

# FOR LEASE

3811 SOUTH 48TH STREET, LINCOLN, NE 68506

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



#### PRESENTED BY:

Katy Martin

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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.

## CONTACT

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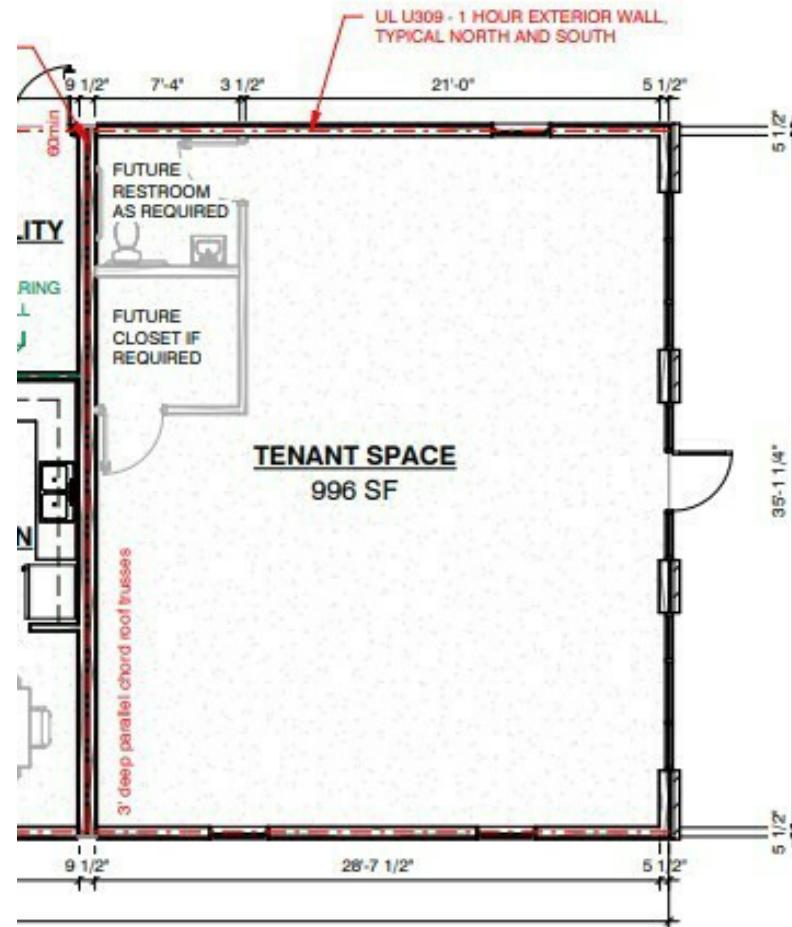
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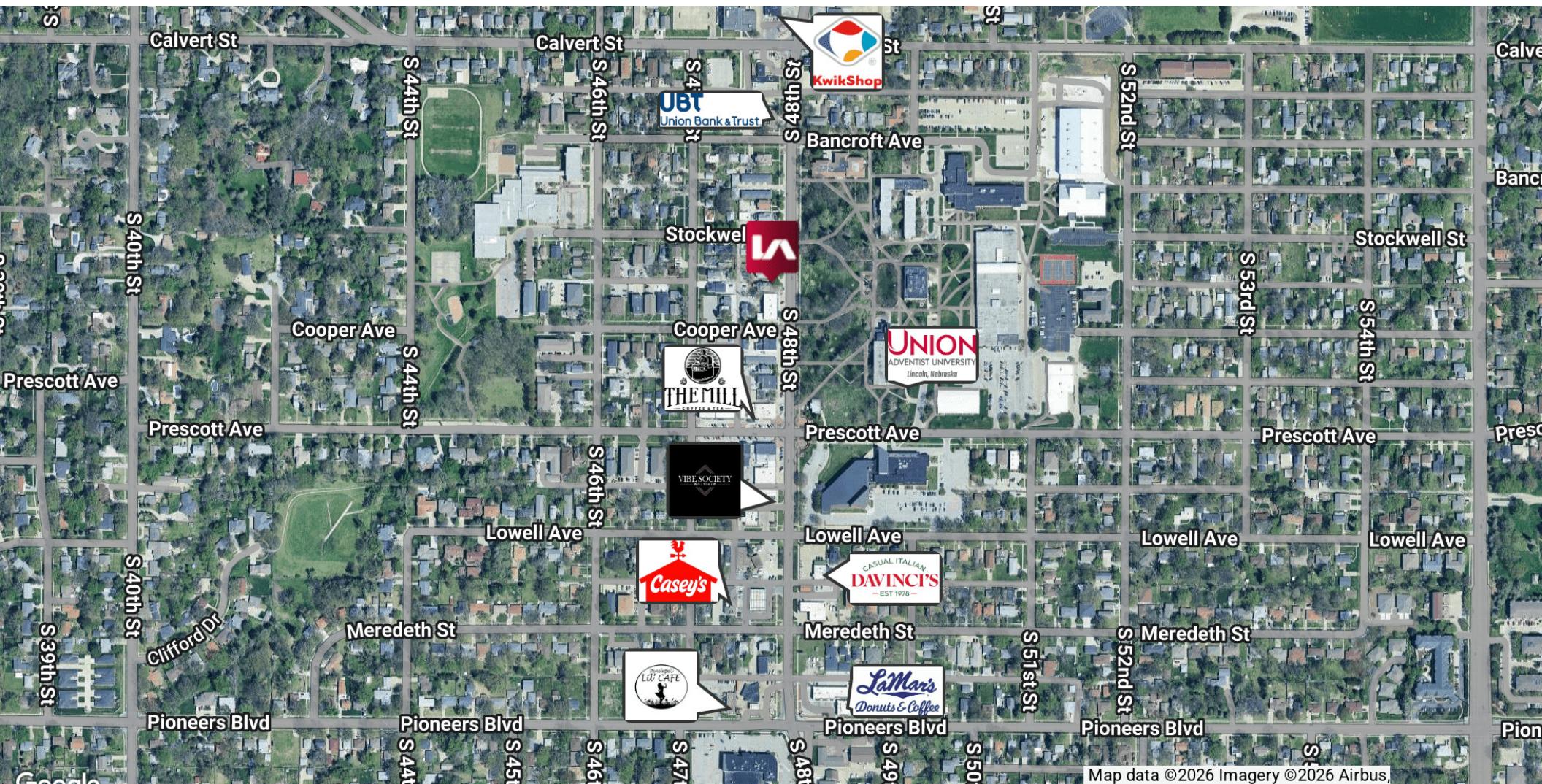
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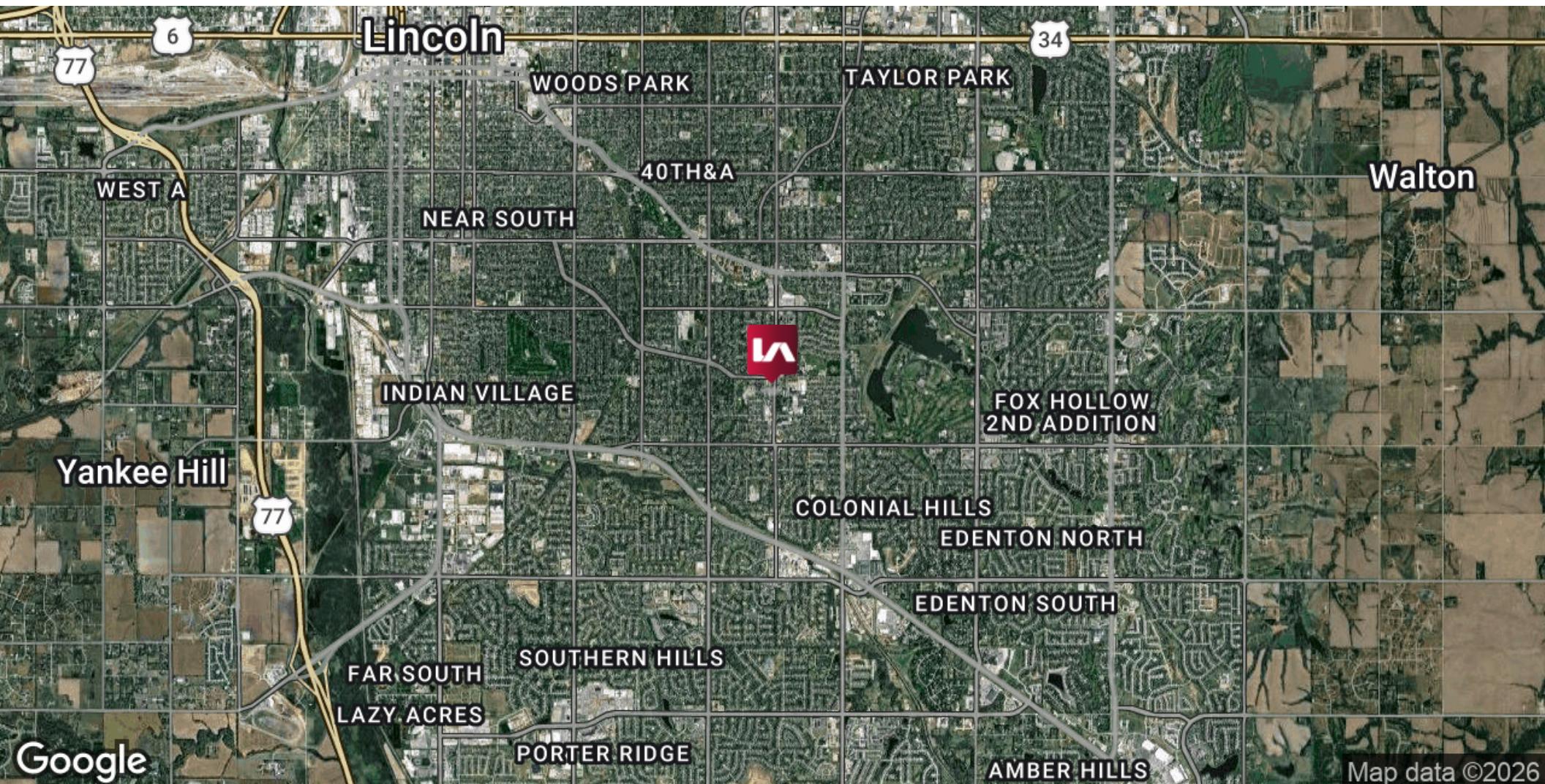
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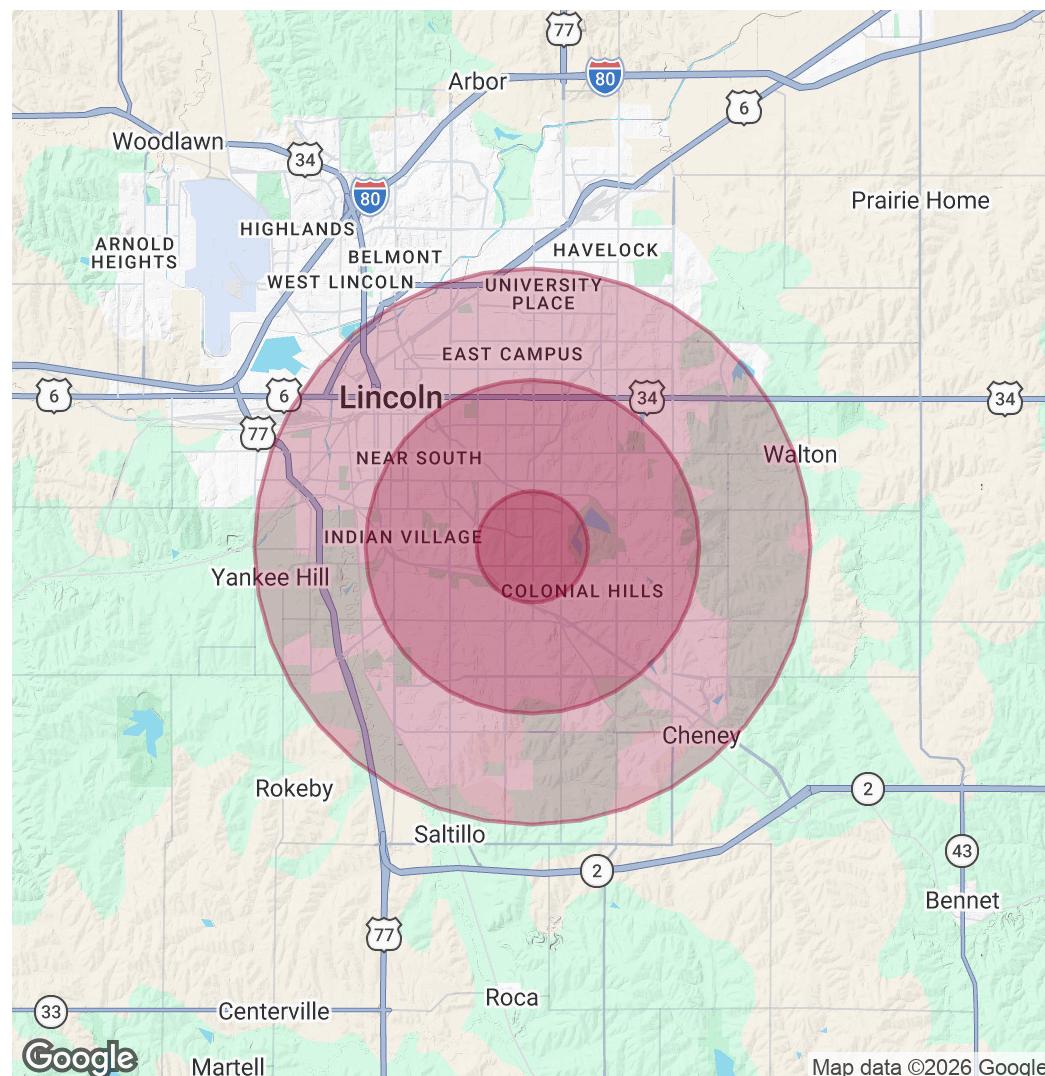
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POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	13,508	109,510	225,374
<b>Average Age</b>	42	41	38
<b>Average Age (Male)</b>	40	40	38
<b>Average Age (Female)</b>	43	42	39

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

Demographics data derived from AlphaMap



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