

## CODDINGTON SHOPPING CENTE

1550 S Coddington Ave, Lincoln, NE 68522



## PROPERTY DESCRIPTION

Retail space available in a well-established shopping center at the bustling intersection of West A and Coddington Ave. This location offers convenient access, and strong co-tenancy, drawing consistent customer traffic throughout the day. Ideal for retail, service, or specialty users looking to join a vibrant mix of tenants. Ample parking and prominent signage opportunities make this an exceptional choice for businesses seeking exposure and convenience in a busy retail corridor.

SPACES	LEASE RATE	SPACE SIZE
1550 S Coddington Suite E	\$13.00 SF/yr	3,039 SF

## OFFERING SUMMARY

Lease Rate	\$13.00 SF/yr (NNN)
Number of Units	11
Total Available SF	3,039 SF
Lot Size	405,322 SF
Building Size	81,135 SF
NNN	\$4.65 / SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	253	1,256	3,596
Total Population	681	3,432	10,424
Average HH Income	\$91,418	\$88,427	\$82,154



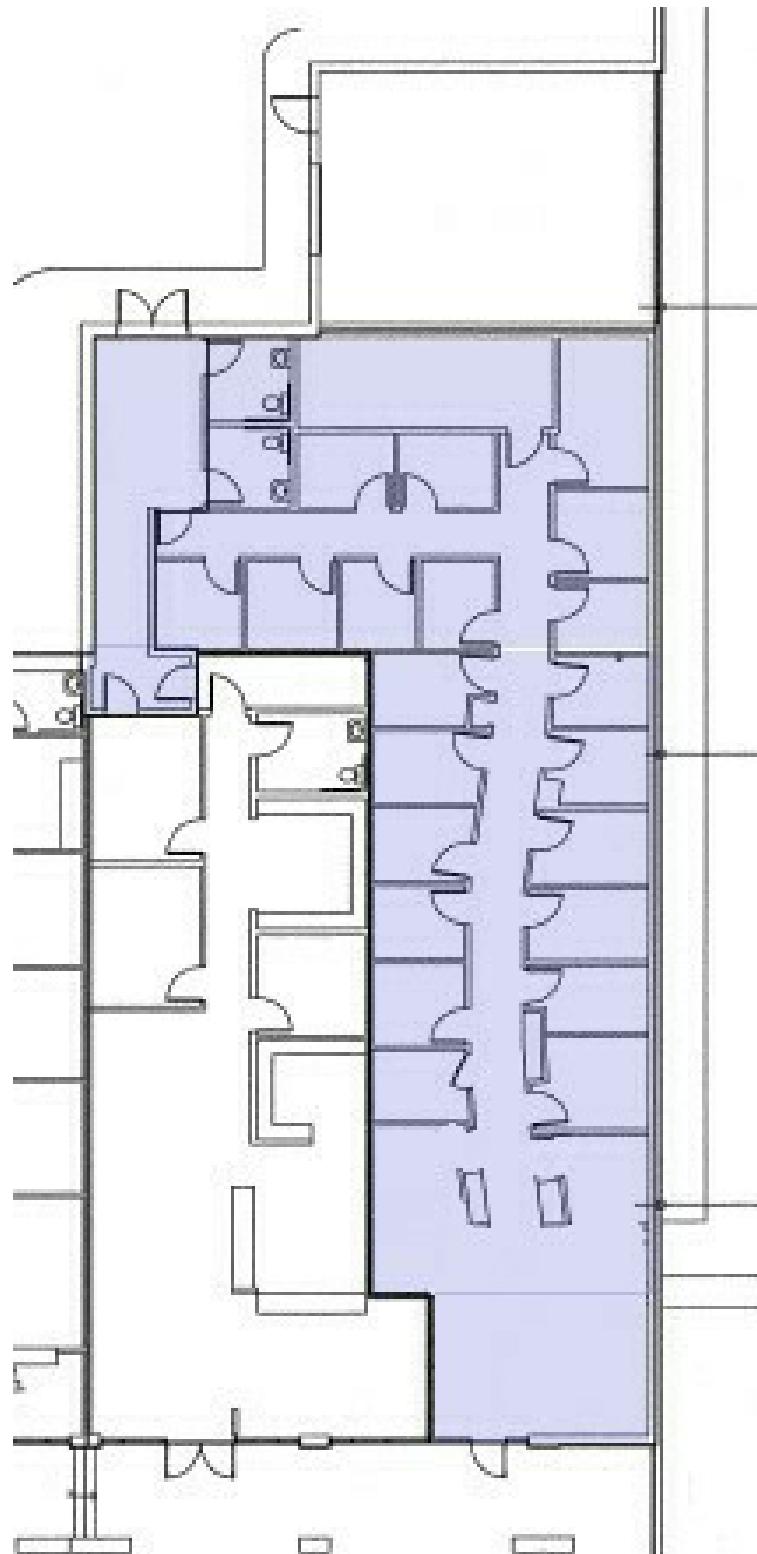
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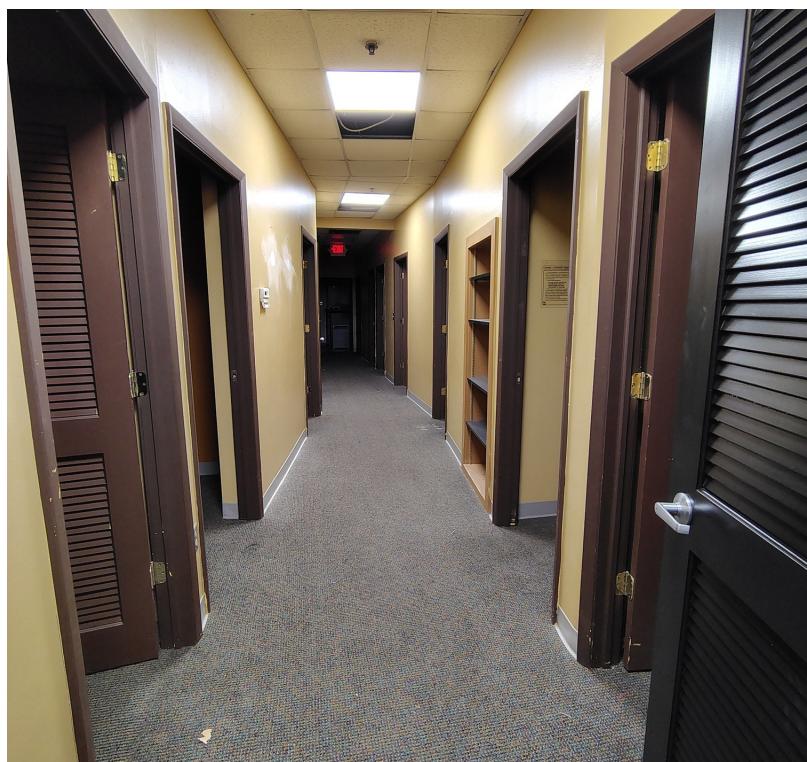
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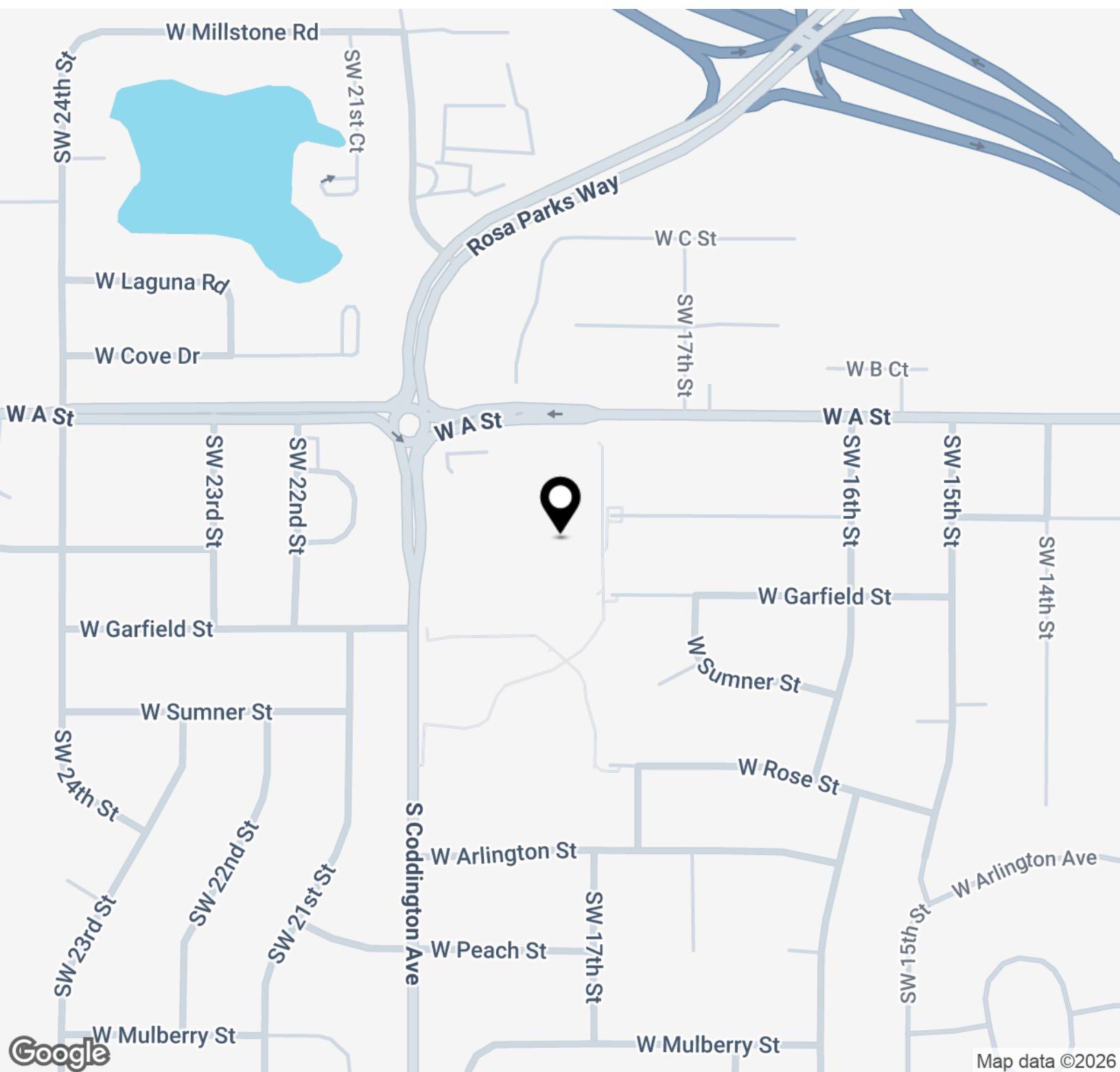
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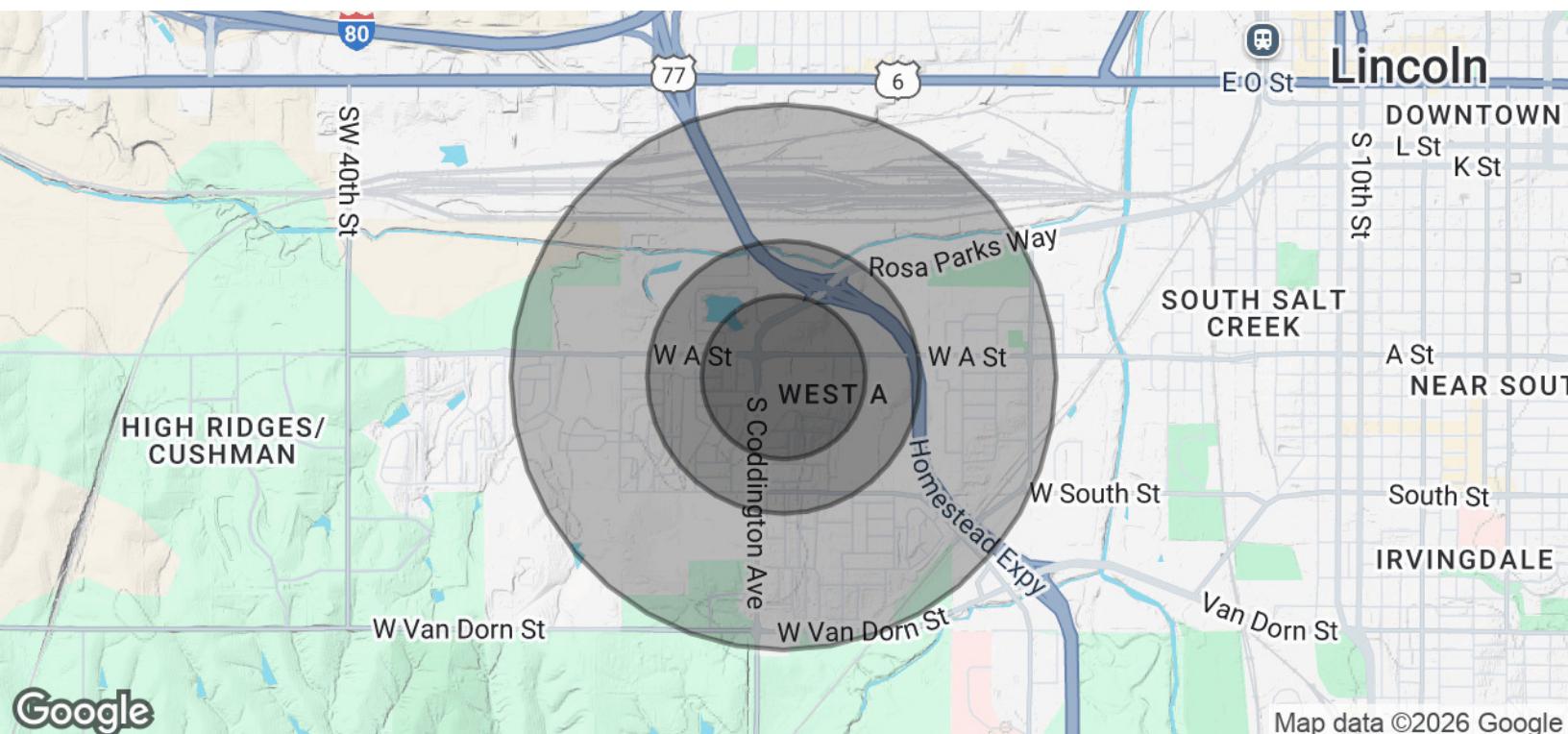
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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	681	3,432	10,424
Average Age	37	36	35
Average Age (Male)	36	35	34
Average Age (Female)	39	38	36

## HOUSEHOLDS &amp; INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	253	1,256	3,596
# of Persons per HH	2.7	2.7	2.9
Average HH Income	\$91,418	\$88,427	\$82,154
Average House Value	\$223,489	\$220,842	\$244,438

Demographics data derived from AlphaMap



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