

KELLY'S CARPET AND FURNITURE BUILDING

62,307 SF | \$4,360,000

4615 VINE STREET, LINCOLN, NE 68503



INVESTORS
REALTY INC.

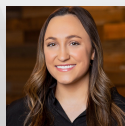
WWW.INVESTORSOMAHA.COM



RYAN KUEHL, CCIM

402.778.7545

rkuehl@investorsomaha.com



MOLLY KUEHL

402.778.7532

mkuehl@investorsomaha.com





KELLY'S CARPET AND FURNITURE BUILDING

4615 VINE STREET, LINCOLN, NE 68503

BUILDING INFORMATION

Building Size	62,307 SF
Number Of Floors	1
Year Built	1967
Year Last Renovated	2013
Loading Description	2 Dock Height doors 1 Drive-in door

PARKING & TRANSPORTATION

Number Of Spaces	271
Parking Type	Surface
Traffic Count	34,600 48th & O

UTILITIES & AMENITIES

Power	Yes
Gas / Propane	Yes
Sprinkler Description	Wet
Security Guard	Yes

SITE INFORMATION

County	Lancaster
Zoning	B-1
Lot Size	5.15 Acres
Number Of Buildings	1
Land Legal Description	48TH & VINE PLAZA, CORRECTED PLAT, Lot 2
Location Description	Excellent visibility in one of Lincoln's main retail corridors

PROPERTY HIGHLIGHTS

- Central location on the east side of Lincoln
- Access points on Vine, 45th & 48th Streets
- Located in a strong retail corridor with many national tenants
- Potential Excess ground for drive-thru retail on Vine Street
- Near UNL, Nebraska Wesleyan and UNL East Campuses and student neighborhoods

OFFERING SUMMARY

SALE PRICE:	\$4,360,000
Property Type	Industrial
Price/PSF:	\$69.98
Taxes	\$53,010.66
Assessed Value:	\$2,774,300

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,346	116,815	247,354
Average Age	29.5	33.7	33.8
HOUSEHOLDS			
Total Households	5,644	50,814	103,785
People Per HH	2.2	2.3	2.4
Average HH Income	\$46,718	\$50,632	\$55,045
Average HH Value	\$133,972	\$149,568	\$155,190

4615 VINE STREET SITE PLAN



RYAN KUEHL, CCIM

402.778.7545 | rkuehl@investorsomaha.com

MOLLY KUEHL

402.778.7532 | mkuehl@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.



A CORRECTED PLAT OF 48TH & VINE PLAZA

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE CAUSED TO BE SURVEYED THE SUBDIVISION TO BE KNOWN AS 48TH AND VINE PLAZA. A SUBDIVISION COMPOSED OF A PORTION OF THE REMAINING PORTION OF LOTS 5 AND 6 AND VACATED 46TH ST. J.G. MILLER'S SUBDIVISION, LOCATED IN THE SOUTHWEST QUADRANT OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH PM, CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER, THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 393.44'; THENCE WESTERLY ALONG A LINE PERPENDICULAR TO THE EAST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 60.00'; SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE SOUTHERLY ALONG A LINE 60.00' WEST OF AND PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER ON AN ASSUMED BEARING OF 50°03'12" W A DISTANCE OF 269.08'; THENCE N89°41'31" W ALONG THE SOUTHERLY LINE OF SAID LOTS 5 AND 6 A DISTANCE OF 823.81' TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF NORTH 46TH STREET, THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 278.31', A DELTA ANGLE OF 31°02'48", AN ARC DISTANCE OF 150.81' AND A CHORD OF N15°24'59" W A DISTANCE OF 148.97'; THENCE N0°06'25" E ALONG SAID RIGHT-OF-WAY A DISTANCE OF 479.67' TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF VINE STREET, SAID POINT BEING 40.00' SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER, THENCE S89°40'30" E ALONG A LINE 40.00' SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 612.20'; THENCE S00°03'01" W A DISTANCE OF 353.71'; THENCE S89°40'08" E A DISTANCE OF 250.88'; SAID TRACT CONTAINS 10.27 ACRES MORE OR LESS.

PERMANENT MONUMENTS HAVE BEEN FOUND OR SET AT ALL BOUNDARY CORNERS, STREET INTERSECTIONS, BLOCK CORNERS, POINTS OF TANGENCY AND CURVATURE AS SHOWN ON THE PLAT IN ACCORDANCE WITH TITLE 26 OF THE LINCOLN MUNICIPAL CODE. TEMPORARY MARKERS HAVE BEEN PLACED AT ALL LOT CORNERS AND THE OWNER WILL FURNISH TO THE CITY OF LINCOLN A STAKING BOND TO INSURE THE PLACING OF PERMANENT MONUMENTS AT ALL SUCH LOT CORNERS PRIOR TO THE CONSTRUCTION ON OR CONVEYANCE OF ANY LOT SHOWN ON THIS FINAL PLAT. ALL DIMENSIONS ARE CHORD MEASUREMENTS UNLESS OTHERWISE SHOWN, AND ARE IN FEET AND DECIMALS.

ACKNOWLEDGEMENT OF NOTARY

STATE OF NEBRASKA
COUNTY OF LANCASTER

ON THIS 24th DAY OF January, 1994, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC, DULY COMMISSIONED, QUALIFIED IN AND FOR SAID COUNTY AND STATE, PERSONALLY CAME SCOTT STUART WHO IS PERSONALLY KNOWN TO ME TO BE THE IDENTICAL PERSON WHOSE NAME IS AFFIXED TO THIS PLAT AS GENERAL PARTNER OF STUART DEVELOPMENT PARTNERSHIP, AND HE ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS VOLUNTARY ACT AND DEED AND THE VOLUNTARY ACT AND DEED OF SAID COMPANY.

MY COMMISSION EXPIRES ON THE 17th DAY OF October, 1994 A.D.

Gerald L. Kamitz
NOTARY PUBLIC

PLANNING DIRECTOR'S APPROVAL

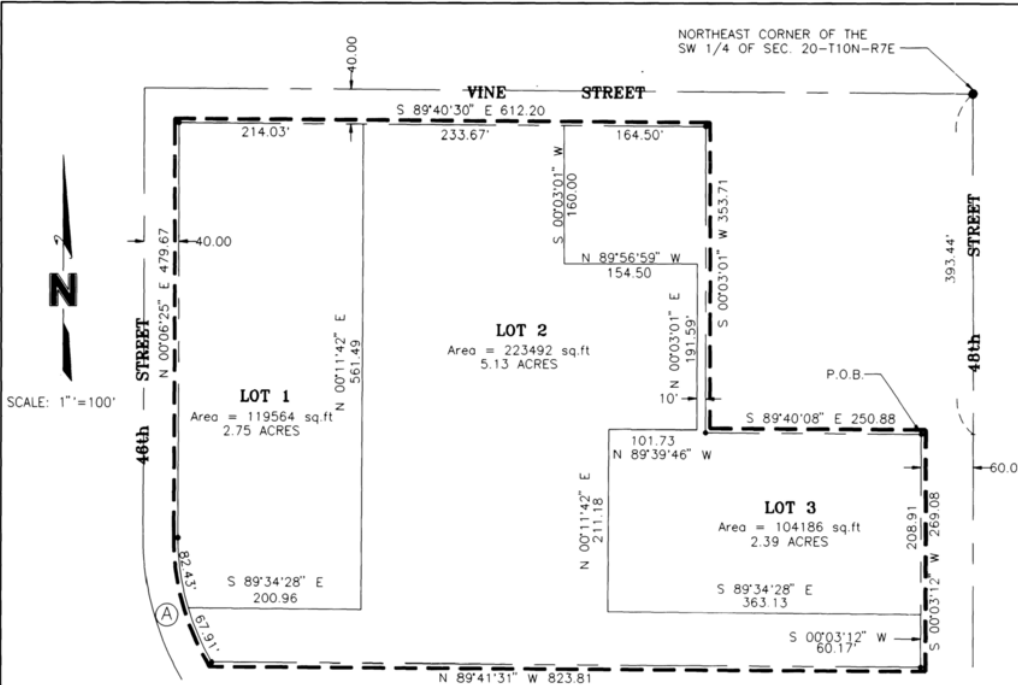
THE PLANNING DIRECTOR, PURSUANT TO SECTION 26-11.015 OF THE L.M.C., HEREBY APPROVES THIS ADMINISTRATIVE FINAL PLAT.

T. S. Stuart 2-3-94
PLANNING DIRECTOR DATE

SHEET 1 OF 1

INST. NO. 94-5973

20135-1



CURVE DATA

(A)
Δ=31°02'48"
R=278.31
L=150.81
T=77.30
LC=148.97
CB=N15°24'59" W

DEDICATION

THE FOREGOING PLAT, IS KNOWN AS 48TH AND VINE PLAZA. A SUBDIVISION COMPOSED OF A PORTION OF THE REMAINING PORTION OF LOTS 5 AND 6 AND VACATED 46TH ST. J.G. MILLER'S SUBDIVISION, LOCATED IN THE SOUTHWEST QUADRANT OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH PM, CITY OF LINCOLN, LANCASTER COUNTY, NEBRASKA, AND IS MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE. THIS DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED, SOLE OWNER(S), AND THE EASEMENTS SHOWN THEREON ARE HEREBY GRANTED IN PERPETUITY TO THE CITY OF LINCOLN, NEBRASKA, A MUNICIPAL CORPORATION, THE LINCOLN TELEPHONE AND TELEGRAPH COMPANY, TV TRANSMISSION, INC., PEOPLES, THEIR SUCCESSORS AND ASSIGNS, TO ALLOW ENTRY FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, REPLACEMENT, REPAIR, OPERATION AND MAINTENANCE OF WIRES, CABLES, CONDUITS, FIXTURES, POLES, TOWERS, PIPES, AND EQUIPMENT FOR THE DISTRIBUTION OF ELECTRICITY AND GAS, TELEPHONE AND CABLE TELEVISION, WASTEWATER COLLECTORS, STORM DRAINS, WATER MAINS AND ALL APPURTENANCES THERETO, OVER, UPON, OR UNDER THE EASEMENTS AS SHOWN ON THE FOREGOING PLAT.

THE CONSTRUCTION OR LOCATION OF ANY BUILDING OR STRUCTURE, EXCLUDING FENCES, OVER, UPON, OR UNDER ANY EASEMENT SHOWN THEREON SHALL BE PROHIBITED.

THE CONSTRUCTION OR LOCATION OF ANY FENCE OR OTHER IMPROVEMENT WHICH OBSTRUCTS DRAINAGE SHALL BE PROHIBITED OVER, UPON, OR UNDER ANY STORM DRAIN EASEMENT OR DRAINAGE EASEMENT SHOWN THEREON.

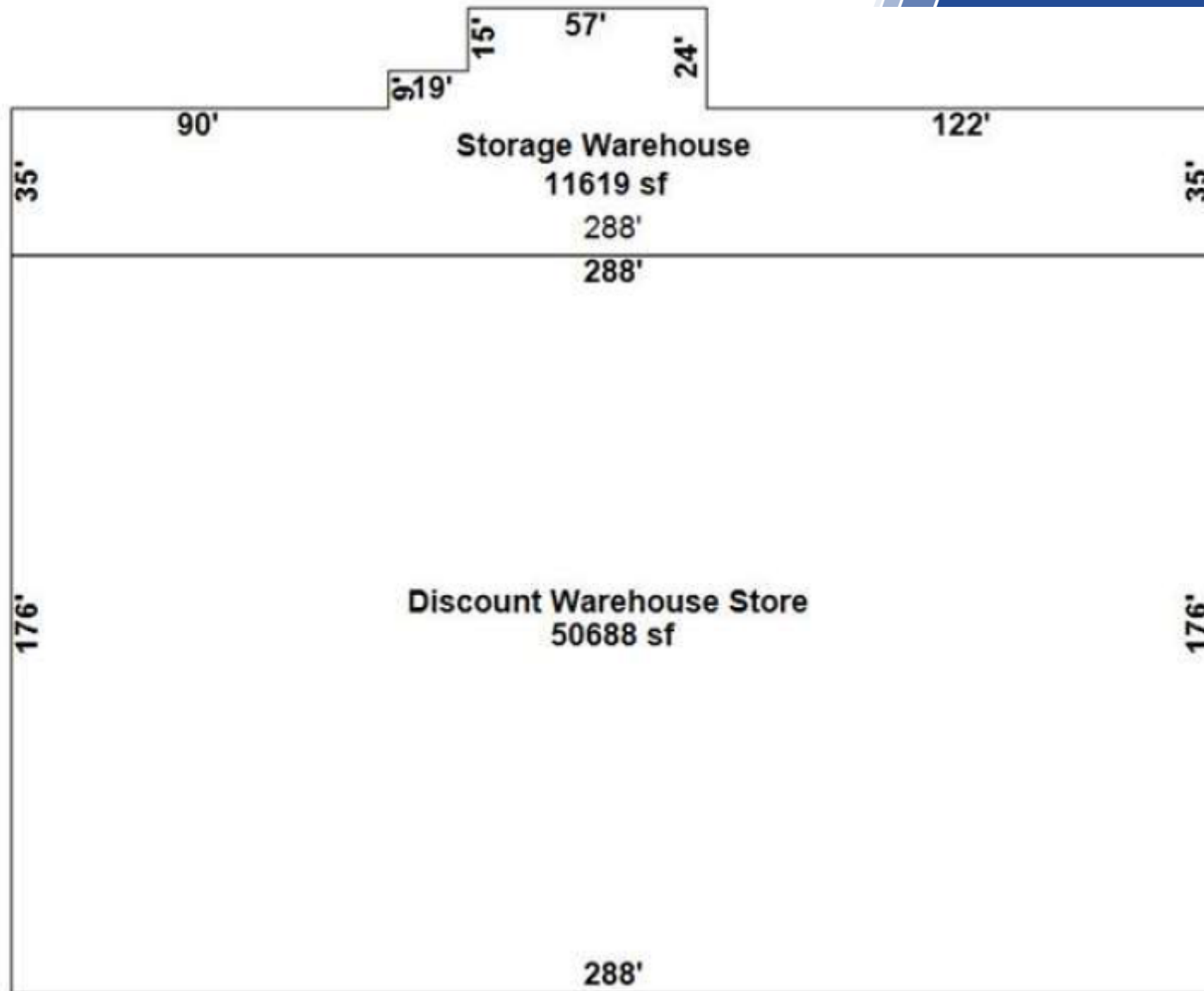
THE CITY OF LINCOLN, ITS SUCCESSORS OR ASSIGNS ARE HEREBY HELD HARMLESS FOR THE COST OF REPLACEMENT OR DAMAGE TO ANY IMPROVEMENT OR VEGETATION OVER, UPON, OR UNDER ANY EASEMENT SHOWN THEREON.

LOTS 1, 2, & 3 OF 48TH AND VINE PLAZA ARE HEREBY GRANTED A COMMON ACCESS EASEMENT OVER ALL DRIVES AND PARKING STALLS AS SUCH DRIVES AND PARKING STALLS MAY EXIST FROM TIME TO TIME.

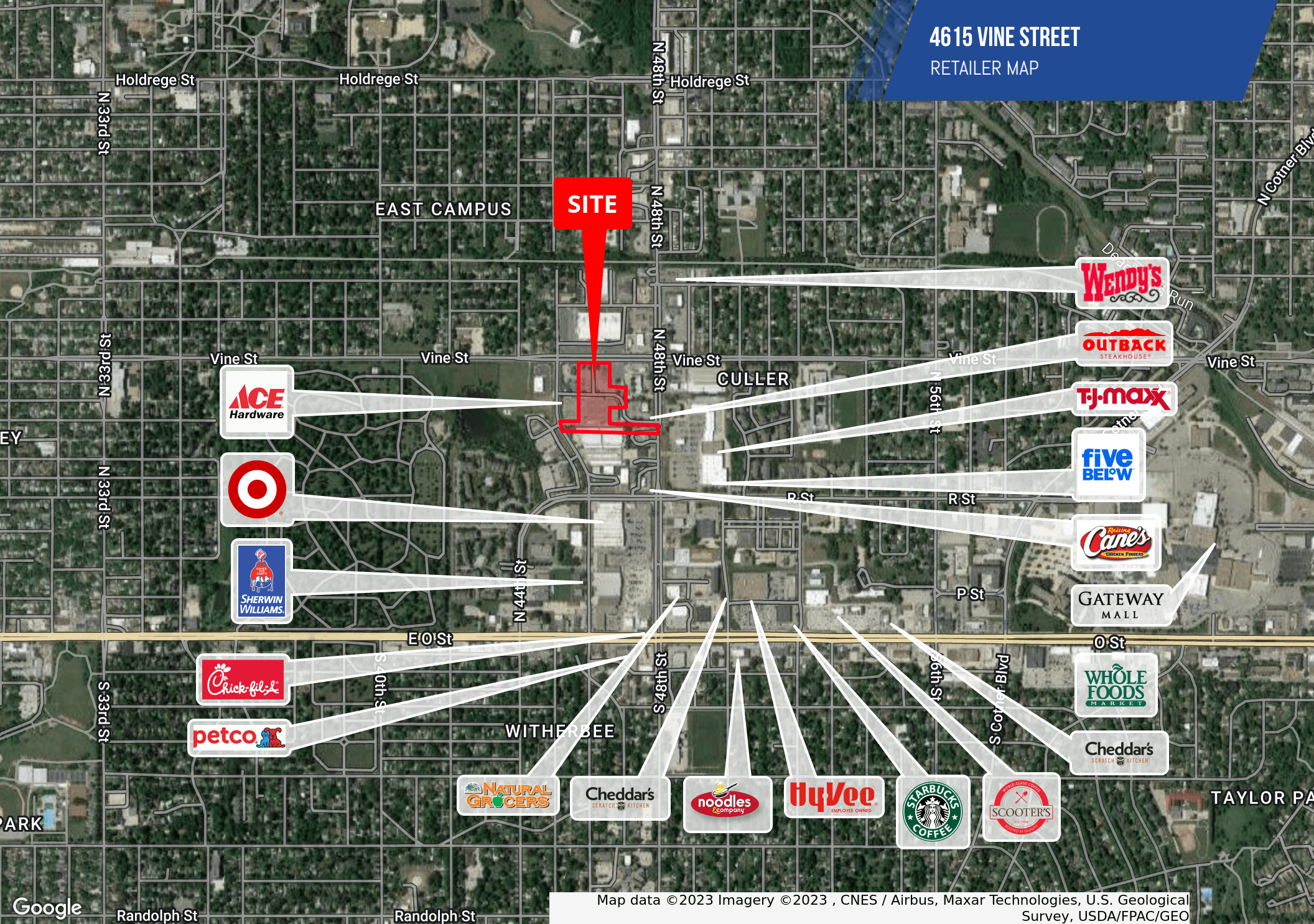
SPECIFIC UTILITY EASEMENTS TO BE GRANTED AT A LATER DATE AT NO CHARGE TO THE UTILITY COMPANY. LOCATION OF EASEMENTS AND PLACEMENT OF ABOVE GROUND IMPROVEMENTS SUBJECT TO MUTUAL AGREEMENT.

WITNESS MY HAND THIS 24th DAY OF January, 1994

Scott Stuart
STUART DEVELOPMENT PARTNERSHIP
SCOTT STUART, GENERAL PARTNER



4615 VINE STREET RETAILER MAP



Map data ©2023 Imagery ©2023 , CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

RYAN KUEHL, CCIM

402.778.7545 | rkuehl@investorsomaha.com

MOLLY KUEHL

402.778.7532 | mkuehl@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.





4615 VINE STREET
ADDITIONAL PHOTOS



RYAN KUEHL, CCIM

402.778.7545 | rkuehl@investorsomaha.com

MOLLY KUEHL

402.778.7532 | mkuehl@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.





4615 VINE STREET
ADDITIONAL PHOTOS



RYAN KUEHL, CCIM

402.778.7545 | rkuehl@investorsomaha.com

MOLLY KUEHL

402.778.7532 | mkuehl@investorsomaha.com

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.

