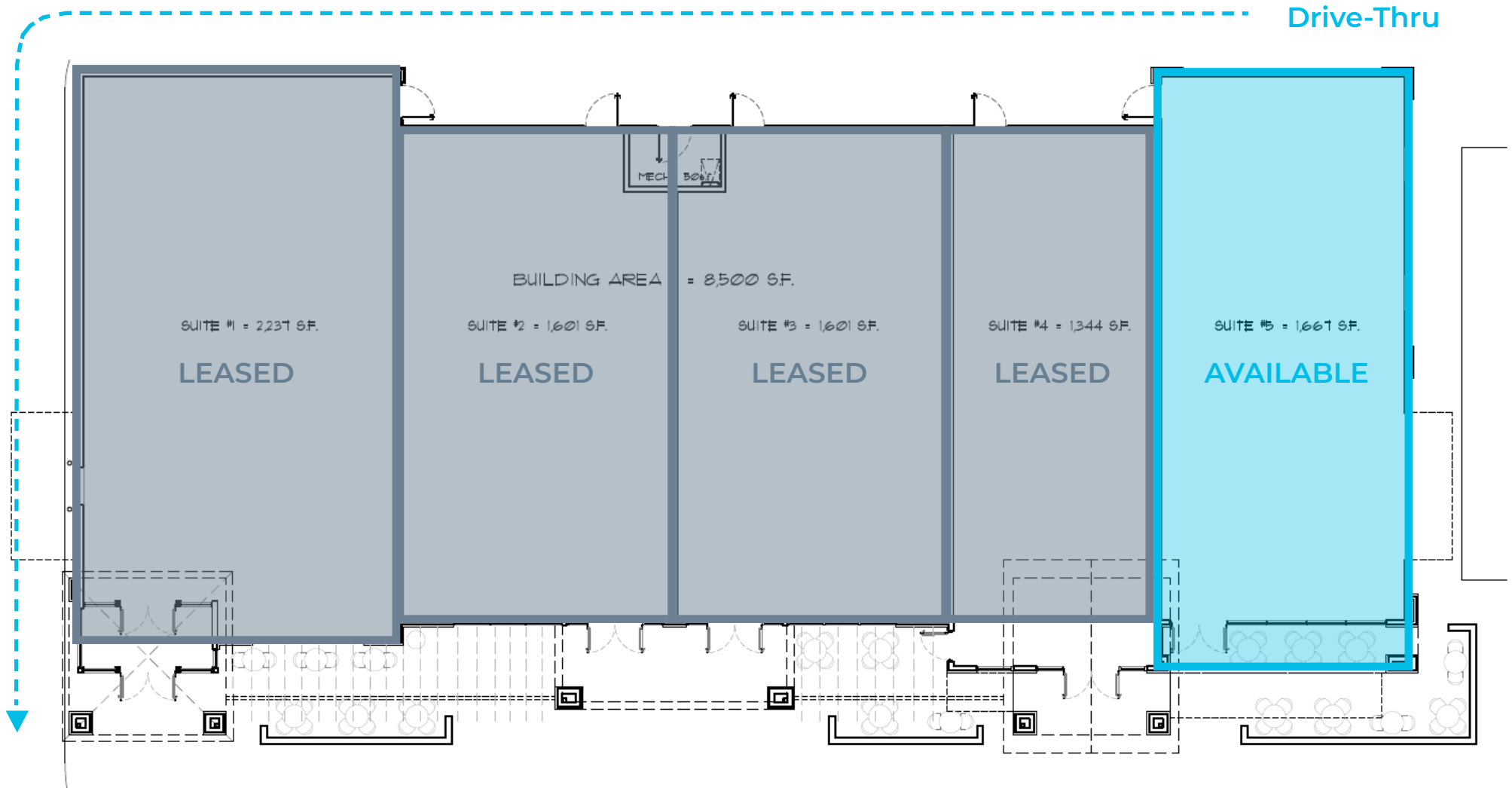
**About the Building:**

- 8,600 SF Building
- Signage opportunities Visible along the high traffic corridor of 84th and Van Dorn
- Mixed-use flexibility for retail, office, and restaurant
- Positioned in a growing, affluent corridor with strong demographics
- Landlord willing to provide Tenant Improvement allowance

Total Building SF:	8,500 SF
Available SF:	1,667 SF
Lease Rate:	\$35.00 - \$41.00 PSF + NNN
Land Area:	1.62 AC
Year Built:	Brand New Bldg
Zoning:	B2
Bldg Construction Type:	Stone/Brick
Parking Stalls:	58 Stalls
Drive-Thru:	(1) North side of bldg







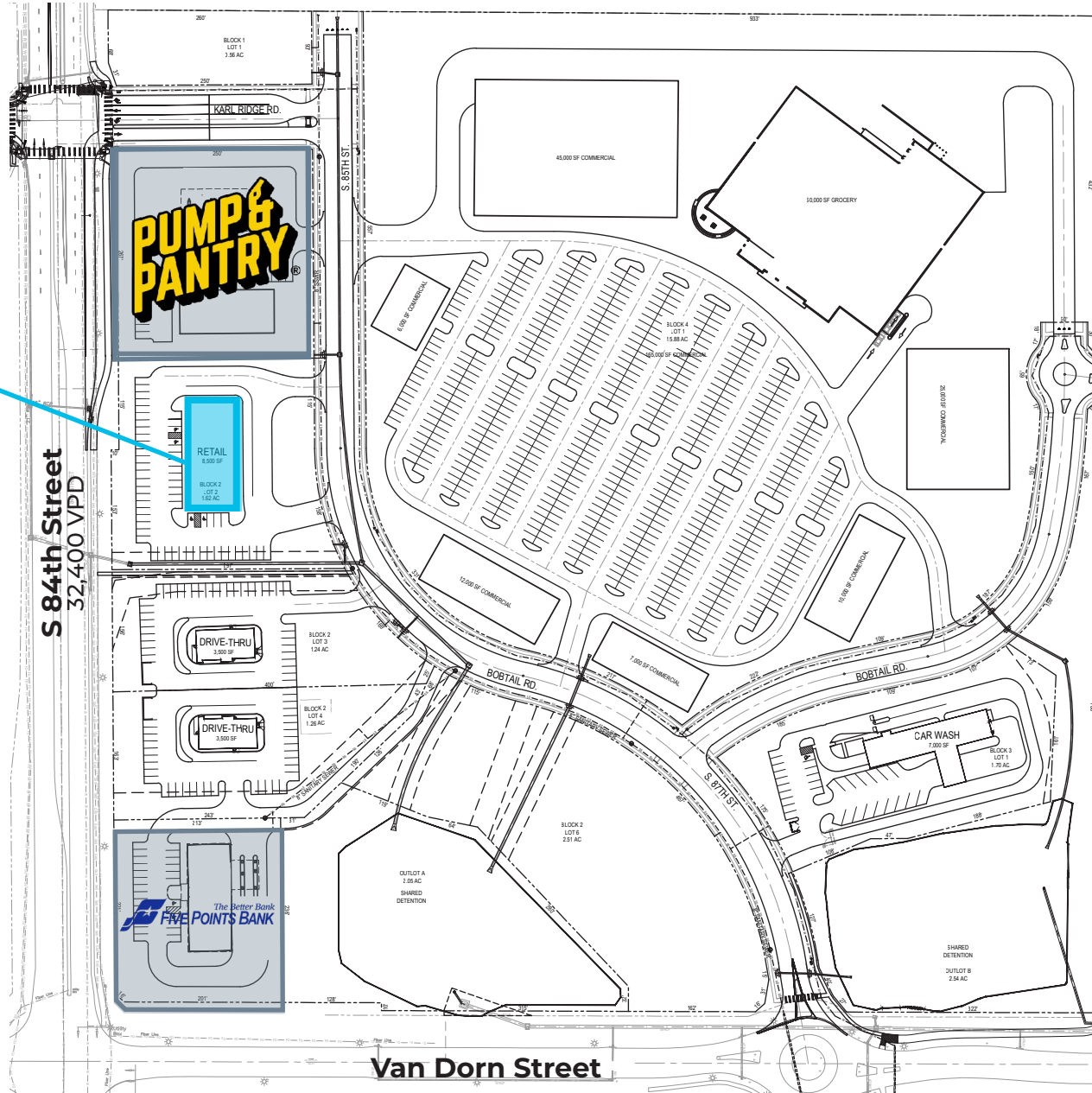
NOTE: All dimensions are approximations and are not guaranteed. Please field verify all measurements.

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# 84th Street & Van Dorn Site Plan



Retail Building



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# 84th Street & Van Dorn Site Overview

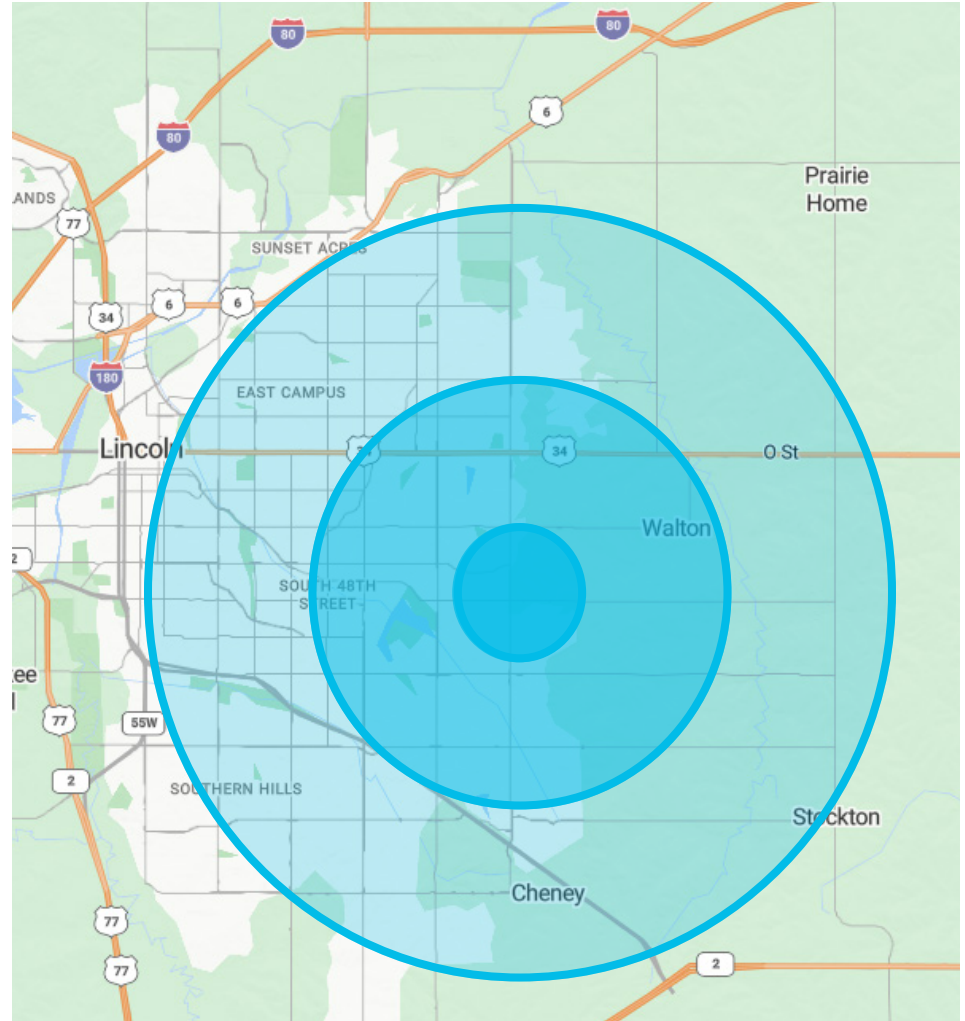


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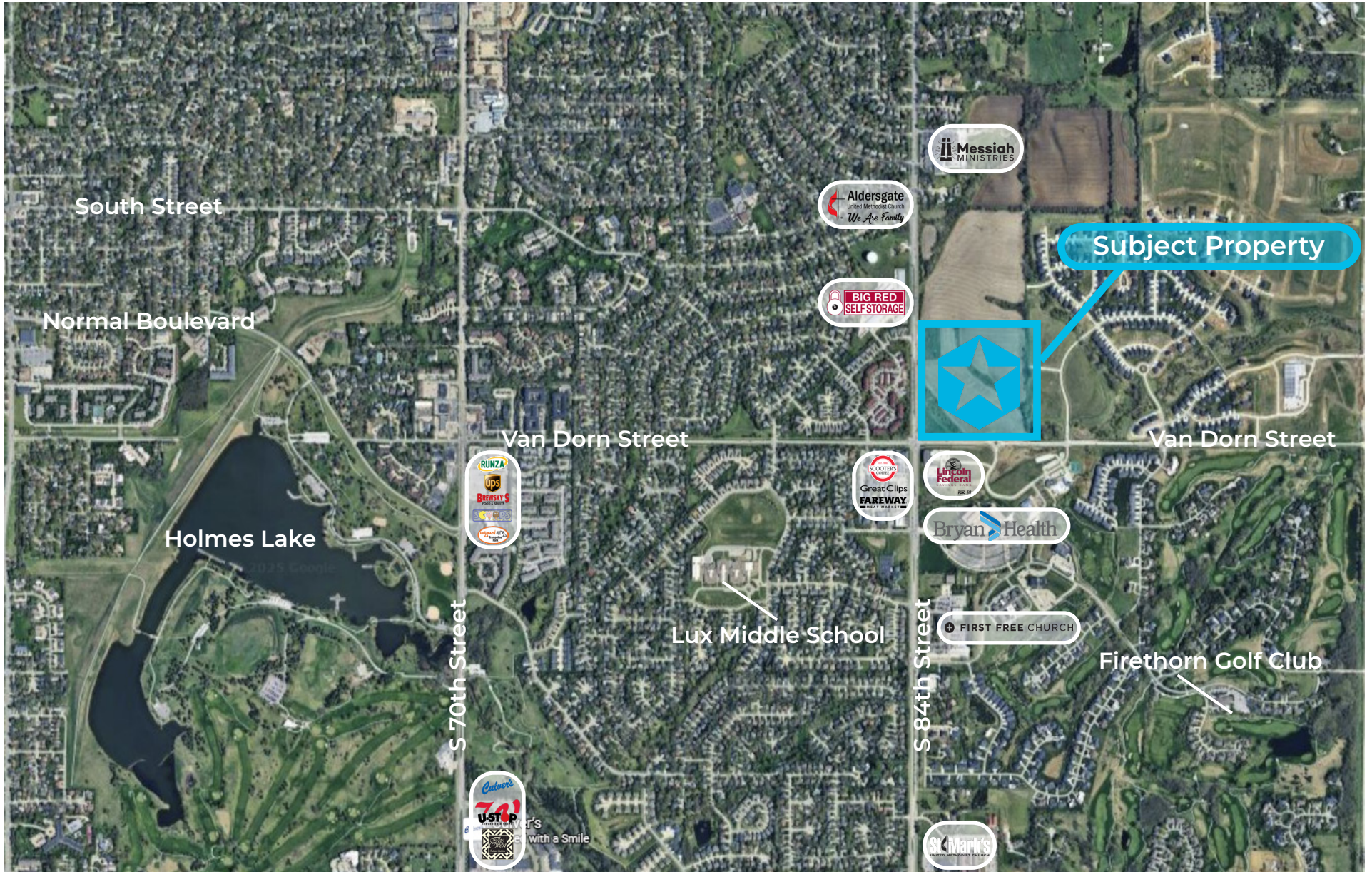
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<b>POPULATION</b>	1 MILE	3 MILES	5 MILES
Total Population	14,872	103,276	121,049
Average Age	46	43	39
Average Age (Male)	44	41	38
Average Age (Female)	47	44	40

<b>HOUSEHOLDS &amp; INCOME</b>	1 MILE	3 MILES	5 MILES
Total Households	3,796	27,101	81,148
# of Persons per HH	10:1	10:1	10:1
Average HH Income	\$138,918	\$118,359	\$101,717
Average House Value	\$372,883	\$338,119	\$304,175



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