



NOTE: All dimensions are approximations and are not guaranteed. Please field verify all measurements.

FOR LEASE | FOR SALE | GROUND LEASE | BUILT TO SUIT
ANCHOR | OFFICE | MEDICAL | RETAIL | RESTAURANT
84TH STREET & VAN DORN | FIREFOX - LINCOLN'S NEW MIXED-USE DEVELOPMENT



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Property Description | FireFox - Lincoln's New Mixed-Use Development

New Retail Space Available for Lease in High Traffic East Lincoln

Located at the high-traffic intersection of 84th & Van Dorn, FireFox offers a premier opportunity for retailers, restaurants, medical, and service providers to secure space in one of Lincoln's most visible and growing corridors. FireFox is uniquely positioned near the emerging Wandering Creek and the prestigious Firethorn Golf Club neighborhoods. This growing corridor offers an affluent customer base and an unmatched setting for high-end retail, dining, and lifestyle uses.

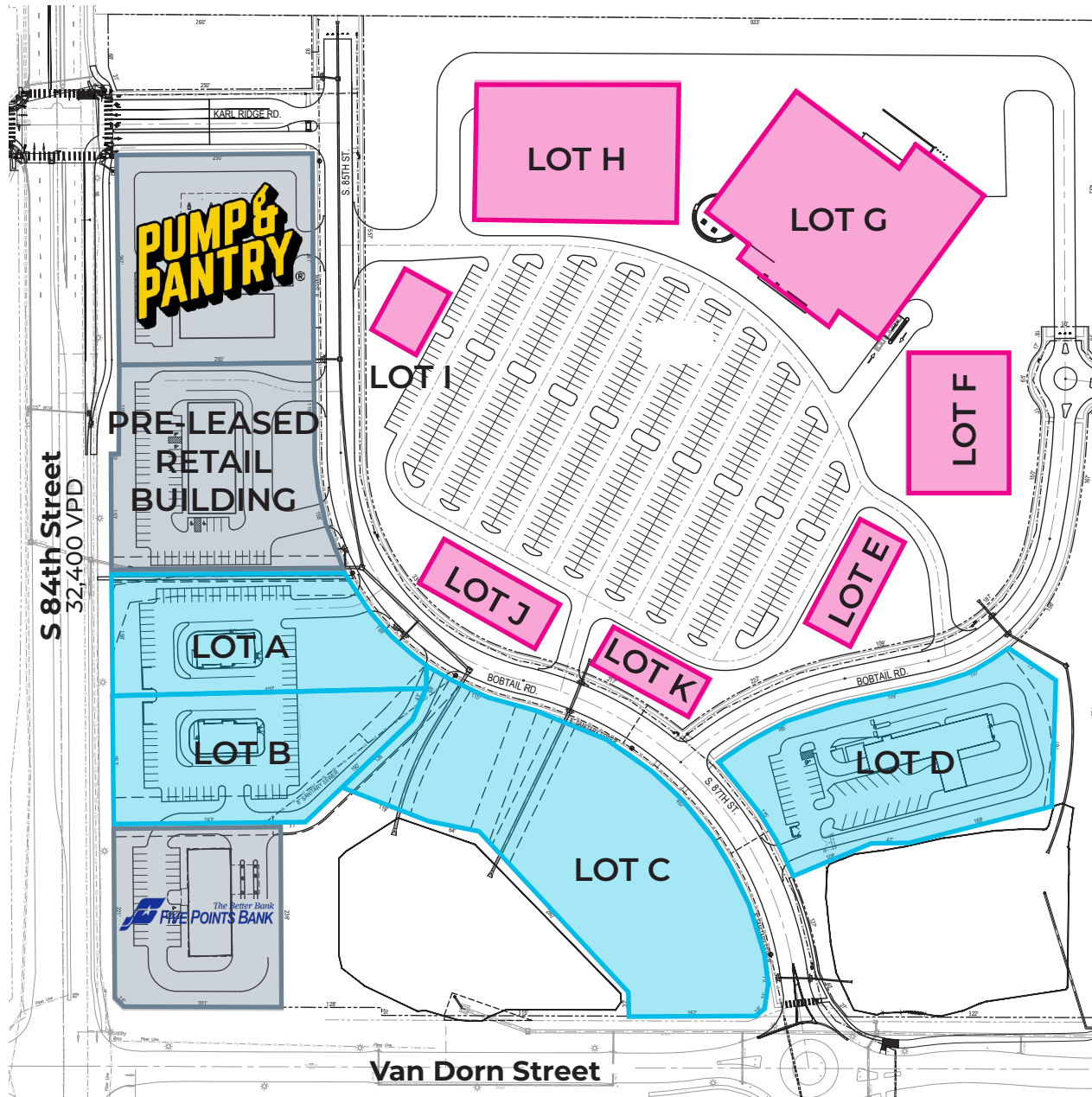
This dynamic development will feature:

- Prime corner at 84th & Van Dorn – high traffic (32,400 VPD), excellent visibility
- Pad sites for restaurants, quick service, retail, and service providers
- Large anchor opportunity – grocery or big-box retailer
- Mixed-use flexibility for medical, office, or lifestyle tenants
- Positioned in a growing, affluent corridor with strong demographics

Road/Utility Infrastructure to be completed July of 2026



84th Street & Van Dorn Conceptual Site Plan + Pricing



Size

0.75 - 16.41 Acres

Able to accomodate multiple site layouts

Subtype

Looking for Anchor Tenant:
Retail/Office/Medical/Restaurant/Hotel

Monument signage available

Zoning

B-2: Neighborhood-scale retail & service

Lots & Pricing

Lot A	\$2.30 PSF (Ground Lease)
Lot B	\$2.30 PSF (Ground Lease)
Lot C *	\$18.00 - \$20.00 PSF
Lot D *	\$18.00 - \$20.00 PSF
Lot E *	Contact Agent
Lot F *	Contact Agent
Lot G *	Contact Agent
Lot H *	Contact Agent
Lot I *	Contact Agent
Lot J *	Contact Agent
Lot K *	Contact Agent

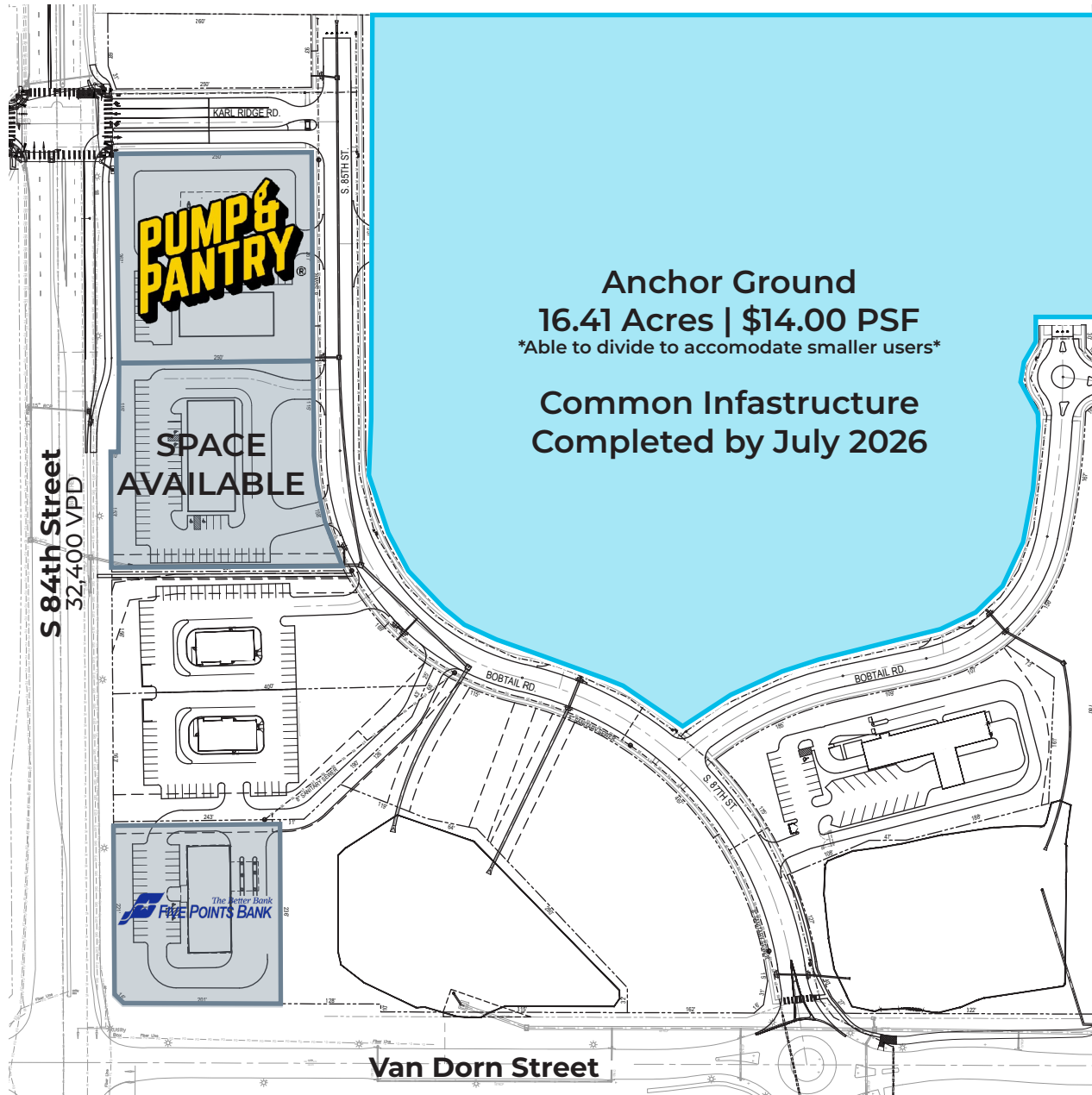
Build-To-Suit | Ground Lease | Sale

Conceptual Lots E - K pricing dependent on building size & buyer use

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Pricing

Anchor Ground \$14.00 PSF

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84th Street & Van Dorn Site Overview



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POPULATION

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
Total Population	14,872	103,276	121,049
Average Age	46	43	39

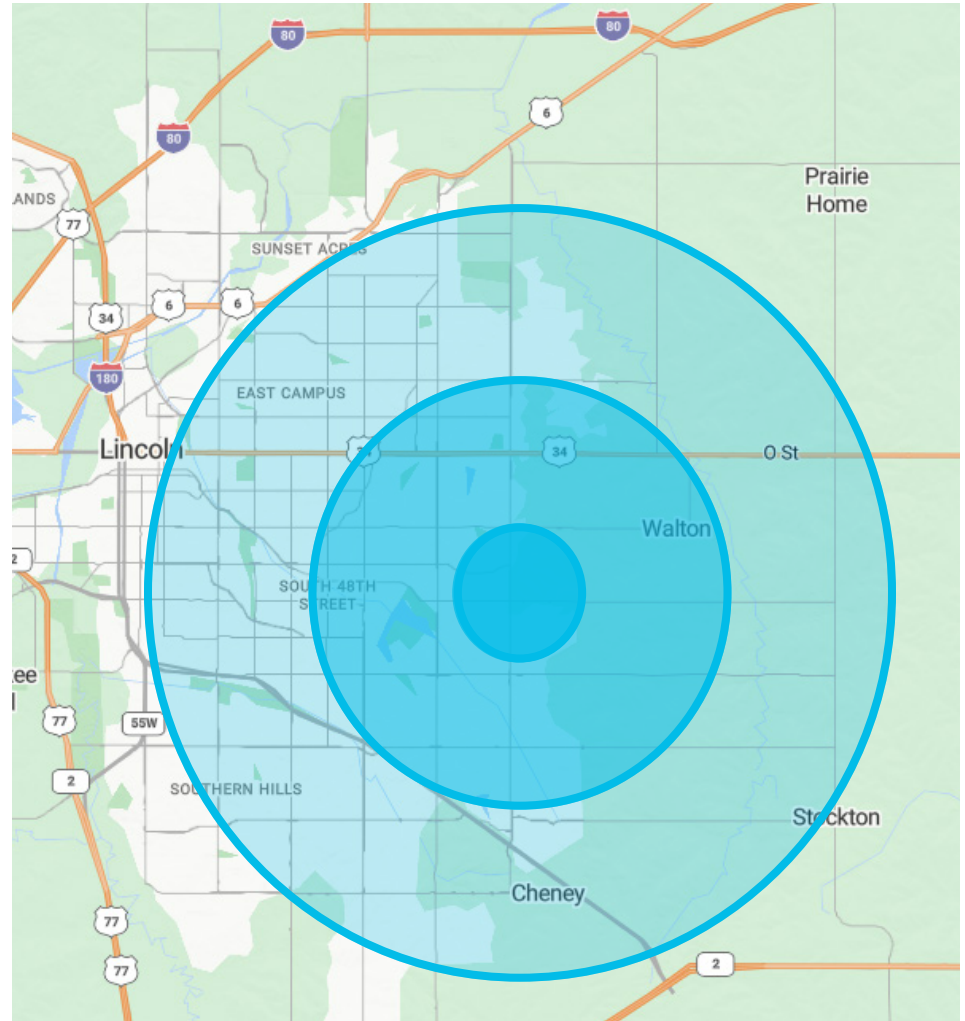
HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

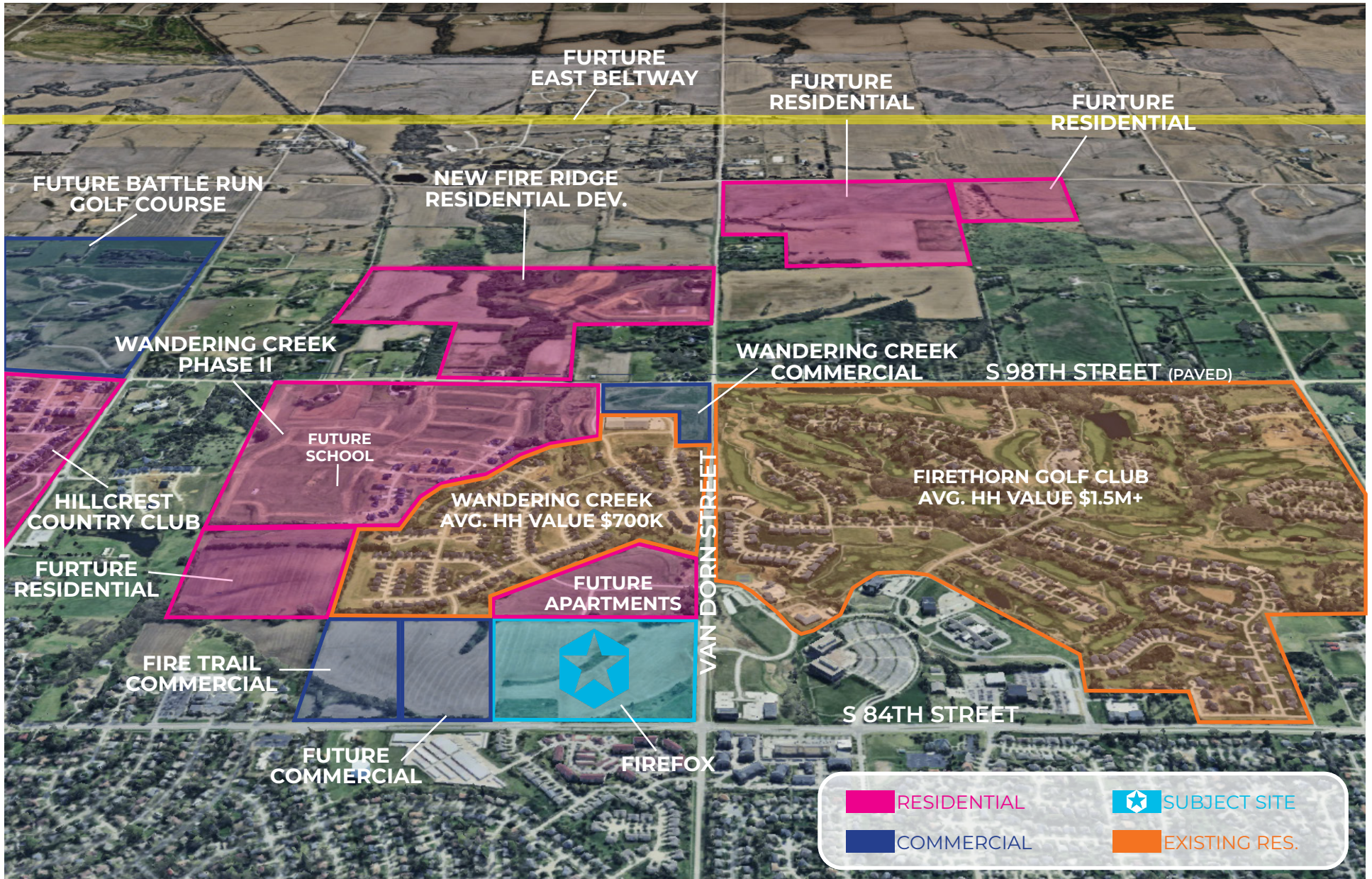
	1 MILE	3 MILES	5 MILES
Total Households	3,796	27,101	81,148
# of Persons per HH	10:1	10:1	10:1
Average HH Income	\$138,918	\$118,359	\$101,717
Average House Value	\$372,883	\$338,119	\$304,175

CONSUMER SPENDING (1.5 Miles):

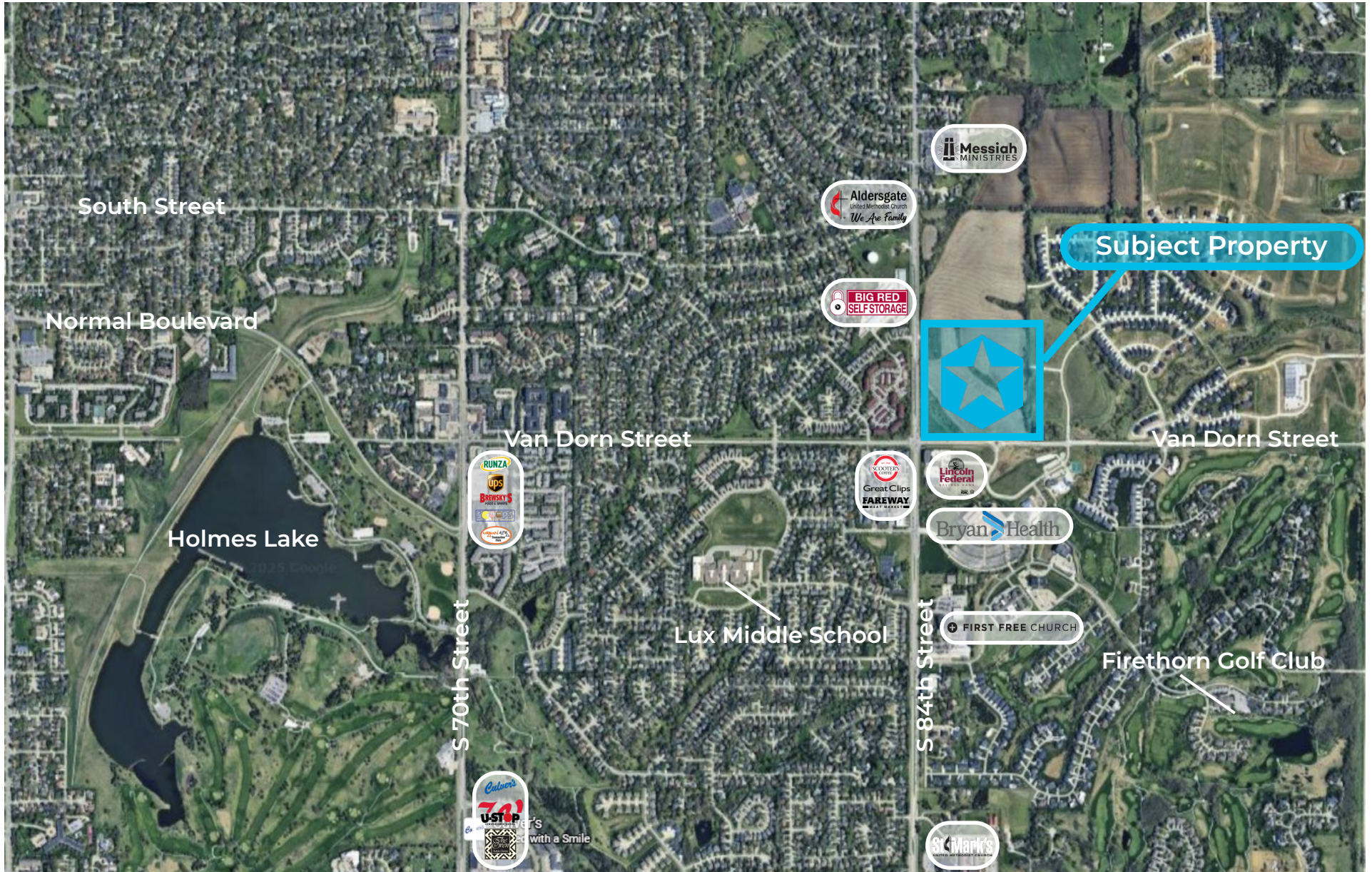
- Grocery Spend: \$38.6M+ Annually
- Restaurant Spend: \$6.7M+ Annually
- Avg. HH Spend: \$9,200 Annually on food (In-Home & Dining Out)



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