

CANOPY ROW

140 Canopy, Lincoln, NE 68508



PROPERTY DESCRIPTION

Canopy Row is a mixed-use development in Lincoln's Historic Haymarket. These buildings wrap around the existing Lumberworks parking garage and include exciting office and retail spaces, with residential attached. At the intersection of Canopy Street and N Street, this location is a short walk to all the restaurants, shops and entertainment available in the Haymarket.

OFFERING SUMMARY

| | |
|--------------------|-----------------------------|
| Lease Rate | \$15.00 - 17.00 SF/yr (NNN) |
| Number of Units | 40 |
| Total Available SF | 4,109 SF |
| Lot Size | 20,328 SF |
| Building Size | 74,987 SF |
| NNN | \$6.25 / SF |

SPACES

| SPACES | LEASE RATE | SPACE SIZE |
|-----------------------|---------------|------------|
| 140 Canopy Suite C102 | \$15.00 SF/yr | 1,022 SF |
| 140 Canopy Suite C200 | \$17.00 SF/yr | 3,087 SF |

DEMOGRAPHICS

| | 0.25 MILES | 0.5 MILES | 1 MILE |
|-------------------|------------|-----------|----------|
| Total Households | 387 | 1,735 | 6,800 |
| Total Population | 788 | 3,447 | 16,899 |
| Average HH Income | \$40,714 | \$35,456 | \$36,787 |



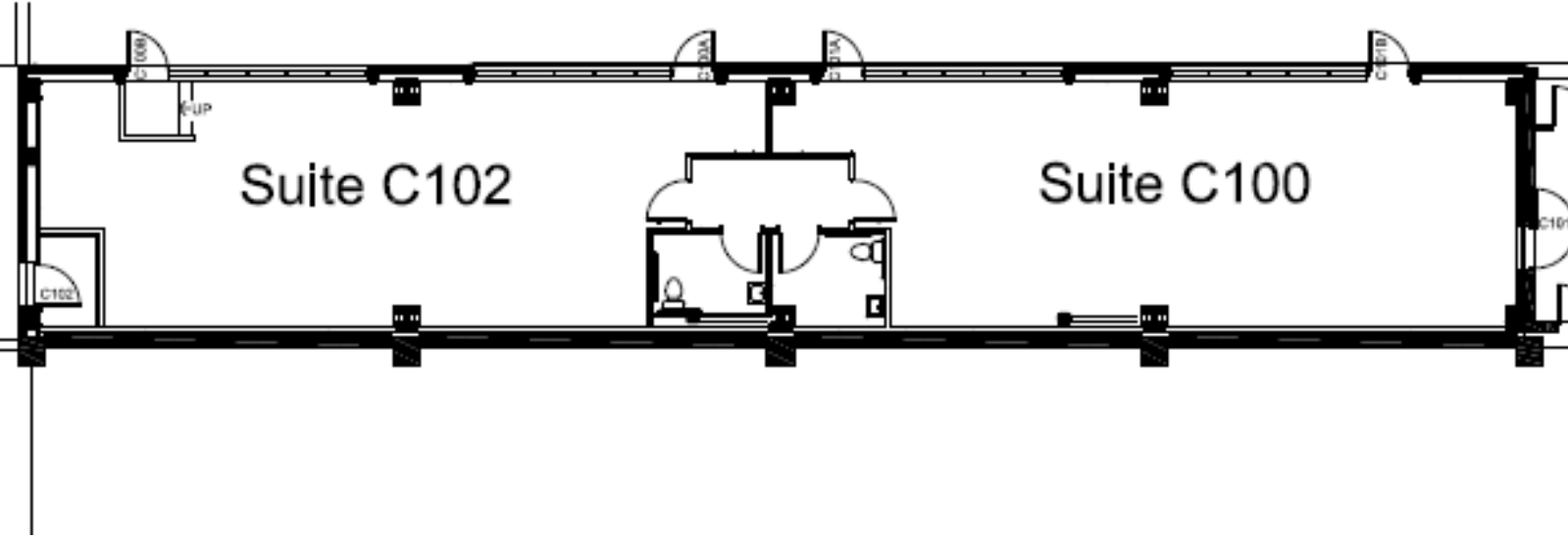
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CANOPY ROW

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Suite C102

Suite C100



Suite C200



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Office And Retail Space For Lease

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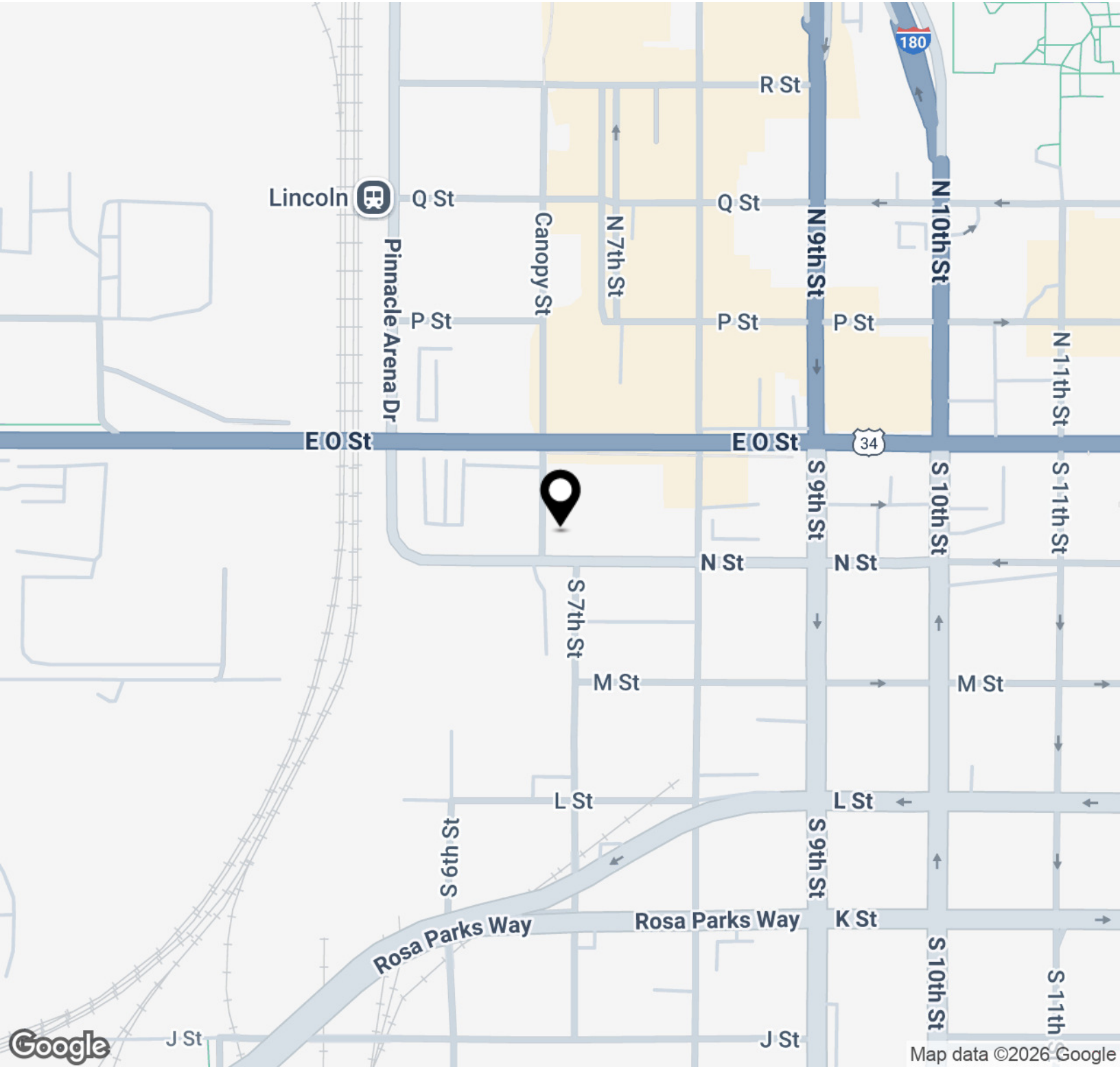
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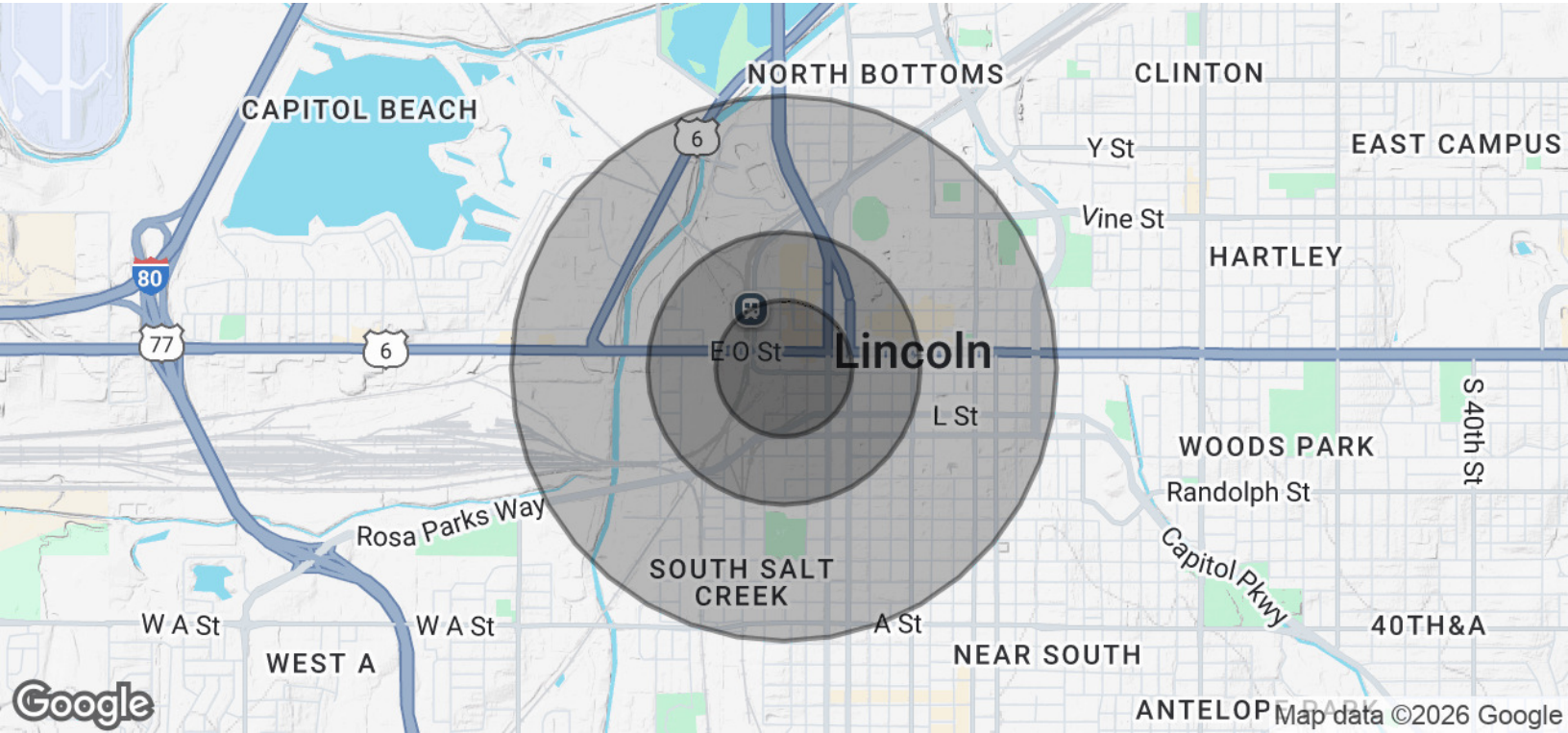
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| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population | 788 | 3,447 | 16,899 |
| Average Age | 24.9 | 25.3 | 24.8 |
| Average Age (Male) | 24.0 | 25.0 | 25.1 |
| Average Age (Female) | 25.8 | 26.0 | 24.9 |

| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
|---------------------|------------|-----------|----------|
| Total Households | 387 | 1,735 | 6,800 |
| # of Persons per HH | 2.0 | 2.0 | 2.5 |
| Average HH Income | \$40,714 | \$35,456 | \$36,787 |
| Average House Value | \$103,597 | \$106,414 | \$91,224 |

2020 American Community Survey (ACS)



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