

*Williamsburg
Village*

For Sale or Lease

*6141 S. 40th Street
Lincoln, NE*

*PRICE REDUCED
\$675,000*

*6141 S. 40th Street
Lincoln, NE 68516*

- 5,400 SF (1st floor-3,225 SF & 2nd floor-2,175 SF)
- \$12.75/SF NNN
- \$675,000 Sale Price
- Fenced yard
- Former tenant was a veterinary clinic but space can easily be converted to general office use
- Located in Williamsburg Village with amenities that include: grocery store, restaurants, shopping, & banking
- Corner location in high profile/great demographic area

For more information, contact:

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Richard Meginnis

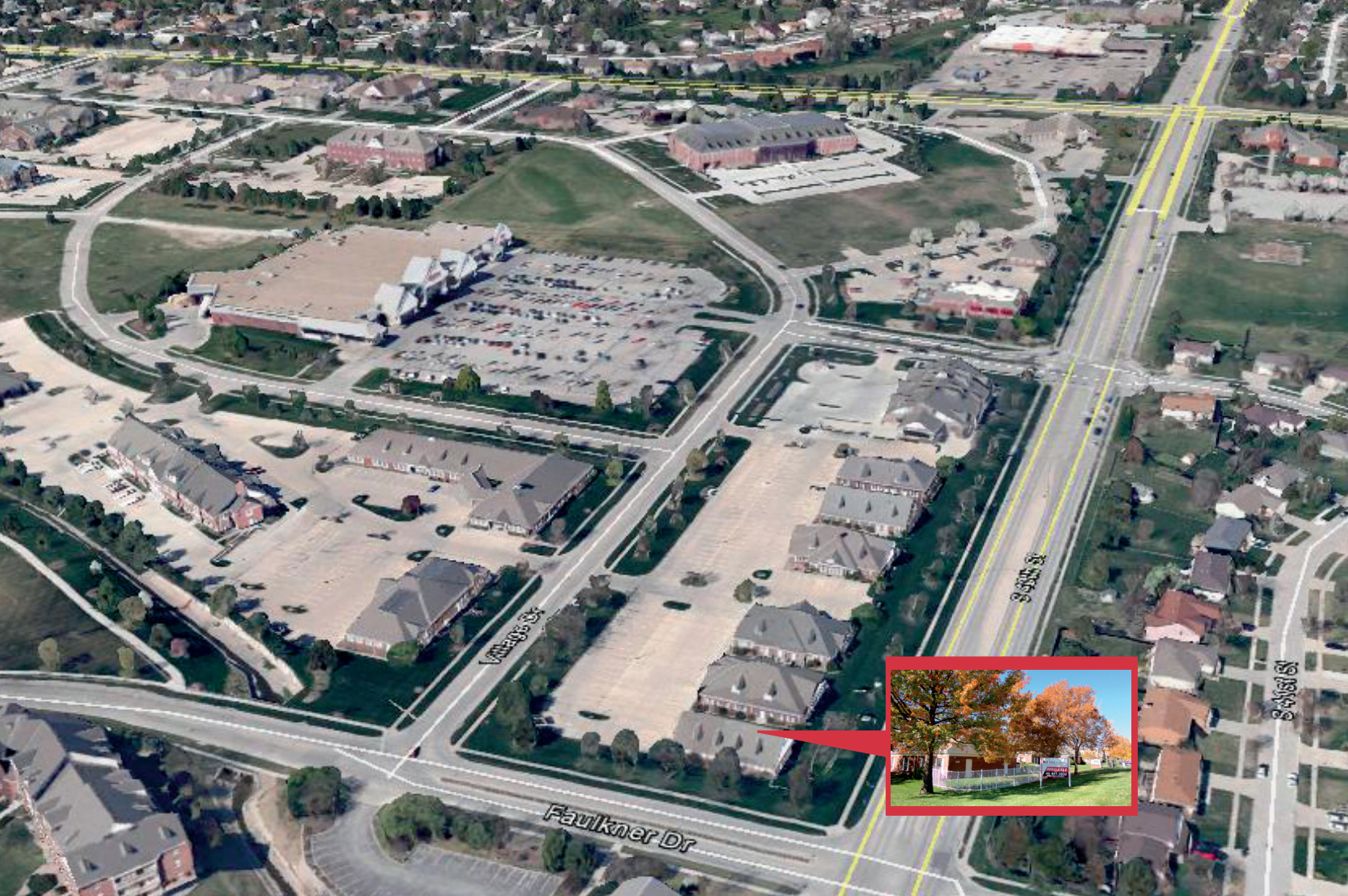
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Willamsburg Village is a colonial-style development on 320 acres in southeast Lincoln. Southeast Lincoln has had the highest growth and demographics over the last decade. This quaint city within a city is home to multiple retail and office tenants that include:

Tandoor Indian Cuisine
Misty's Steakhouse
Applebee's
Windchimes Restaurant

Hy-Vee
PK Flynn Home & Market
Gary Michaels Clothiers
Valvoline

Williamsburg Park Apartments
Various Medical Uses
Insurance
Financial Planning

Area Demographics (One Mile Radius)

Average Household Income:	\$114,244
Median Age:	34.9
Population:	15,110



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