

#1 Trafficked shopping Center in Lincoln  
5.7MM Visits in the past 12 Months

NORTH STAR  
HIGH SCHOOL  
2,301 Students



# NORTH STAR CROSSING

N 27th & Folkways, Lincoln, NE 68504

## FEATURES

- Total Center Size: 50 Acres
- Traffic Counts: 26,540 VPD @ N 27th St & Folkways
- Lots available for sale, ground lease or build-to-suit
- Immediately north of Lincoln Crossing Shopping Center, the #1 trafficked shopping center in Lincoln, 5.7MM visits in previous 12-month period
- Multi-Family, 250-Unit development closed

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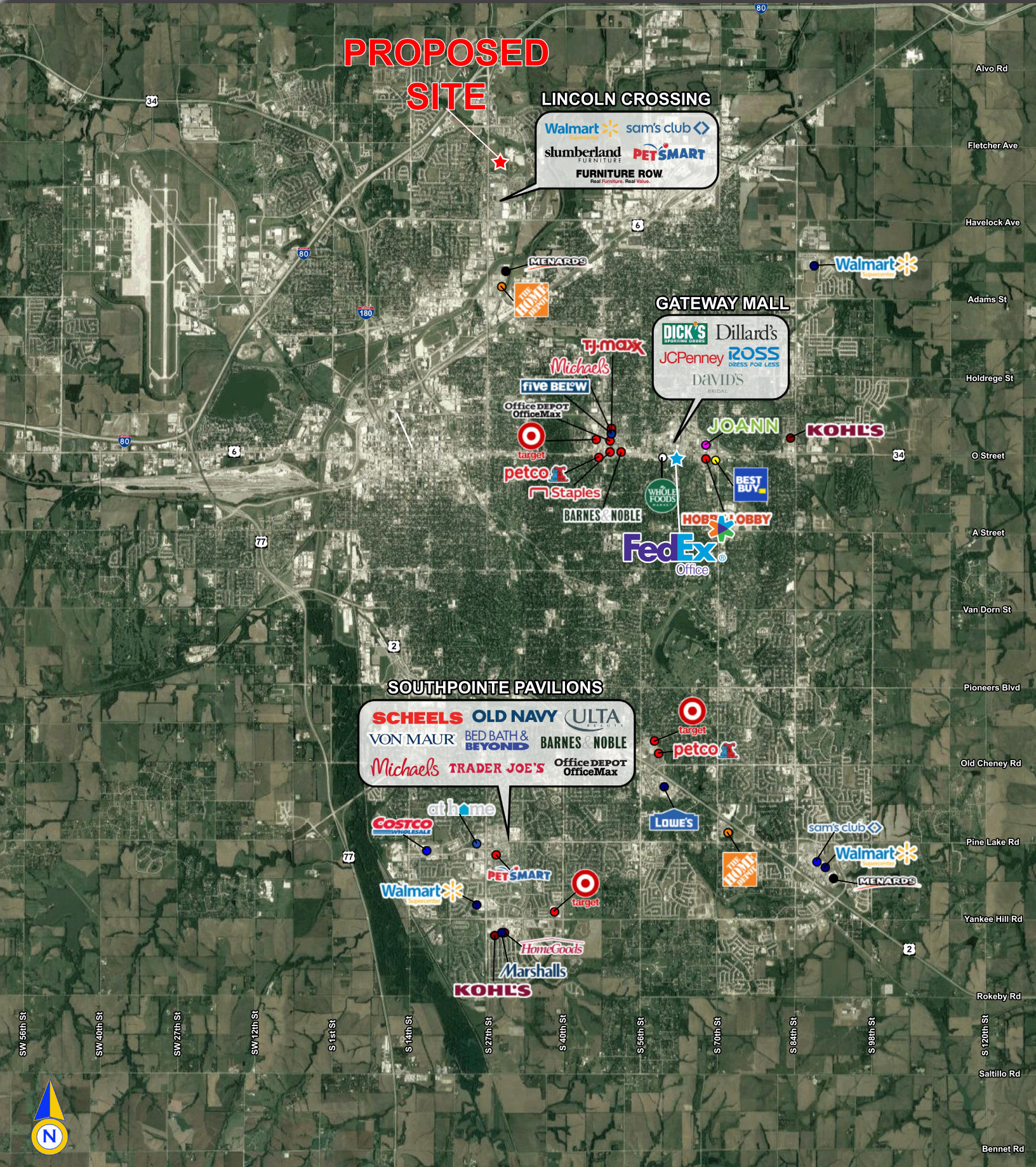
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BROKERAGE • DEVELOPMENT • MANAGEMENT  
TENANT REPRESENTATION • INVESTMENT SALES  
A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS



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**PROPOSED SITE**

**LINCOLN CROSSING**

Walmart sam's club  
 slumberland FURNITURE PETSMART  
 FURNITURE ROW  
Real Furniture. Real Value.

**GATEWAY MALL**

DICK'S Dillard's  
 JCPenney ROSS  
 DAVID'S BRIDAL

**SOUTHPOINTE PAVILIONS**

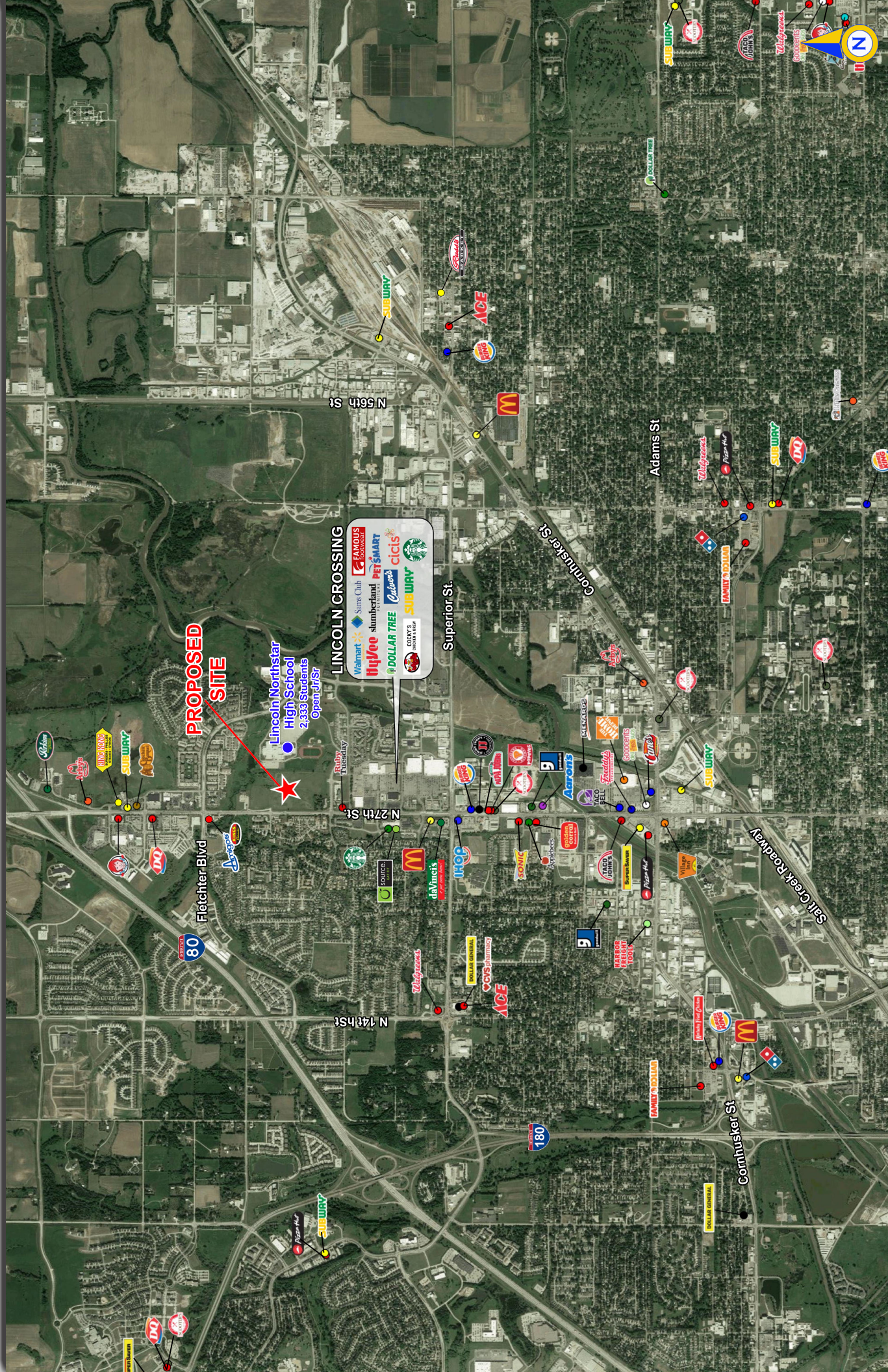
SCHEELS OLD NAVY ULTA  
 VON MAUR BED BATH & BEYOND BARNES & NOBLE  
 Michaels TRADER JOE'S Office DEPOT OfficeMax

SW 56th St SW 40th St SW 27th St SW 12th St S 1st St S 14th St S 27th St S 40th St S 56th St S 70th St S 84th St S 98th St  
 Alvo Rd Fletcher Ave Havelock Ave Adams St Holdrege St O Street A Street Van Dorn St Pioneers Blvd Old Cheney Rd Pine Lake Rd Yankee Hill Rd Rokeby St Saltillo Rd Bennet Rd



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**#1 Trafficked shopping Center in Lincoln**  
 5.7MM Visits in the past 12 Months



**LOT 17**  
 MEDICAL USER  
 Pending

**LOT 16**  
 NATIONAL JUNIOR BOXES  
 GROCERY

Closed  
**MULTI-FAMILY**  
 250 Units  
 Construction Starting 2023

**OUTLOT C**  
 1.68 Acres

**LOT 6**  
 2.19 AC  
 Pending

**LOT 9**  
 Pending

**LOT 8**  
 Pending

**LOT 15 AC**  
 Pending

**NORTH STAR HIGH SCHOOL**  
 2,301 Students

**CROSS BRIDGE CHRISTIAN CHURCH**

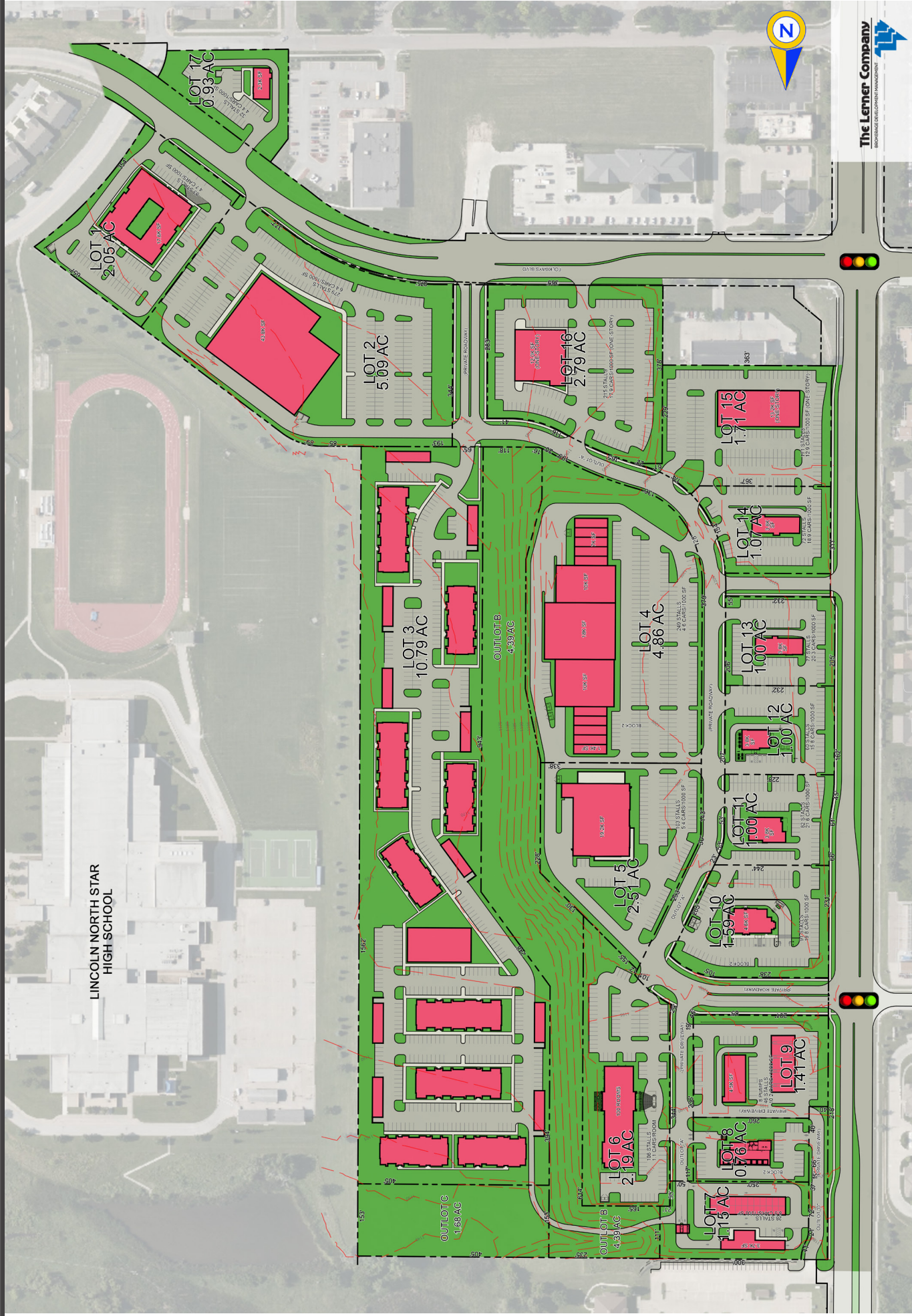




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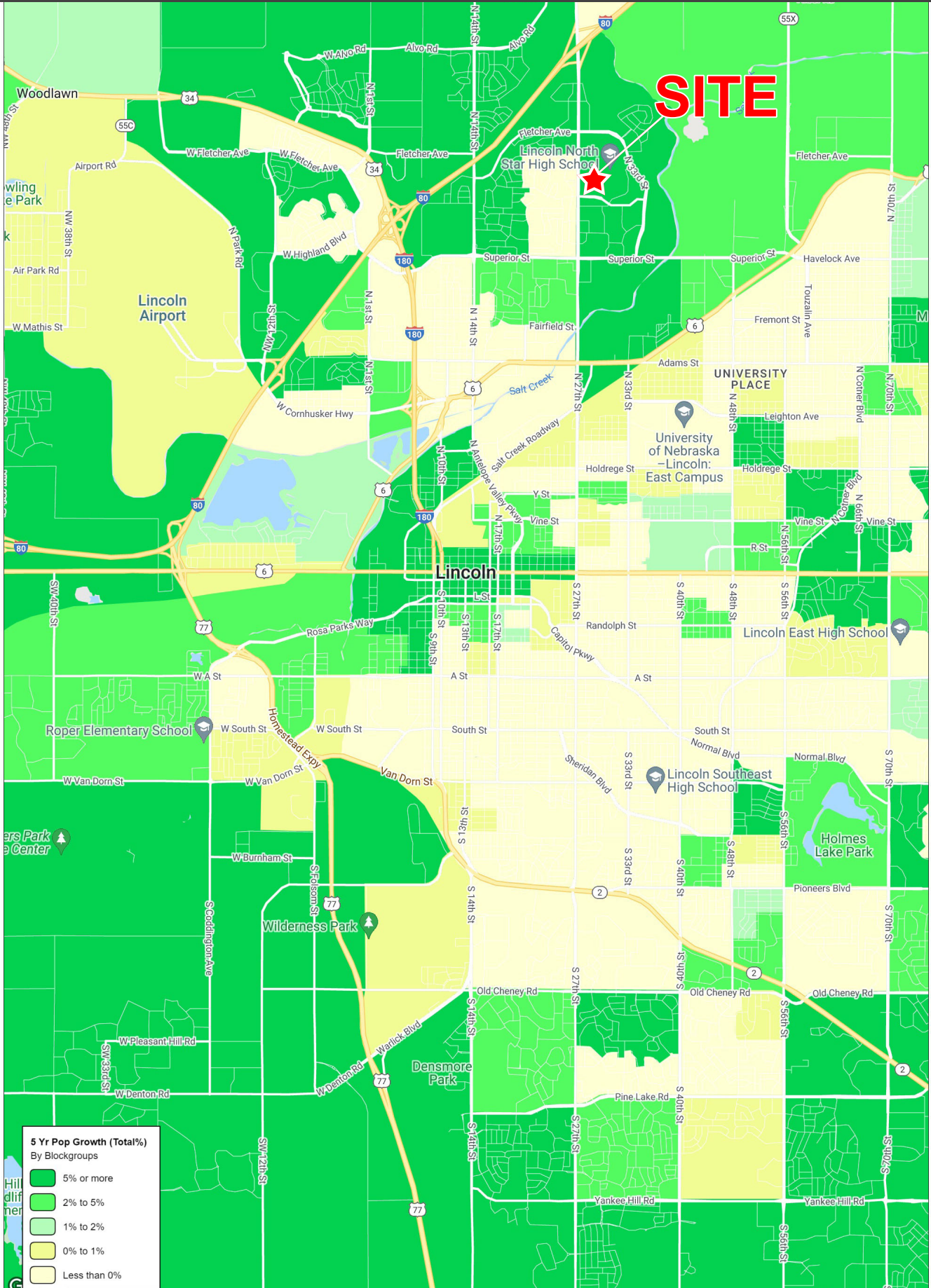


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 BROKERAGE • DEVELOPMENT • MANAGEMENT



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## N 27th & Folkways, Lincoln, NE 68504





# NORTH STAR CROSSING

## N 27th & Folkways, Lincoln, NE 68504

Lat/Lon: 40.8656/-96.6819

<b>N 27th St &amp; Folkways Blvd</b>	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>Lincoln, NE 68504</b>			
<b>Population</b>			
2022 Estimated Population	11,434	65,188	151,024
2027 Projected Population	11,658	66,975	153,805
2020 Census Population	11,038	63,917	149,338
2010 Census Population	9,873	58,766	138,583
Projected Annual Growth 2022 to 2027	0.4%	0.5%	0.4%
Historical Annual Growth 2010 to 2022	1.3%	0.9%	0.7%
2022 Median Age	32.1	29.5	30.9
<b>Households</b>			
2022 Estimated Households	4,935	25,872	62,580
2027 Projected Households	5,030	26,618	63,855
2020 Census Households	4,744	25,220	61,449
2010 Census Households	4,228	23,077	56,451
Projected Annual Growth 2022 to 2027	0.4%	0.6%	0.4%
Historical Annual Growth 2010 to 2022	1.4%	1.0%	0.9%
<b>Race and Ethnicity</b>			
2022 Estimated White	74.9%	72.5%	72.8%
2022 Estimated Black or African American	5.4%	6.1%	5.6%
2022 Estimated Asian or Pacific Islander	12.2%	10.8%	11.2%
2022 Estimated American Indian or Native Alaskan	0.4%	0.7%	0.8%
2022 Estimated Other Races	7.1%	9.9%	9.7%
2022 Estimated Hispanic	6.5%	9.9%	9.9%
<b>Income</b>			
2022 Estimated Average Household Income	\$75,350	\$71,512	\$68,015
2022 Estimated Median Household Income	\$58,791	\$55,970	\$55,501
2022 Estimated Per Capita Income	\$32,541	\$28,653	\$28,552
<b>Education (Age 25+)</b>			
2022 Estimated Elementary (Grade Level 0 to 8)	3.6%	4.4%	3.9%
2022 Estimated Some High School (Grade Level 9 to 11)	3.1%	5.5%	4.6%
2022 Estimated High School Graduate	19.6%	25.5%	24.1%
2022 Estimated Some College	15.6%	19.3%	20.8%
2022 Estimated Associates Degree Only	17.3%	13.4%	12.1%
2022 Estimated Bachelors Degree Only	29.9%	21.9%	21.8%
2022 Estimated Graduate Degree	10.9%	10.0%	12.7%
<b>Business</b>			
2022 Estimated Total Businesses	311	1,798	5,329
2022 Estimated Total Employees	3,585	26,634	83,936
2022 Estimated Employee Population per Business	11.5	14.8	15.8
2022 Estimated Residential Population per Business	36.7	36.3	28.3