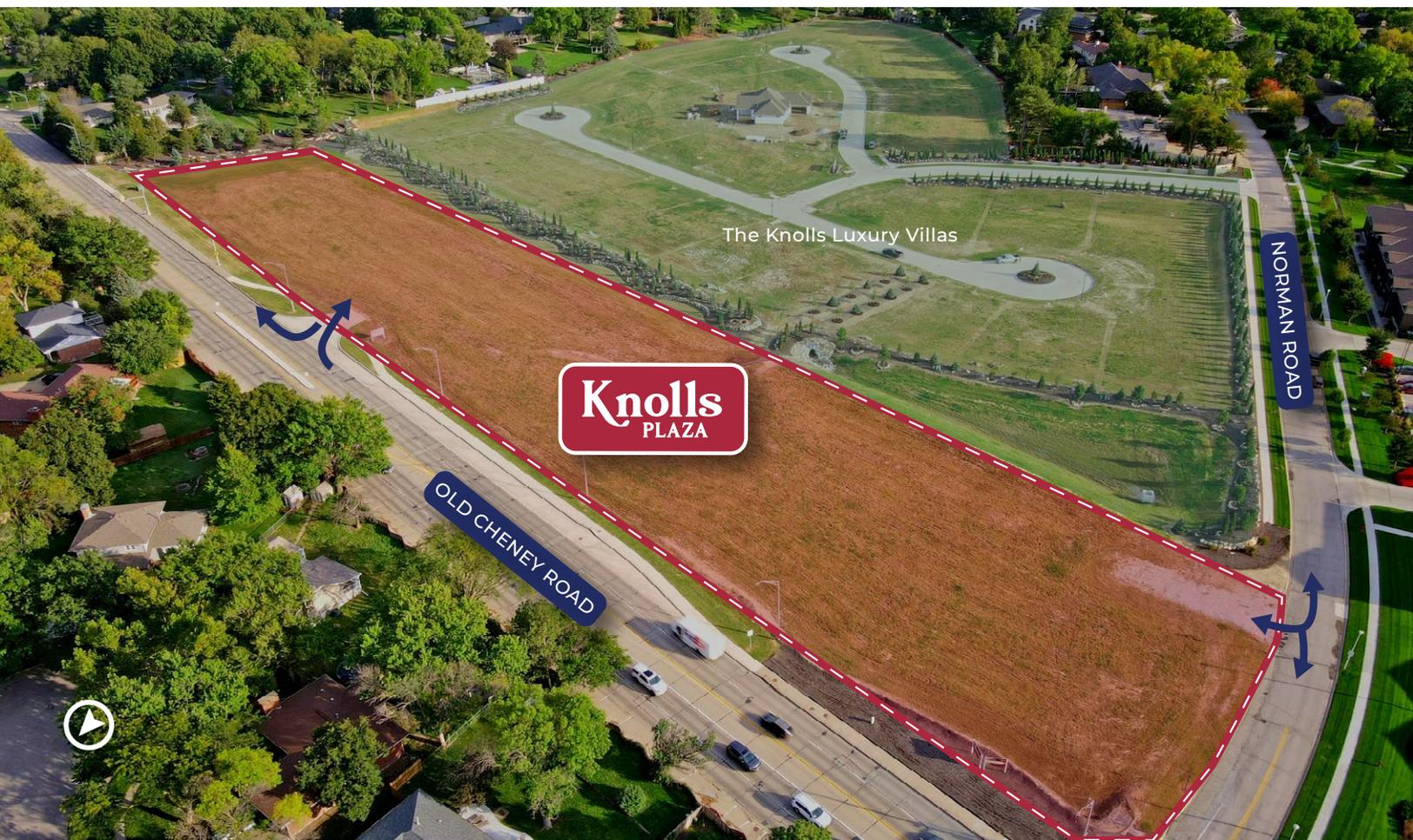


AVAILABLE FOR SALE

# KNOLLS PLAZA, COMMERCIAL LOTS

OLD CHENEY ROAD & NORMAN ROAD  
LINCOLN, NEBRASKA



VIEW LOOKING SOUTHEAST

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OMAHA, NEBRASKA

# Knolls Plaza: Site Description

27th & Old Cheney Road, Lincoln, Nebraska



VIEW LOOKING WEST

- Former Knolls Country Club & Private Golf Course Redevelopment, now home to The Knolls Senior Living and The Knolls High-End Villas Community
- Direct visibility from Old Cheney Road with a signalized intersection on the west side
- Extensive landscaping, including 150+ mature trees, large boulders, and natural design elements along the site perimeter
- Located in a well-established corridor in south Lincoln with Nebraska Highway & Highway 77 less than three miles away
- Prime commercial lots with flexible sizing options, ranging from 0.85 acres to 5.61 acres
- Lot prices range from \$20.00-\$24.00 PSF, **contact Broker for more information**

# Knolls Plaza: Site Plan

27th & Old Cheney Road, Lincoln, Nebraska



*\*Contact Broker for more information*

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# Knolls Plaza Demographics

## Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 40.7556/-96.6914

Knolls Plaza		1 mi	3 mi	5 mi
Lincoln, NE		radius	radius	radius
<b>Population</b>				
2025 Estimated Population		11,077	77,326	183,578
2030 Projected Population		10,759	76,798	184,908
2020 Census Population		11,397	78,097	179,813
2010 Census Population		10,864	71,349	163,167
Projected Annual Growth 2025 to 2030		-0.6%	-0.1%	0.1%
Historical Annual Growth 2010 to 2025		0.1%	0.6%	0.8%
2025 Median Age		38.4	37.4	35.5
<b>Households</b>				
2025 Estimated Households		4,707	31,685	75,001
2030 Projected Households		4,755	32,629	78,513
2020 Census Households		4,776	31,249	72,123
2010 Census Households		4,607	28,842	65,217
Projected Annual Growth 2025 to 2030		0.2%	0.6%	0.9%
Historical Annual Growth 2010 to 2025		0.1%	0.7%	1.0%
<b>Race and Ethnicity</b>				
2025 Estimated White		86.1%	84.1%	80.6%
2025 Estimated Black or African American		3.3%	4.1%	4.8%
2025 Estimated Asian or Pacific Islander		3.2%	3.9%	5.2%
2025 Estimated American Indian or Native Alaskan		0.4%	0.5%	0.7%
2025 Estimated Other Races		7.0%	7.4%	8.7%
2025 Estimated Hispanic		6.3%	6.8%	8.4%
<b>Income</b>				
2025 Estimated Average Household Income		\$120,659	\$115,383	\$106,308
2025 Estimated Median Household Income		\$96,658	\$87,864	\$78,780
2025 Estimated Per Capita Income		\$51,359	\$47,439	\$43,794
<b>Education (Age 25+)</b>				
2025 Estimated Elementary (Grade Level 0 to 8)		1.8%	1.9%	2.9%
2025 Estimated Some High School (Grade Level 9 to 11)		2.1%	2.4%	3.3%
2025 Estimated High School Graduate		18.4%	17.9%	18.3%
2025 Estimated Some College		18.4%	19.7%	19.3%
2025 Estimated Associates Degree Only		9.2%	10.8%	10.8%
2025 Estimated Bachelors Degree Only		34.0%	30.5%	27.8%
2025 Estimated Graduate Degree		16.1%	16.8%	17.8%
<b>Business</b>				
2025 Estimated Total Businesses		359	2,870	7,172
2025 Estimated Total Employees		4,879	31,369	87,750
2025 Estimated Employee Population per Business		13.6	10.9	12.2
2025 Estimated Residential Population per Business		30.8	26.9	25.6

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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## ABOUT LOCKWOOD DEVELOPMENT

In 2002, Lockwood Development was established in Omaha, Nebraska as a full-service commercial real estate development company. Lockwood's core focus is the development of land, office buildings and retail centers primarily in the Midwest. Since its inception, Lockwood has grown to develop over \$2 billion in real estate assets, constructed over 3 million square feet and currently manages over 2 million square feet of commercial property, consisting of over 200 tenants.

FOR LEASING & SALES OPPORTUNITIES, CONTACT:

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