

**GROUND LEASE**



**N 27th Pad Site**  
**3940 N 26th St, Lincoln, NE 68521**

**FEATURES**

- **Total Lot Size: 0.73 Acres**
- **Traffic Counts: 43,910 VPD @ N 27th & Superior St**
- **Pad Site opportunity along major retail corridor with multiple access points**
- **Join nearby national retailers including Walmart, Sam's Club, Home Depot and Menards**
- **Great visibility and frontage along N 27th Street**
- **Crossparks with Panda Express**

Size	GL Rent	Available
0.73 Acres	\$125,000	Immediately

**SITE DATA**

<b>Gas/Electrical:</b>	Tenant	<b>Rent Escalator:</b>	TBD	<b>R.E. Taxes:</b>	\$2.01
<b>Sewer/Water:</b>	Tenant	<b>Lease Term:</b>	10-15 Years	<b>Zoning:</b>	CC
<b>Janitorial/Maint:</b>	Tenant	<b>Lease Form:</b>	Landlord's		
<b>Finisher Allowance:</b>	TBD				

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## 3940 N 27th St, Lincoln, NE 68521



19,410 VPD

23,630 VPD

29,480 VPD

30,130 VPD

27,490 VPD

24,830 VPD

Grand Army of Republic Hwy

N 20th St

N 27th St

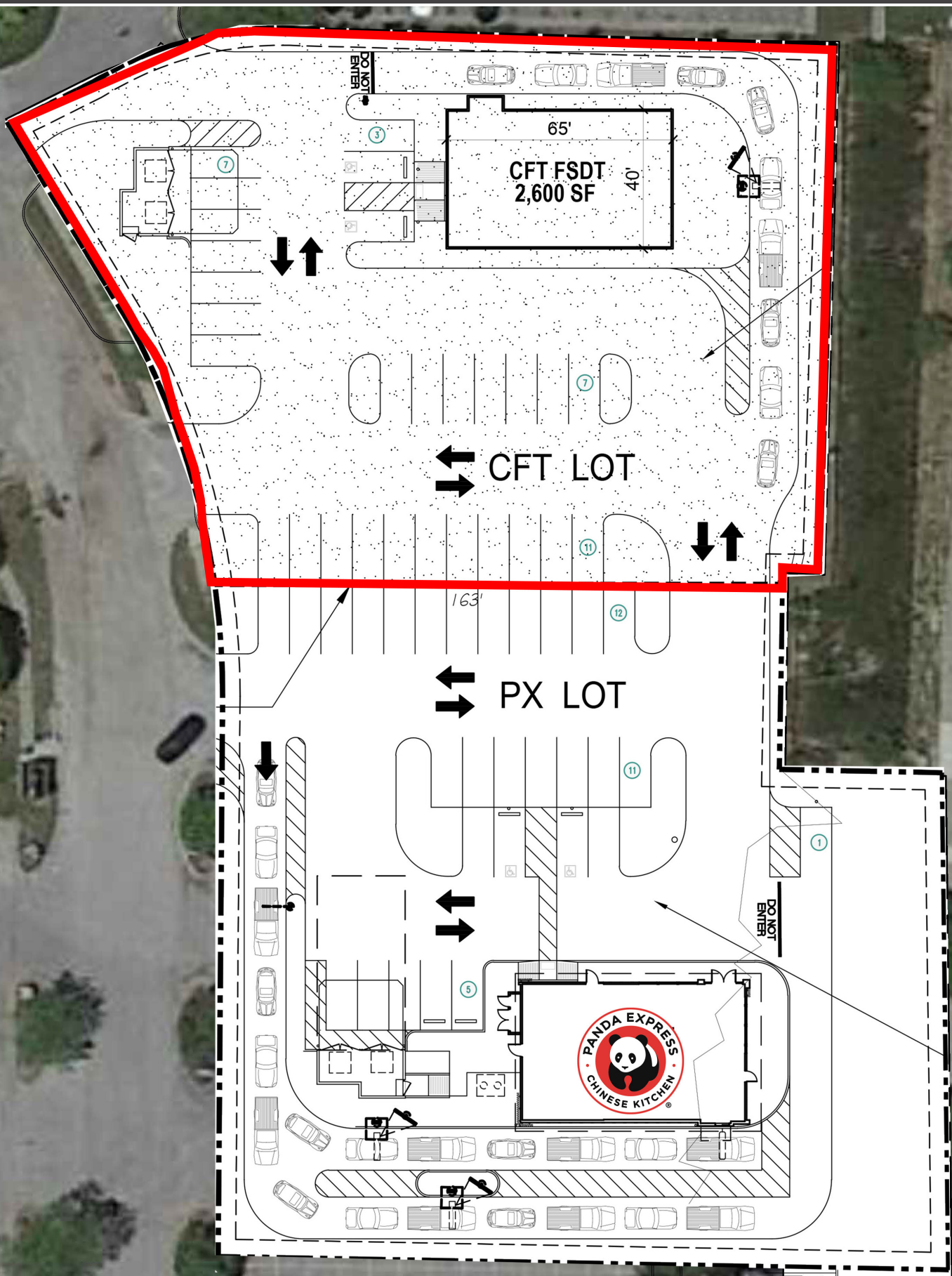
N 37th St





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Lat/Lon: 40.8521/-96.6819

3940 N 27th St Lincoln, NE 68521	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2022 Estimated Population	8,856	91,837	178,332
2027 Projected Population	9,808	93,923	181,272
2020 Census Population	8,566	90,132	176,561
2010 Census Population	8,223	84,118	164,502
Projected Annual Growth 2022 to 2027	2.2%	0.5%	0.3%
Historical Annual Growth 2010 to 2022	0.6%	0.8%	0.7%
2022 Median Age	30.5	28.8	32.0
<b>Households</b>			
2022 Estimated Households	3,650	35,827	73,976
2027 Projected Households	4,029	36,755	75,341
2020 Census Households	3,517	34,918	72,722
2010 Census Households	3,296	32,211	67,296
Projected Annual Growth 2022 to 2027	2.1%	0.5%	0.4%
Historical Annual Growth 2010 to 2022	0.9%	0.9%	0.8%
<b>Race and Ethnicity</b>			
2022 Estimated White	72.1%	68.4%	74.2%
2022 Estimated Black or African American	7.9%	5.8%	5.6%
2022 Estimated Asian or Pacific Islander	8.2%	15.3%	10.0%
2022 Estimated American Indian or Native Alaskan	0.8%	0.8%	0.7%
2022 Estimated Other Races	11.1%	9.7%	9.4%
2022 Estimated Hispanic	12.1%	10.0%	9.5%
<b>Income</b>			
2022 Estimated Average Household Income	\$70,680	\$66,953	\$71,466
2022 Estimated Median Household Income	\$55,692	\$52,755	\$57,657
2022 Estimated Per Capita Income	\$29,180	\$26,660	\$30,038
<b>Education (Age 25+)</b>			
2022 Estimated Elementary (Grade Level 0 to 8)	3.1%	4.5%	3.9%
2022 Estimated Some High School (Grade Level 9 to 11)	5.8%	5.2%	4.4%
2022 Estimated High School Graduate	25.1%	25.6%	23.1%
2022 Estimated Some College	17.0%	19.6%	20.8%
2022 Estimated Associates Degree Only	16.9%	12.7%	11.6%
2022 Estimated Bachelors Degree Only	22.5%	21.1%	22.5%
2022 Estimated Graduate Degree	9.5%	11.4%	13.7%
<b>Business</b>			
2022 Estimated Total Businesses	489	3,204	6,323
2022 Estimated Total Employees	6,044	48,394	95,087
2022 Estimated Employee Population per Business	12.4	15.1	15.0
2022 Estimated Residential Population per Business	18.1	28.7	28.2