



**RESTAURANT/ENTERTAINMENT
SPACE AVAILABLE FOR SUBLEASE**

ROCKLEDGE SQUARE

**2901 S. 84TH STREET
LINCOLN, NE 68506**



**CUSHMAN &
WAKEFIELD**

LUND
COMPANY

ROCKLEDGE SQUARE

2901 S. 84TH STREET

Property Features

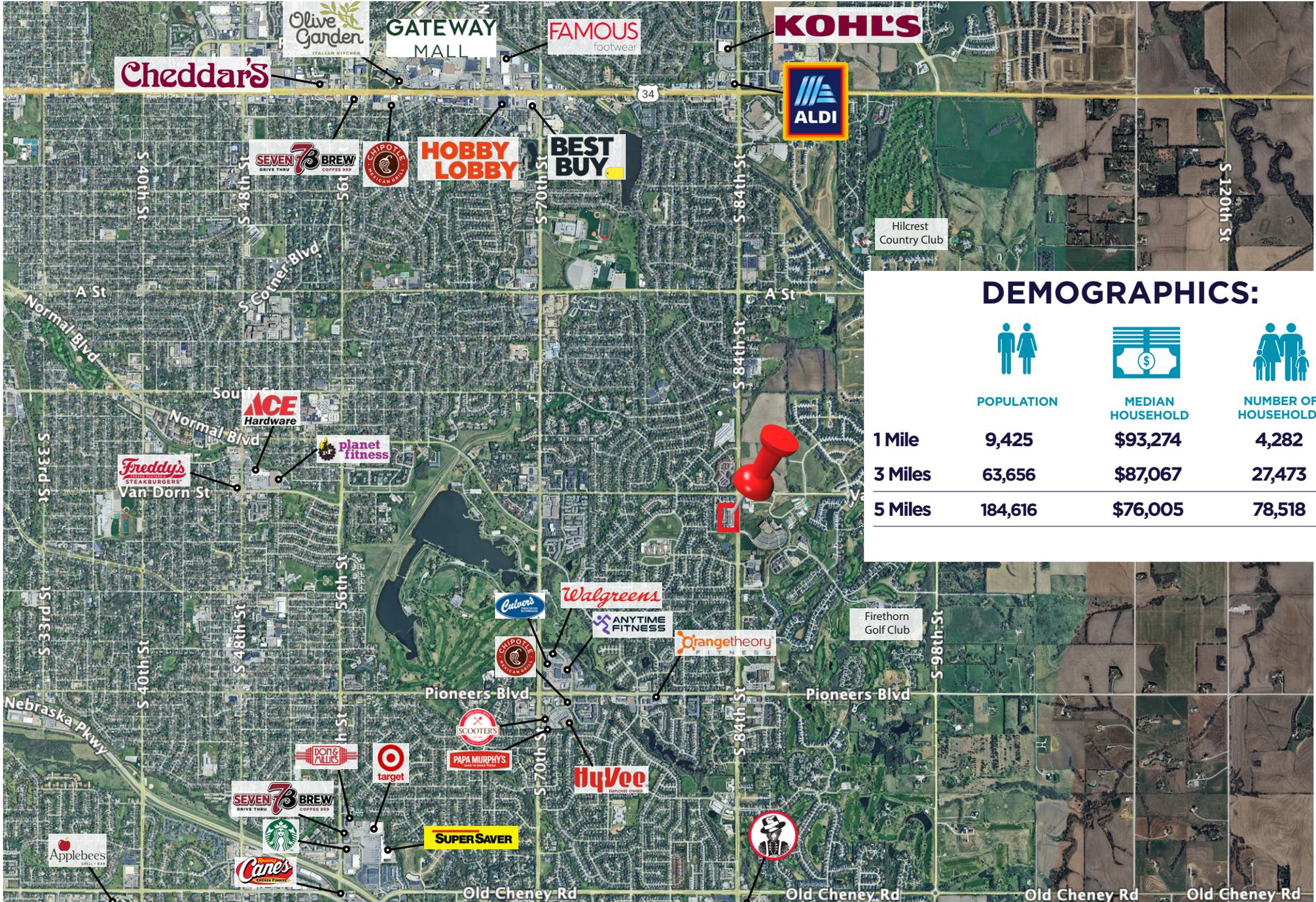
- Opportunity to take over a fully turn-key restaurant and entertainment space.
- Easy access and prominent visibility along the heavily trafficked 84th Street corridor will ensure strong exposure for your presence.
- Co-tenants: Fareway Meat Market, Scooters, Primetime Sporting Goods

Building Size:	33,652 SF
Space Available:	6,947 SF
Rental Rate:	\$19.10 PSF NNN *Contact Listing Agent For Base Rent Structure
Existing Build-Out:	Restaurant
Year Built:	2006
Total Site Area:	3.54 Acres
Availability:	30 day Notice Sublease through 6/31/28
Zoning:	R3



PROPERTY AERIAL

ROCKLEDGE SQUARE



DEMOGRAPHICS:



POPULATION



MEDIAN HOUSEHOLD



NUMBER OF HOUSEHOLDS

1 Mile	9,425	\$93,274	4,282
3 Miles	63,656	\$87,067	27,473
5 Miles	184,616	\$76,005	78,518



FOR MORE INFORMATION, CONTACT:

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