

The Lerner Company

BROKERAGE • DEVELOPMENT • MANAGEMENT
TENANT REPRESENTATION • INVESTMENT SALES

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CHAINLINKS
RETAIL ADVISORS



Edgewood Shopping Center

56th & Hwy 2, Lincoln, NE 68516



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Features:

- Under new ownership and management
- Long standing retail center anchored by Target, Super Saver, Petco and Marcus Theaters.
- High volume traffic corridor with over 46,000+ vehicles per day
- Strong demographics with income over \$98,000 within a 3-mile radius.
- Center offers easy access, monument signage and strong visavility along the high trafficed corridor Edgewood Rd and Hwy 2.

Total

174,136 SF

Available SF

7,424 SF

Available

March 1, 2023

Traffic Counts

Hwy 2 & 56th St
46,492 vpd

Lease Terms

Gas:	Tenant	Rent Escalator:	TBD
Sewer/Water:	Tenant	Lease Term:	5-10 years
Electrical:	Tenant	Lease Form:	Landlord's
Janitorial:	Tenant		
Repairs/Maint.:	Tenant		
Lease Type:	NNN		
NNN's:	Tenant		
R.E. Taxes:	\$2.29		
Insurance:	\$0.14		
CAM:	\$1.90		
Total NNN:	\$4.33		
	(2022 Estimates)		
Finisher Allowance:	TBD		

Site Data

Zoning:	CC
Year Built:	1980
Ceiling Height:	10 Ft.
Sprinklers:	Partial
No. Floors:	One
Parking:	5.45/1,000 SF
Heat:	Yes (Gas)
A/C:	Yes



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Suite	Space	Rent	Min Monthly Rent	Type	Ava.
110-115	7,424 SF	\$19.00	\$11,754.66	NNN	Immediately



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EDGEWOOD I		
	TENANTS	SQ FT
100	The Mettle Grill	4,176
110-115	AVAILABLE	7,424
125-126	Party America	13,490
135	Smokaha Tobacco & Cigar	5,101
145	Dollar Tree	10,363
170	AutoZone	10,238
Edgewood I Total		50,792
EDGEWOOD II		
	TENANTS	SQ FT
300	Bobby's Dancewear	3,308
305	Next Level Nutrition	1,057
310 — 314	Catalyst Chiropractic	2,733
315	Sleek Hair Studio	1,260
320	Nail Design	1,500
325	Papa John's	1,420
330	Beehive Boutique	980
335	H&R Block	1,420
340	Ace Rent to Own	3,375
345	Cosmo Pro	3,375
350	SuperSaver	73,696
400	Petco	13,235
Edgewood II Total		107,359
SEPARATELY OWNED		
Target		120,000
Edgewood Theater		29,719
Gallup		73,959
CVS		15,100

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Lat/Lon: 40.7562/-96.6443

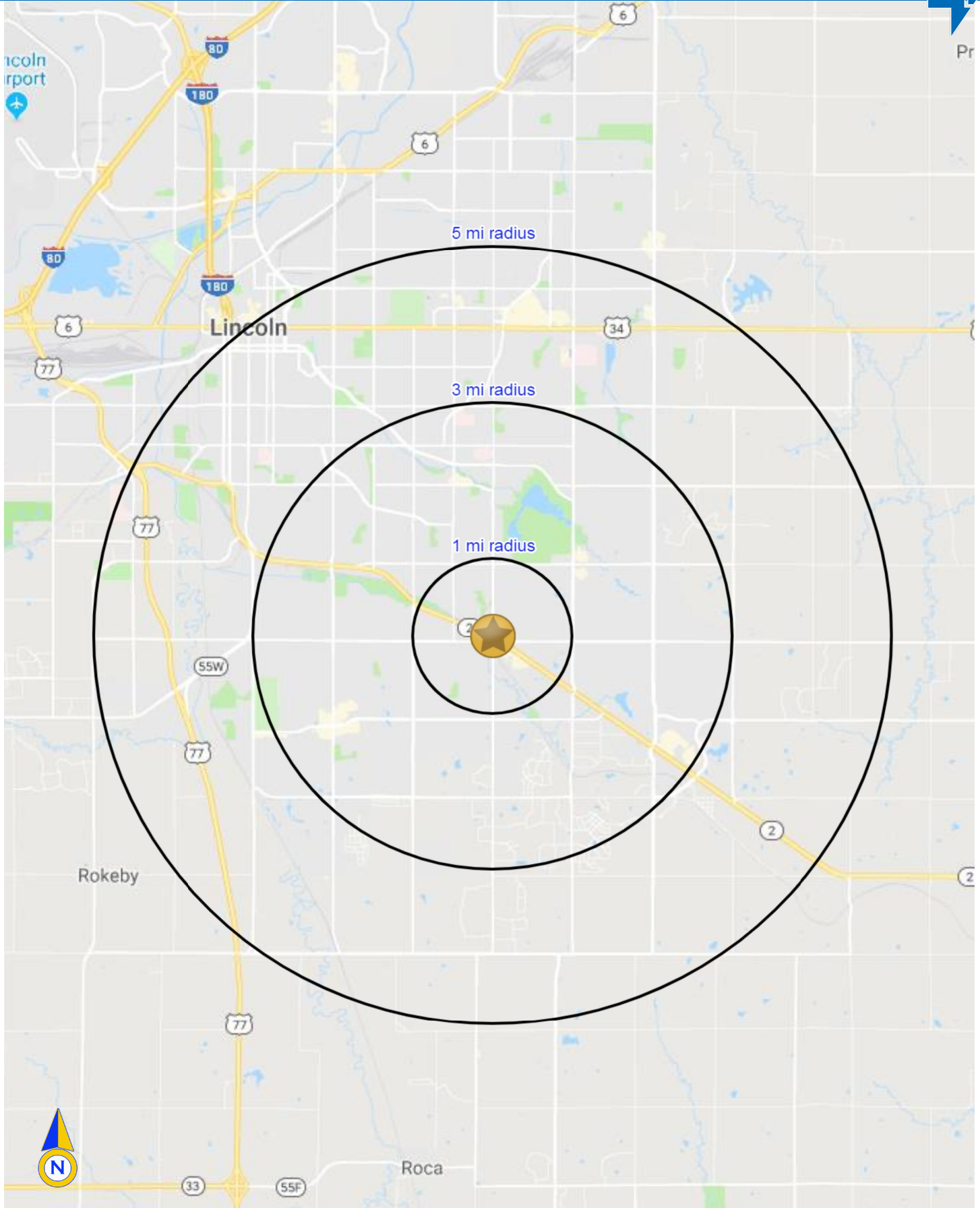
56th St & Hwy 2 Lincoln, NE 68516	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	11,576	94,146	176,97
2027 Projected Population	11,734	98,655	183,22
2020 Census Population	11,578	92,301	174,44
2010 Census Population	10,985	80,557	156,20
Projected Annual Growth 2022 to 2027	0.3%	1.0%	0.7%
Historical Annual Growth 2010 to 2022	0.4%	1.4%	1.1%
2022 Median Age	38.7	39.5	37.1
Households			
2022 Estimated Households	4,751	38,583	74,95
2027 Projected Households	4,835	40,481	77,65
2020 Census Households	4,710	37,527	73,24
2010 Census Households	4,438	33,135	65,99
Projected Annual Growth 2022 to 2027	0.4%	1.0%	0.7%
Historical Annual Growth 2010 to 2022	0.6%	1.4%	1.1%
Race and Ethnicity			
2022 Estimated White	86.5%	85.8%	81.5%
2022 Estimated Black or African American	3.3%	3.0%	4.9%
2022 Estimated Asian or Pacific Islander	3.0%	4.7%	5.3%
2022 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.6%
2022 Estimated Other Races	6.8%	6.2%	7.7%
2022 Estimated Hispanic	6.1%	5.4%	7.4%
Income			
2022 Estimated Average Household Income	\$100,272	\$106,547	\$91,011
2022 Estimated Median Household Income	\$78,147	\$84,680	\$72,971
2022 Estimated Per Capita Income	\$41,243	\$43,824	\$38,901
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	0.8%	1.2%	2.2%
2022 Estimated Some High School (Grade Level 9 to 11)	2.3%	2.5%	3.3%
2022 Estimated High School Graduate	16.6%	14.4%	17.8%
2022 Estimated Some College	19.3%	18.5%	19.3%
2022 Estimated Associates Degree Only	11.8%	10.6%	10.3%
2022 Estimated Bachelors Degree Only	30.6%	32.1%	28.1%
2022 Estimated Graduate Degree	18.6%	20.8%	19.0%
Business			
2022 Estimated Total Businesses	565	2,955	6,24
2022 Estimated Total Employees	5,434	32,104	81,49

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At The Lerner Company we are dedicated to one goal – providing our clients with the best talent and resources available to satisfy their needs and achieve their objectives. Our dedicated professionals have over 120 years of combined experience, either in retail or real estate.

We do not envision ourselves as Brokers. We see ourselves as Advisors, offering strategic advice and guidance, always placing our clients' needs before our own. Our team of qualified professionals is just that – a TEAM. Our team building and team approach to serving clients is not only encouraged, but also rewarded. Coming to work every day at The Lerner Company is a pleasure, not a contest.

Our quality team approach extends into our full service property management division. With over six decades of multi-property and retail management experience, our management portfolio currently exceeds four million square feet.

From identifying potential problems and finding solutions, to providing our clients with reliable contractors, our property management team works together to better serve you. We strive to meet your needs with customizable, hands-on service.

We encourage you to take advantage of our team experiences in development, financing, law, management, strategic planning, research, retailing or tenant representation. We pledge to be innovative and create value for your benefit and the benefit of our community.

We would further like to thank those of you who have built relationships with the Lerner Team over the years. We truly appreciate the trust and confidence you have bestowed upon us.

Leasing • Tenant Representation • Development • Brokerage • Investments Sales • Property Management

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