

Pine Woods

70TH AND PINE LAKE
LINCOLN, NE



REALTY TRUST GROUP

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*BUILD
TO SUIT*

COMMERCIAL

RETAIL

MEDICAL

1,500 - 11,830 SF

\$25 - \$35/SF NNN

or

a Ground Lease

DESCRIPTION

Located in the southwest corner of 70th and Pine Lake Road, this high-profile corner is available for development. It's an amazing opportunity for commercial, retail, and medical users. RTG is offering build-to-suit deals ranging from 1,500 - 11,830 SF.

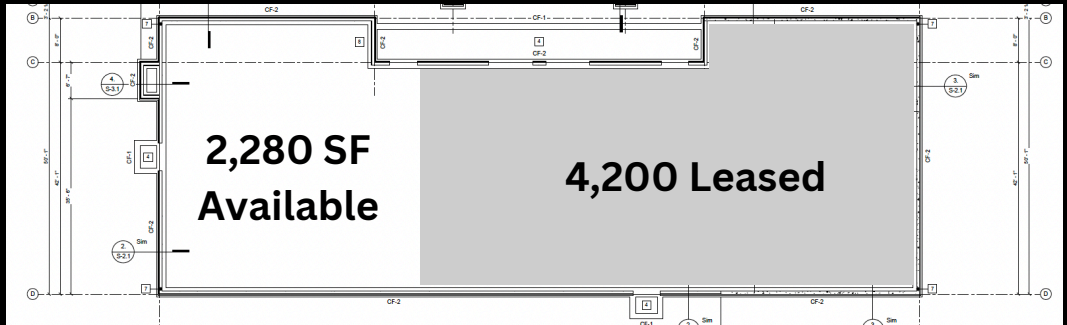
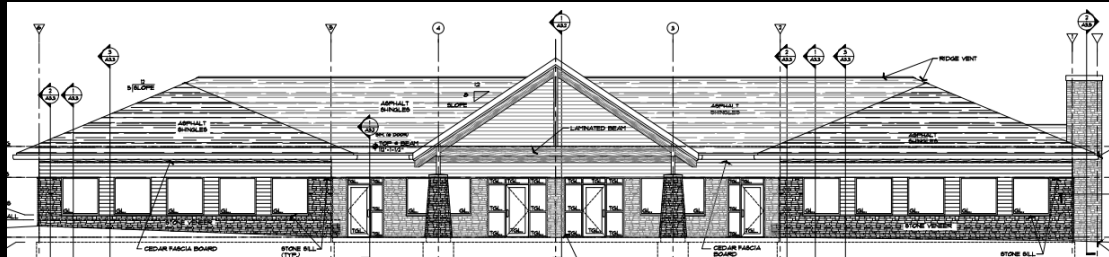
This four building development is half way complete already housing Ziggi's Coffee, Makovicka Physical Therapy, MedElite Urgent Care, Edward Jones and others!

Two buildings remain to be built: The South Building at 6,480 SF and the Hard Corner Building at 11,830 SF.

Construction for the South Building has begun, with delivery possible in Summer/Fall 2025. Build-to-suit deals are available starting at \$25/SF for 2,280 SF.

The Hard Corner Building will be built upon demand, delivering approximately 9 months after lease execution. We would entertain a ground lease or offer a build-to suit deal, starting at \$35/SF.

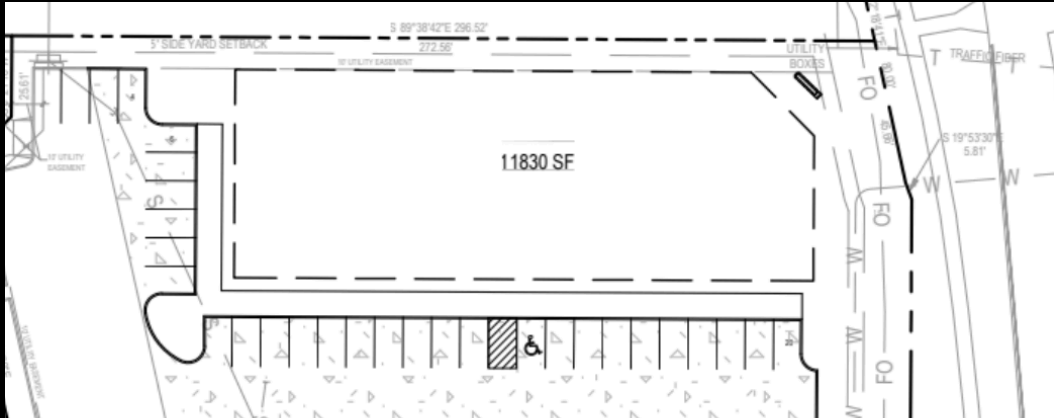
South Building



Hard Corner Building



SOUTH ELEVATION



Aerial



Ace Hardware, UPS

Hy-Vee, Applebee's

Amigos

Edgewood Shopping Center:
Target, Super Saver,
Petco, Marcus Cinema,
Coming Soon: Starbucks

Raising Caines

Kimco Self Storage

Lowes,
Goodwill,
Texas Roadhouse

SOUTHERN HILLS

SouthPointe Mall
Scheels, Von Maur, Bed,
Bath & Beyond, Trader
Joes, Sephora, Chick-fil-a

Home Depot
LincOne Federal
The Still

Phillips 66
U-Stop

Kimco Self Storage

Starbucks

Pine Lake Rd

Walgreens,
Jensen Tires,
Madonna
Pro-Active

Village Gardens
Development:
Scooters, JetSpash,
Hiro 88, Valero

Pine Lake Rd

Pine Lake Rd

Walmart, Sam's Club,
Menards, Wendy's

ER RIDGE

Target
Runza

Wysong
Elementary

AMBER HILLS

Marshalls,
Home Goods,
Kohls,
Aldi

Yankee Hill Rd

Yankee Hill Rd

Google

YMCA

Local Facts

The Local area is growing fast and furiously with numerous housing developments going up within a couple mile radius. The zip code this development sits in doesn't only hold the highest population count in the city, but the state.

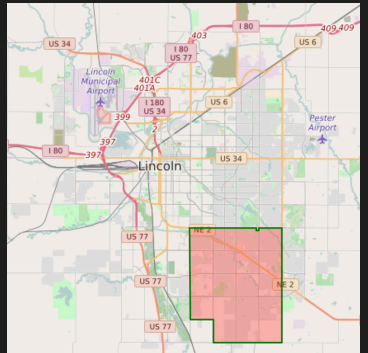
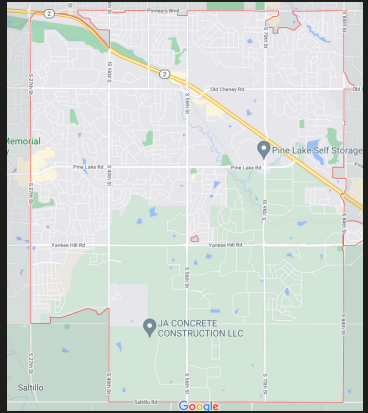
Total Lincoln Population: 293,446*

68516 Zip Code Population: 45,587*

Average Home Price in 68516: \$308,436**

*World Population Review

**Zillow



RTG RECENT PROJECTS

Practicing commercial Real Estate for 60+ years, RTG has a portfolio of over 2 million square feet spread across 10 states. Here are some photos of recent development projects we have done in Lincoln. Similar design and concepts could be used in developing Pine Woods. For more portfolio highlights visit <https://realty-trust.com/>.



84TH AND OLD CHENEY



27TH AND PINE LAKE



52ND AND O



52ND AND O