YOUR NAME HERE

CHINA GARDEN

RESTAURANT/ENTERTAINMENT SPACE AVAILABLE FOR SUBLEASE

ROCKLEDGE SQUARE

2901 S. 84TH STREET
LINCOLN, NE 68506

CUSHMAN & WAKEFIELD | LUND COMPANY

ROCKLEDGE SQUARE
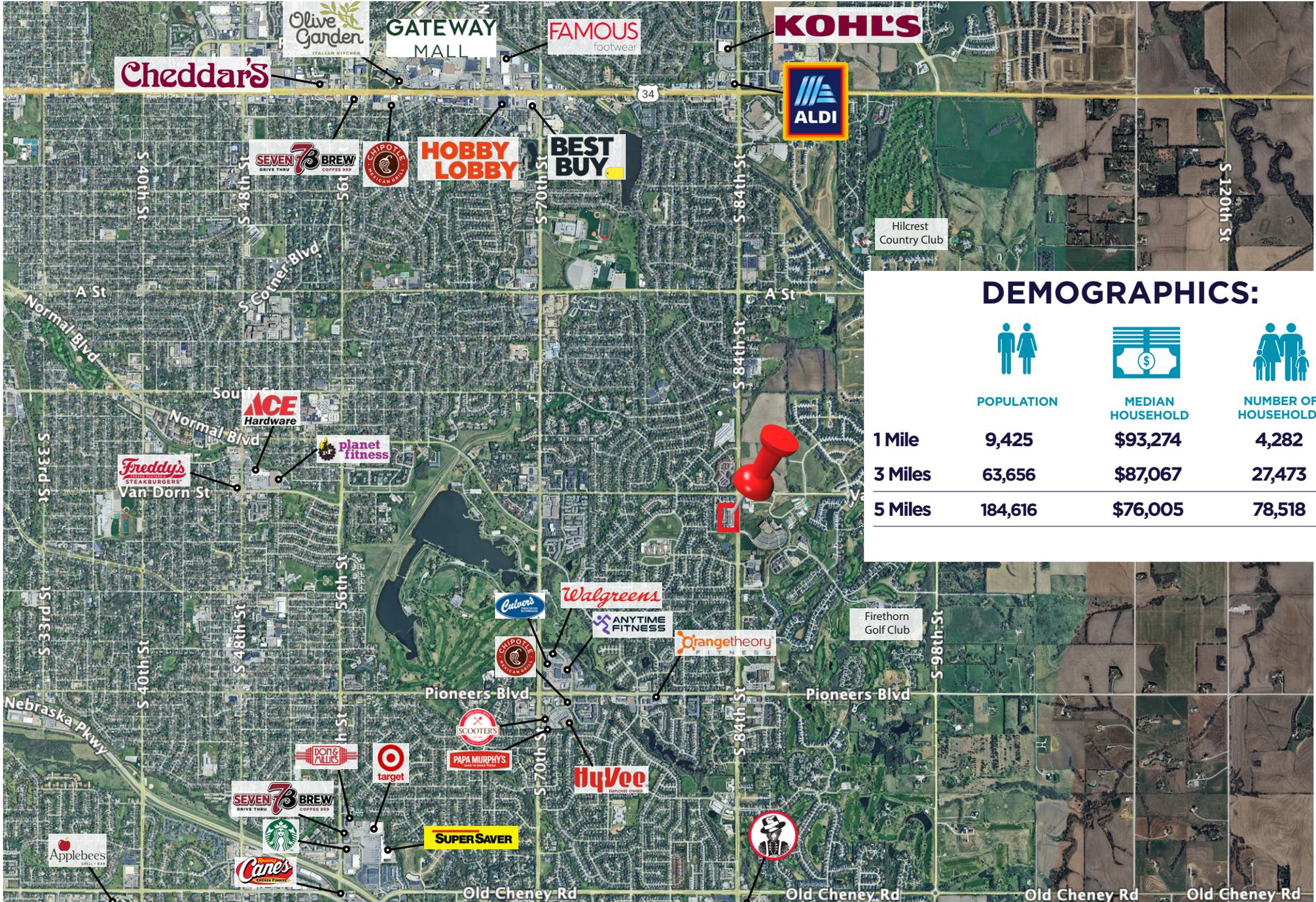## 2901 S. 84TH STREET

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

20 BAR SEATS

SEATING:
20 BAR
54 LANE SEATS
16 PARTY
48 ADDITIONAL

138 TOTAL SEATS

8 SEATS

20 SEATS

MINI-BOWLING
SYSTEM BASED ON
BALL BOWLING
MINI-BOWLING
SYSTEM

PARTY AREA
16 SEATS

7 LANES

HALF WALL

20 SEATS

2 LANES

Outdoor Patio

Main Entrance

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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