



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
- 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 B-3 Commercial zoning
- Excellent owner-user or redevelopment opportunity
- Abundance of parking. (38 parking stalls;6.7 stalls/1,000 SF)
- 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:	2,000-5,664 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

Jared Froehlich

O: 402 441 5830

jfroehlich@naifma.com

Agent has equity in the property.



Google

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NAIFMA Realty

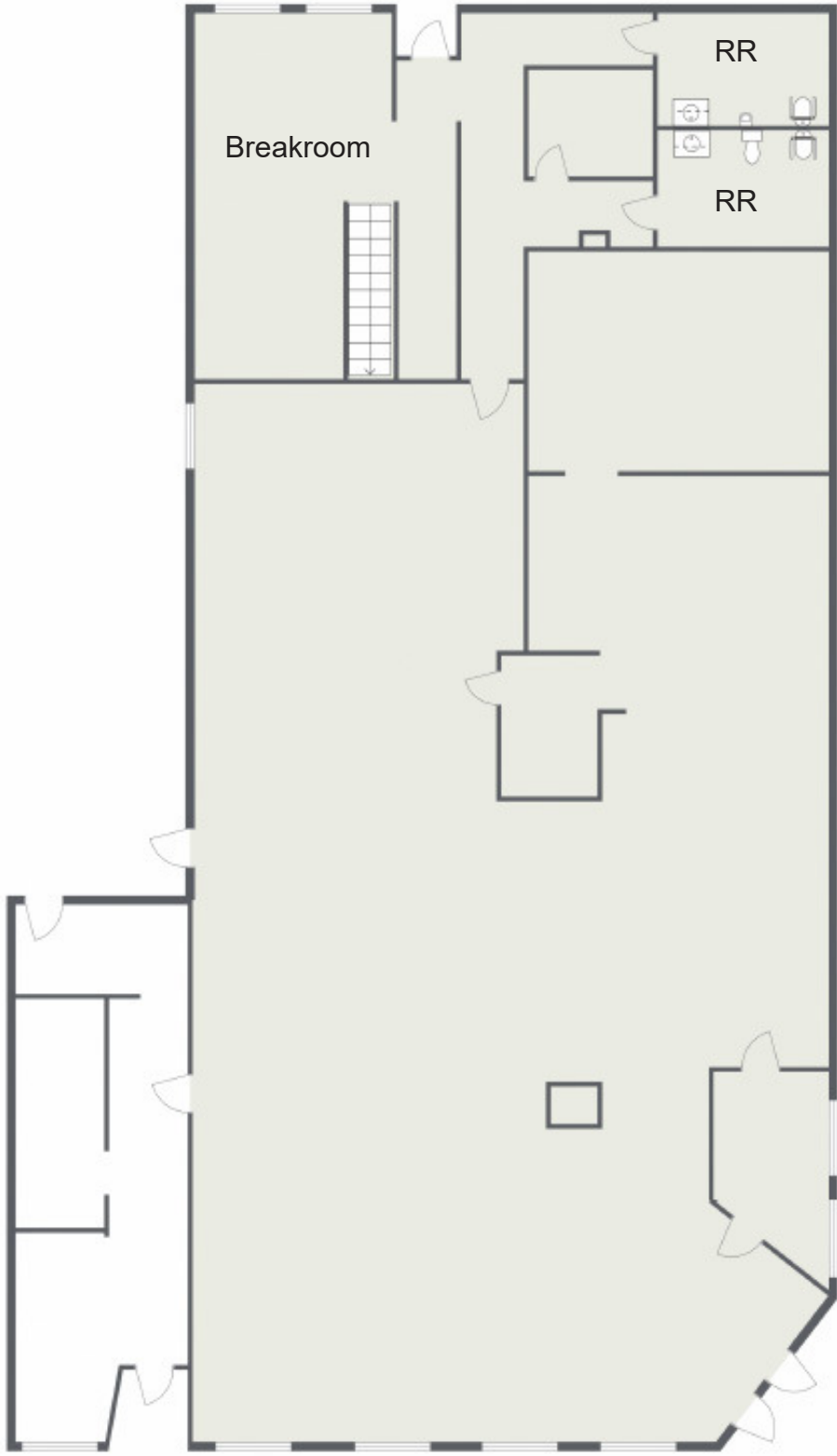
For Sale & Lease

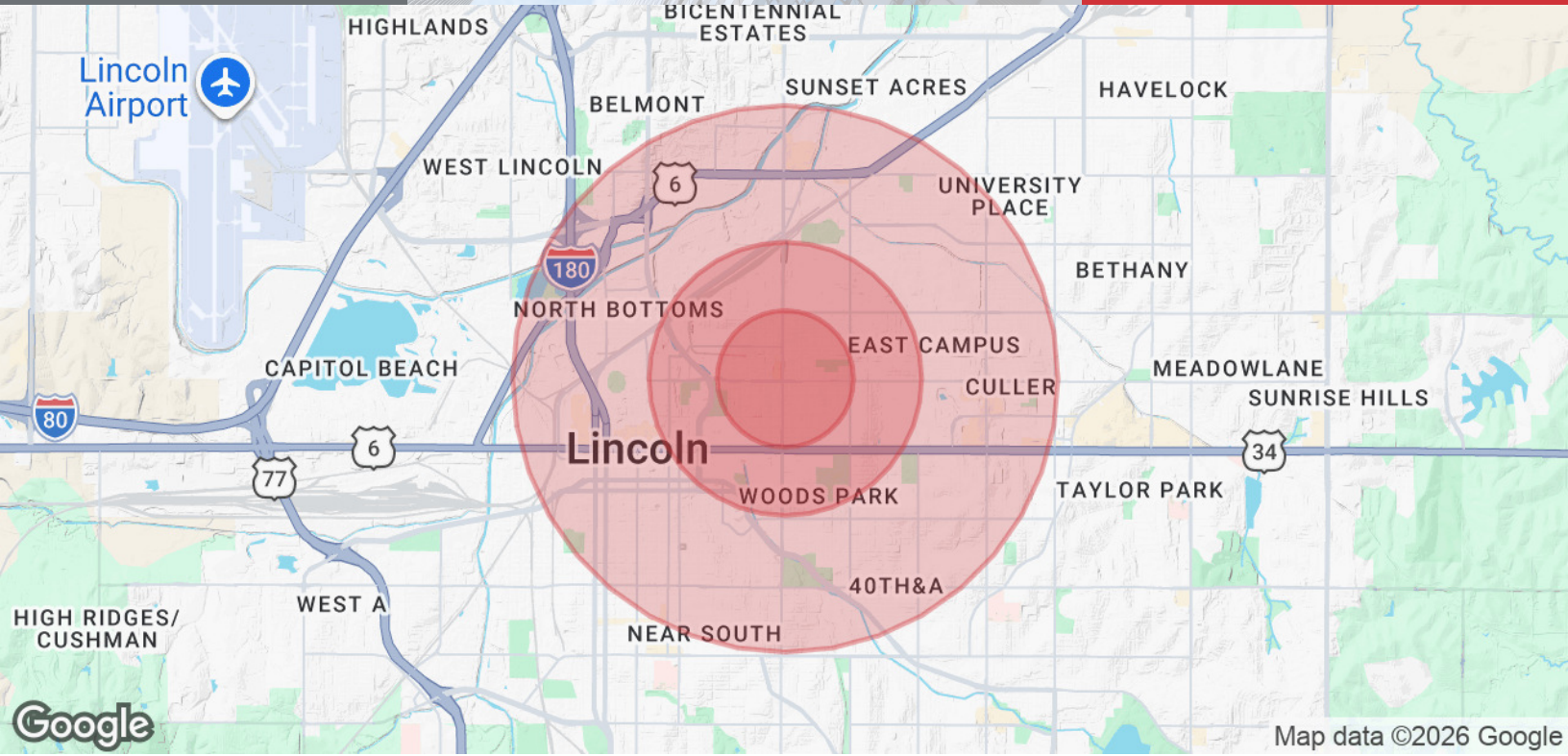
**5,664 SF | \$990,000
Retail Space**



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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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