

FOR LEASE - LEIGHTON DISTRICT

4630 LEIGHTON AVENUE, LINCOLN, NE 68504

RETAIL | 1,320 - 6,899 SF | \$18 PSF (NNN)



PRESENTED BY:

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INTRODUCTION

Incredible opportunity to lease retail space in an established Lincoln neighborhood! Leighton District has come to life with these key elements:

- 234 luxury apartment units - 99% occupied
- 34,000 sq. ft. of retail
- Established tenants: Dominos, Imperial Kitchen, Beyond Braids and Finest Nails
- Drive-thru & patio space available

City+Ventures has invested in the University Place neighborhood with a goal of preserving what makes it unique, while growing the number of residents and options for patrons. Plans for Phase 2 include hundreds more apartment units. Leighton is strategically located between University of Nebraska's East Campus and Nebraska Wesleyan University.

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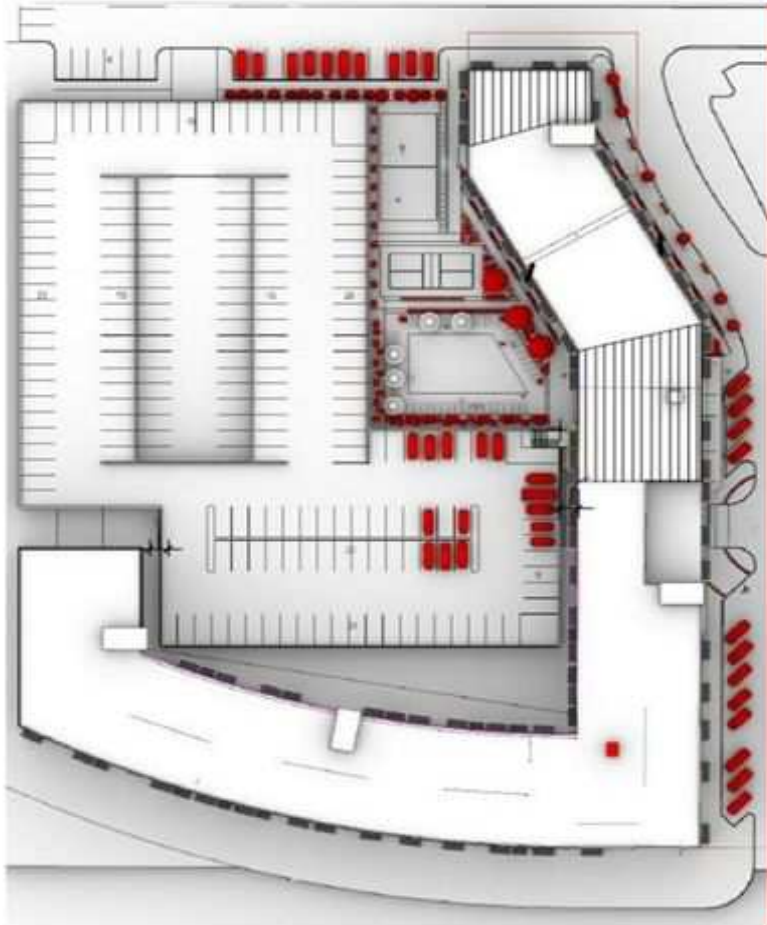
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Future Development



Existing



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University Place



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Building 2



Building 1



SPACES AVAILABLE

1B: 3,600 SF

2B: 1,532 SF

3B: 1,767 SF

Can be combined for up to 6,899 SF

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234 apartments

10,000 students in 1
mile radius



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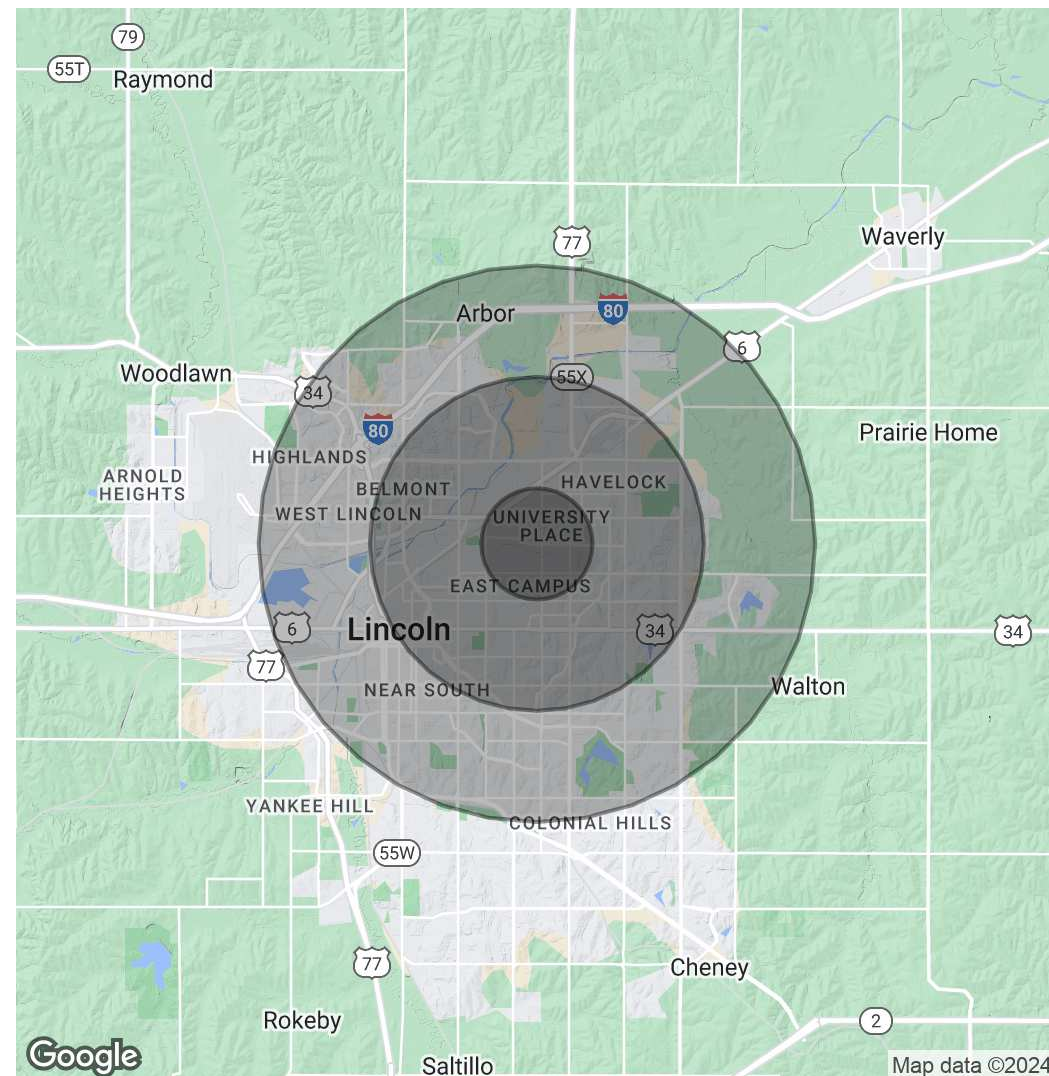
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,634	94,866	217,083
Average Age	28.0	32.3	33.2
Average Age (Male)	29.8	31.5	32.1
Average Age (Female)	27.2	34.0	34.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,654	41,075	91,164
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$38,569	\$48,812	\$52,768
Average House Value	\$107,935	\$144,176	\$154,188

* Demographic data derived from 2020 ACS - US Census



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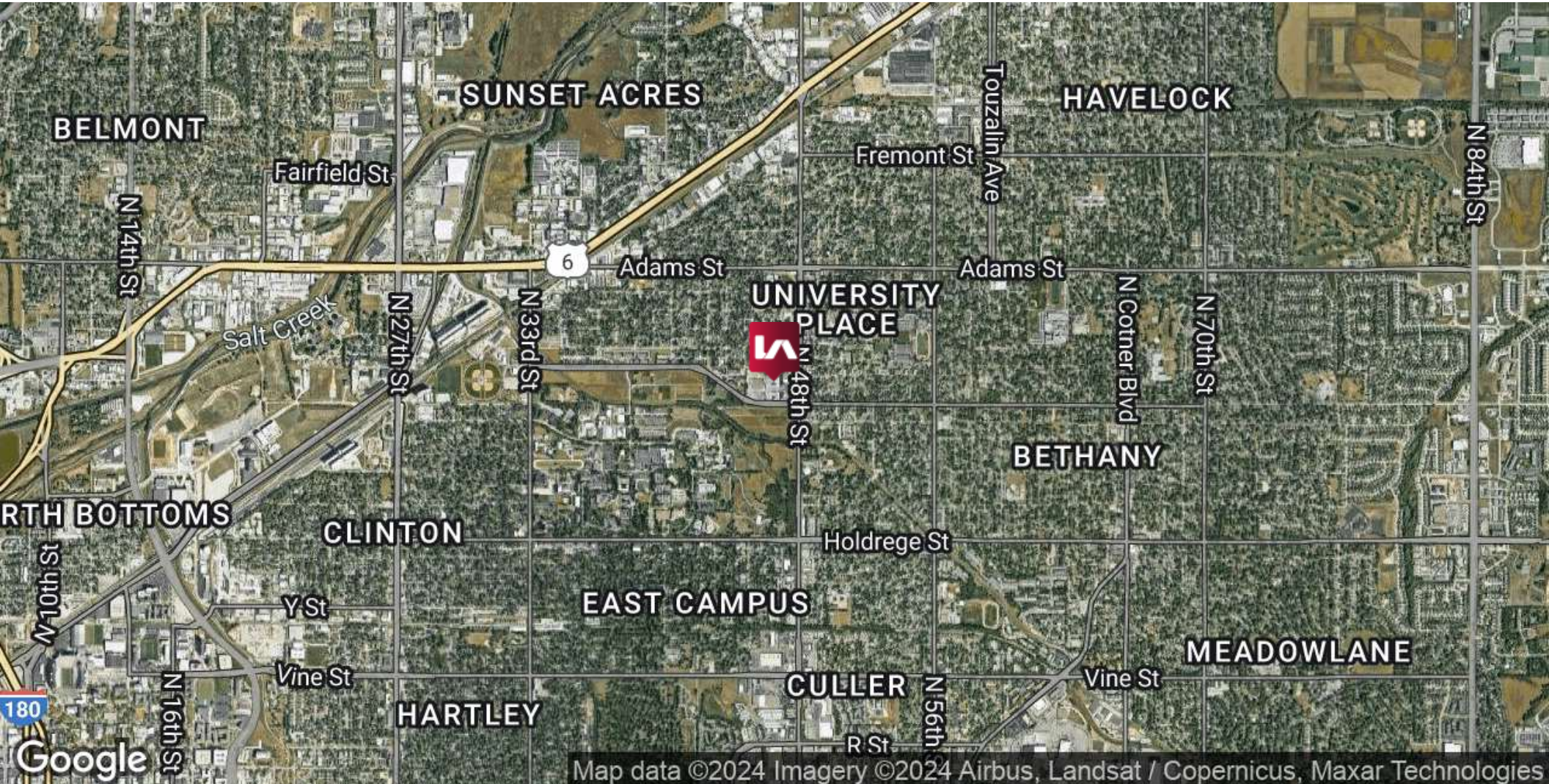
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