

Retail for Lease
5633 South 14th Street, Suite 1

Lincoln, NE 68512

Located in one of South Lincoln's most established residential and retail corridors, this property offers outstanding traffic exposure, giving your business exceptional visibility from day one.

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Aerial



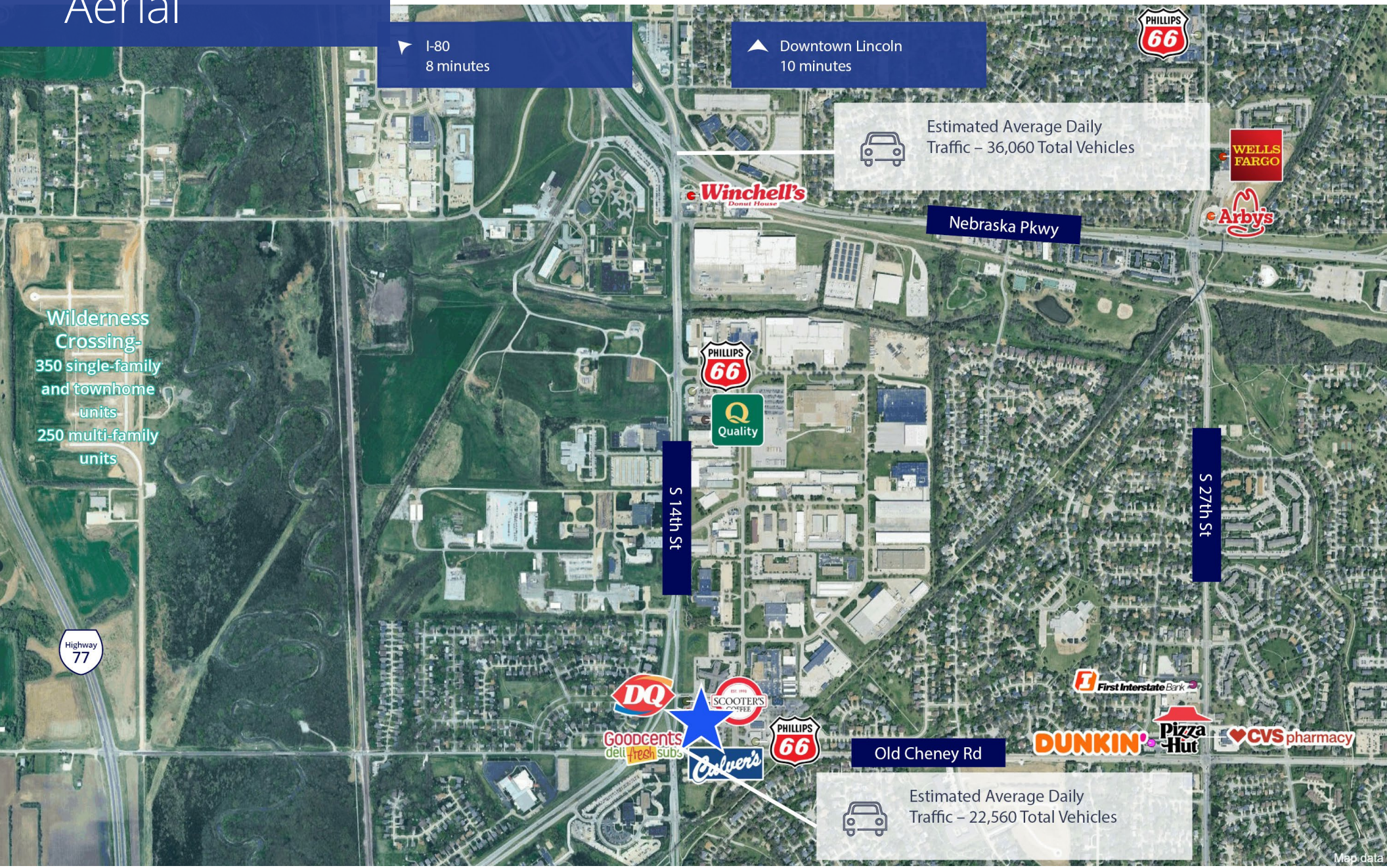
Property Specifics

This highly visible corner suite at 14th & Old Cheney offers a versatile, move-in-ready space that can accommodate a wide range of uses, including office, retail, professional services, education, wellness, and more. The flexible layout features a spacious open area, private offices, a kitchen, four restroom areas, and a fenced outdoor space. Tenants also benefit from excellent signage opportunities, including placement on the property's rotating monument sign, providing added exposure to passing traffic.

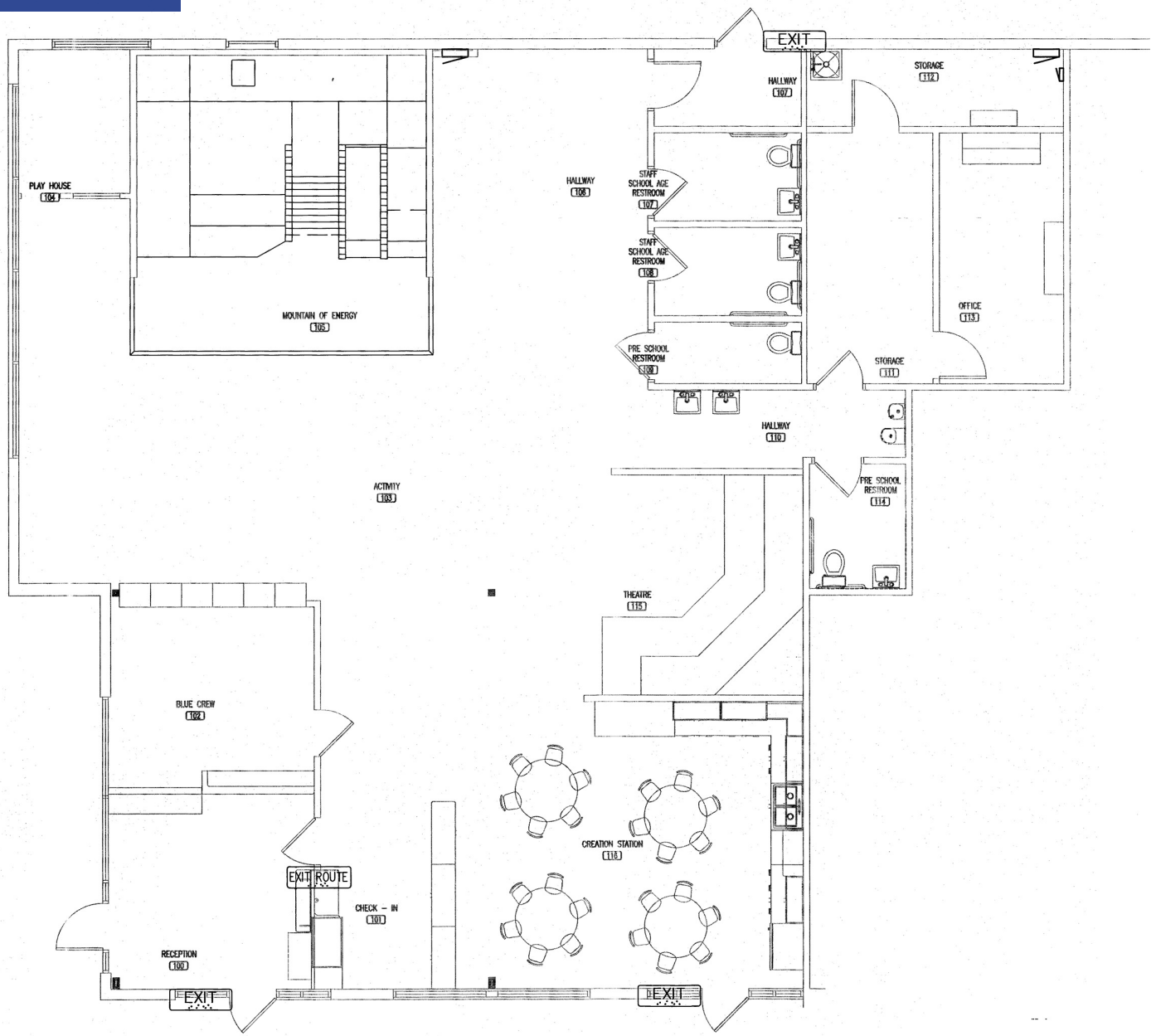
Colliers

Accelerating success.

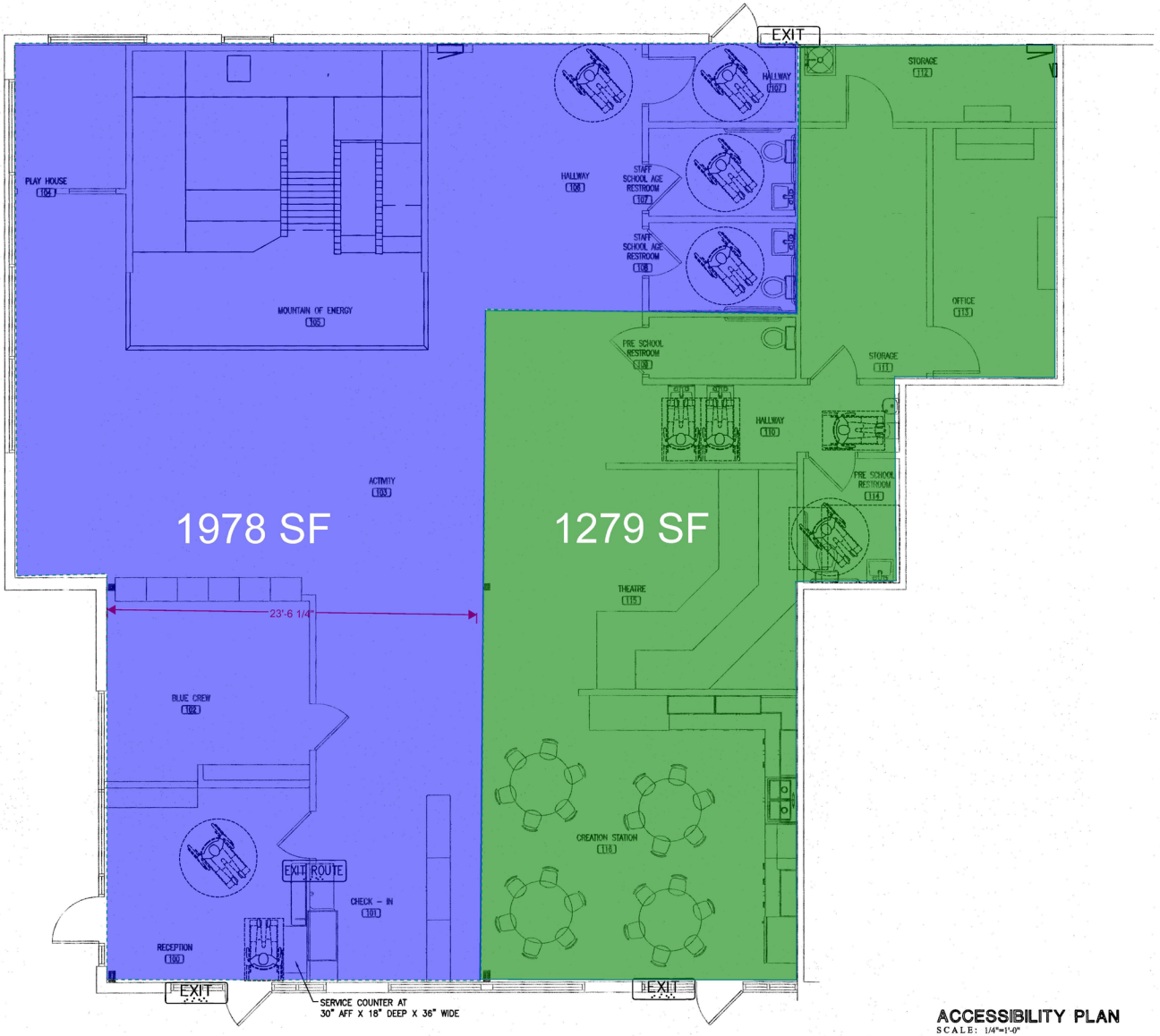
Aerial


I-80
8 minutes
Downtown Lincoln
10 minutes
Estimated Average Daily
Traffic – 36,060 Total Vehicles
Nebraska Pkwy
Wilderness
Crossing-
350 single-family
and townhome
units
250 multi-family
units
S 14th St
S 27th St
Highway
77
Old Cheney Rd
Estimated Average Daily
Traffic – 22,560 Total Vehicles
Map data

Floor Plan

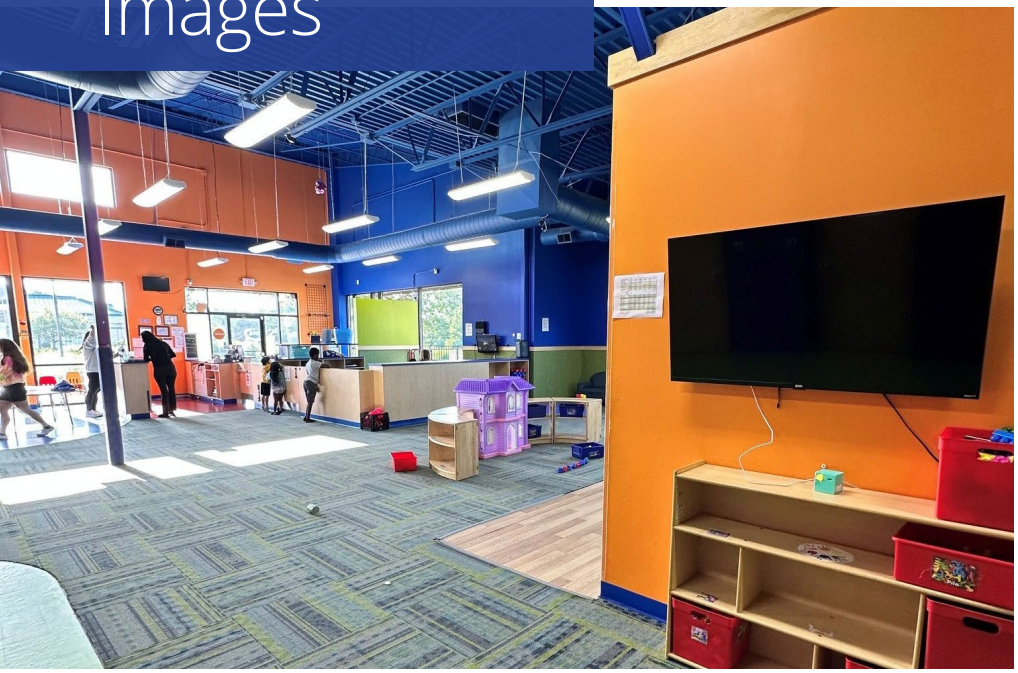

EXIT
HALLWAY
107
STORAGE
112
PLAY HOUSE
104
HALLWAY
108
STAFF SCHOOL AGE RESTROOM
107
STAFF SCHOOL AGE RESTROOM
106
MOUNTAIN OF ENERGY
105
OFFICE
113
PRE SCHOOL RESTROOM
109
STORAGE
111
HALLWAY
110
ACTIVITY
103
PRE SCHOOL RESTROOM
114
THEATRE
115
BLUE CREW
102
CREATION STATION
116
EXIT ROUTE
CHECK - IN
101
RECEPTION
100
EXIT
EXIT

Floor Plan - Demised



ACCESSIBILITY PLAN
SCALE: 1/4"=1'-0"

Images









Retail for Lease

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Type of Listing	Retail for Lease	
Lease Price	$16.00 - $18.00, PSF	
Operating Type	NNN	
Estimated Expenses	$6.11, PSF	
Available	Immediately	
Total SF Available	3,324 SF	
SF Available	Suite 1-A	1,279 - 3,324 SF
	Suite 1-B	1,978 - 3,324 SF
Total Building SF	11,500 SF	
Year Built	2007	
HVAC	Central	
Sprinkler	Yes, wet	
Restrooms	Four (4)	
Intersection	14th & Old Cheney	
Submarket	Far South	

Contact us:

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