

FOR LEASE

3811 SOUTH 48TH STREET, LINCOLN, NE 68506

RETAIL | 1,000 SF | \$20.00 SF/YR (MG)



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

Empowered Brokers. Exceptional Results.

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PROPERTY DESCRIPTION

Be part of the next neighborhood hub at College View where a brand new 1,000 SF retail bay is being built at 3811 S. 48th. This exciting prelease opportunity is tailored for retail operators — boutique shops, specialty retailers, convenience concepts, personal services and professional offices — seeking a modern, efficient footprint with prominent frontage on a busy commuter corridor. The center will capture dependable local traffic from dense residential pockets, retirement housing, nearby offices and schools, delivering both strong drive by visibility and repeat visit demand. Landlord approved tenant signage and a flexible layout offer an excellent platform to establish a standout neighborhood presence and open quickly.

LOCATION DESCRIPTION

Centrally located in a strong retail corridor of Lincoln. Located near established neighborhoods and college.

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PROPERTY HIGHLIGHTS

- 1,000 SF compact bay: efficient footprint for high frequency neighborhood concepts
- Dual traffic model with commuter drive by exposure and steady neighborhood footfall
- Trade drivers include dense households, retirement housing, medical and office daytime population, and nearby schools
- Frontage and signage opportunities plus easy customer access.

OFFERING SUMMARY

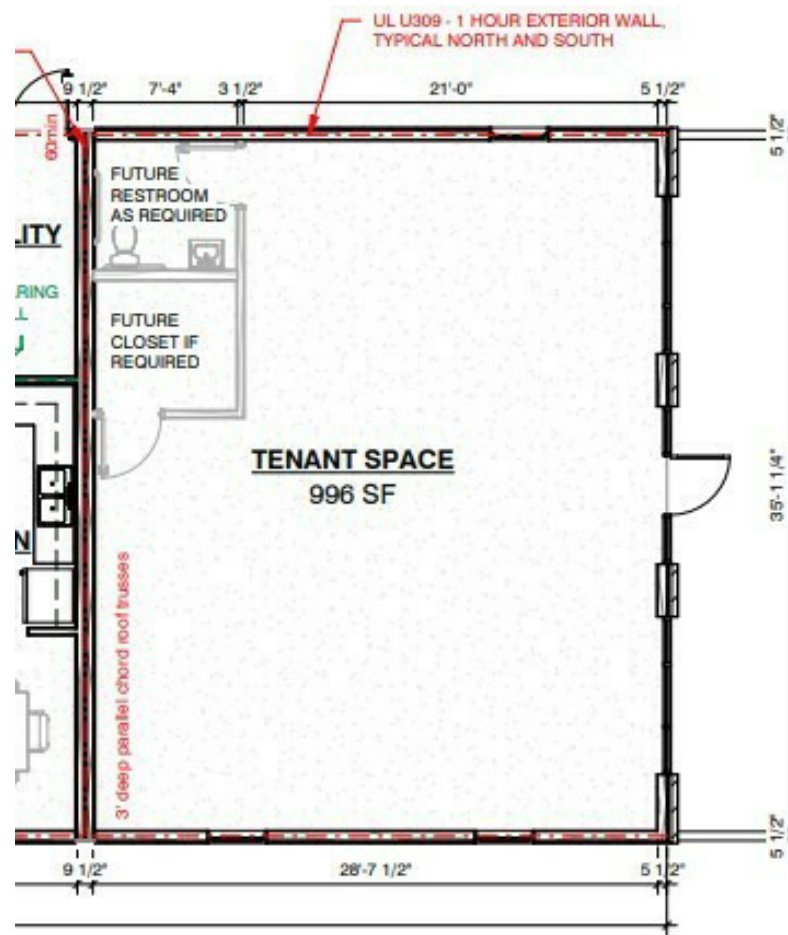
Lease Rate:	\$20.00 SF/yr (MG)
Available SF:	1,000 SF
Building Size:	6,000 SF

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Images are for illustrative purposes only and may include computer-generated renderings, virtual staging, or digital enhancements. Actual conditions, features, and finishes may vary and are subject to change without notice.

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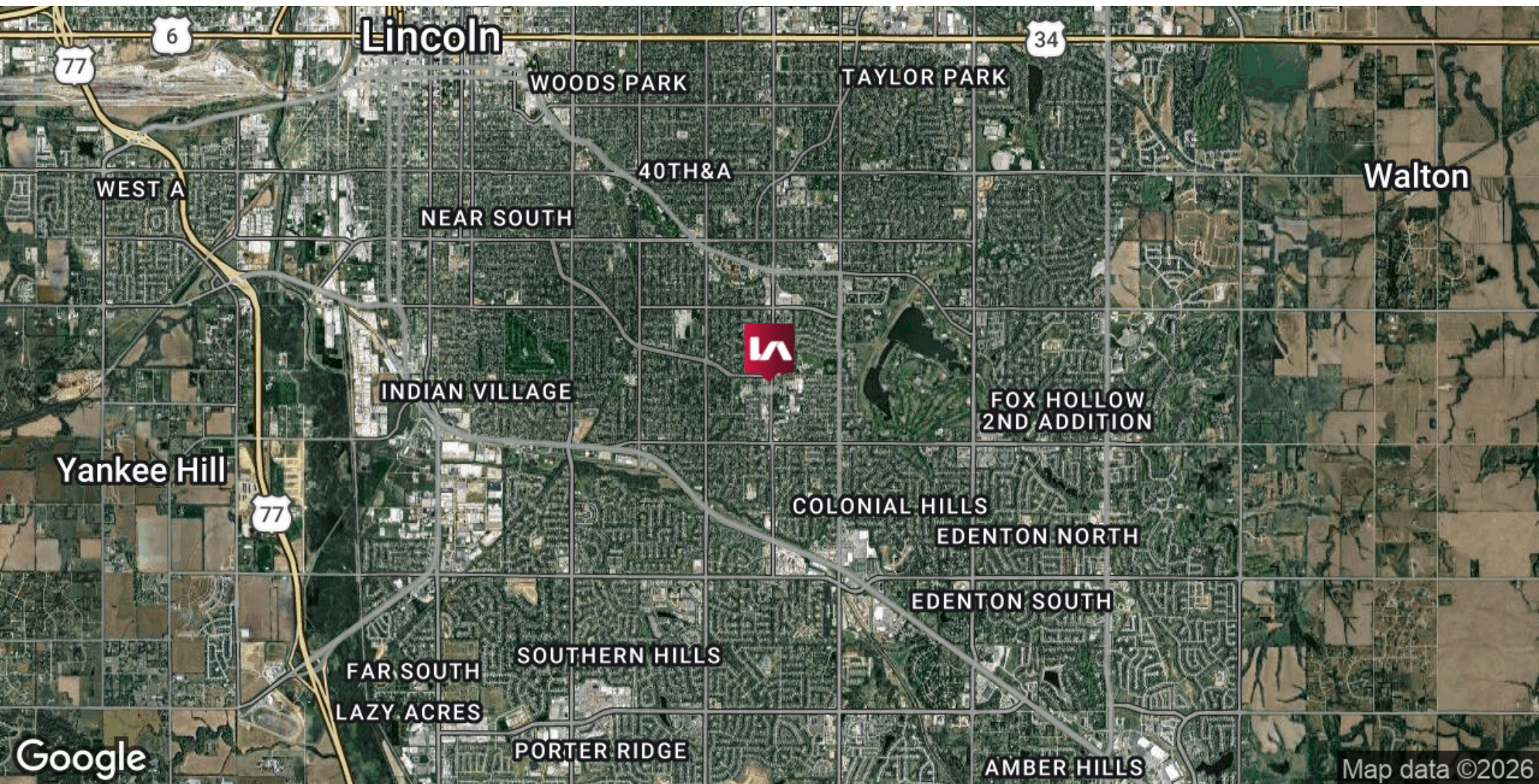
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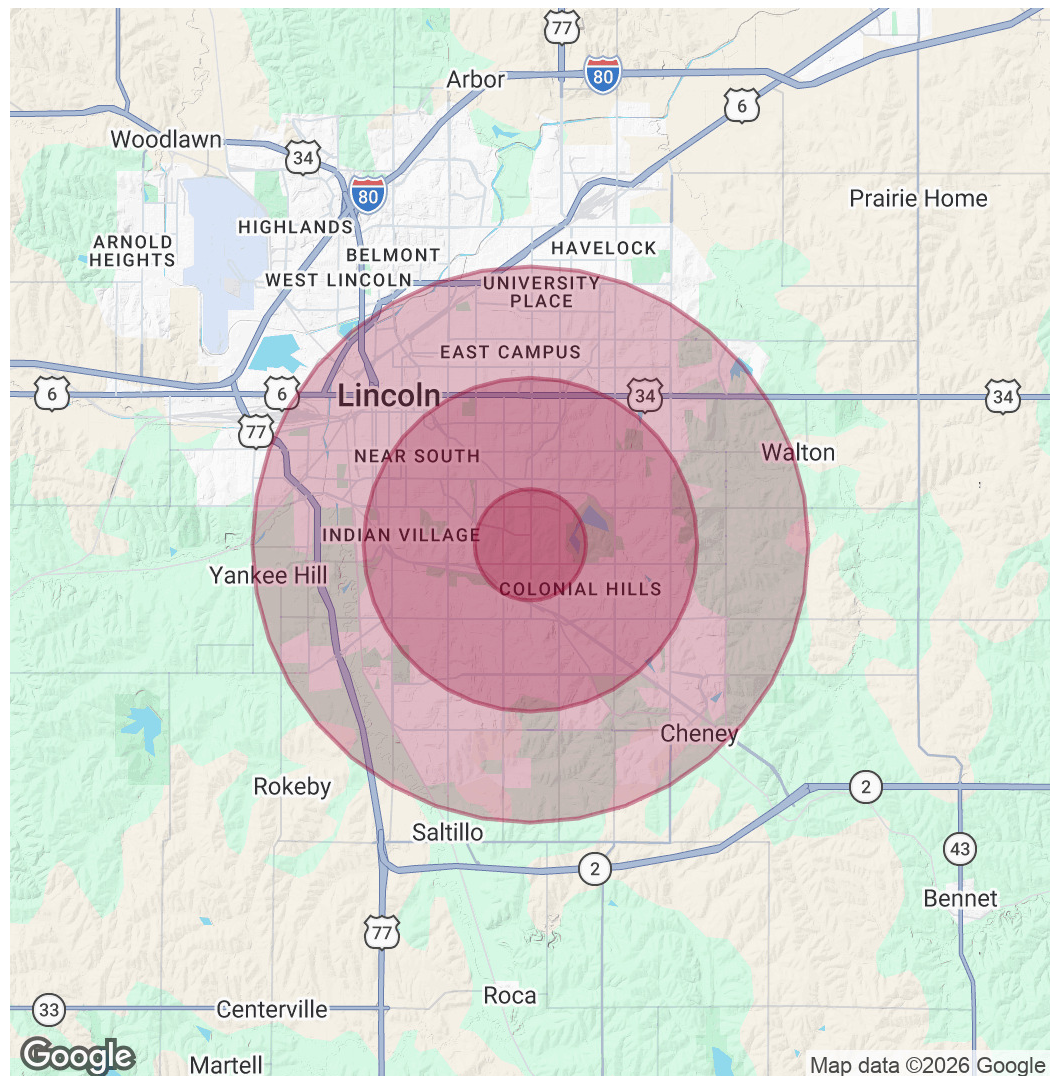
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,508	109,510	225,374
Average Age	42	41	38
Average Age (Male)	40	40	38
Average Age (Female)	43	42	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,003	46,687	92,067
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$81,694	\$100,562	\$95,949
Average House Value	\$271,350	\$312,615	\$303,363

Demographics data derived from AlphaMap



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