

OFFERING  
MEMORANDUM



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# Retail Available for Lease

16<sup>TH</sup> & SOUTH STREET | LINCOLN, NE



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## Disclaimer

*All information in this offering memorandum is from sources Guiderock Commercial Realty, LLC considers reliable but has not been verified by Guiderock Commercial Realty, LLC. Guiderock Commercial Realty, LLC makes no guarantee or warranty about the accuracy of the information provided. All prospective tenants and purchasers should independently conduct their own due diligence to verify accuracy of the information and to determine suitability for their intended purposes.*



## Property Details

- 4,000 to 9,255sf +/- available
- Exterior remodel underway (completion Fall 2025)
- Dollar Tree opening 2026
- Underserved neighborhood with strong potential for retail and services
- Adjacent to the Bryan Medical Center West Campus (230-bed hospital & outpatient services)
- Pylon signage
- Zoned B3



# Floor Plan



# Market Area

2024	1 mi	3 mi	5 mi
POPULATION	21,112	106,816	229,295
DAYTIME POPULATION	23,907	182,604	311,871
HOUSEHOLDS	9,898	42,338	92,137
MEDIAN HH INCOME	\$49,891	\$58,324	\$67,029

2029	1 mi	3 mi	5 mi
POPULATION	20,502	107,534	235,307
HOUSEHOLDS	9,620	42,599	94,297
MEDIAN HH INCOME	\$60,761	\$71,885	\$83,534

 DATA PROVIDED BY PLACER LABS INC. ([www.placer.ai](http://www.placer.ai))

# Unmet Retail Demand

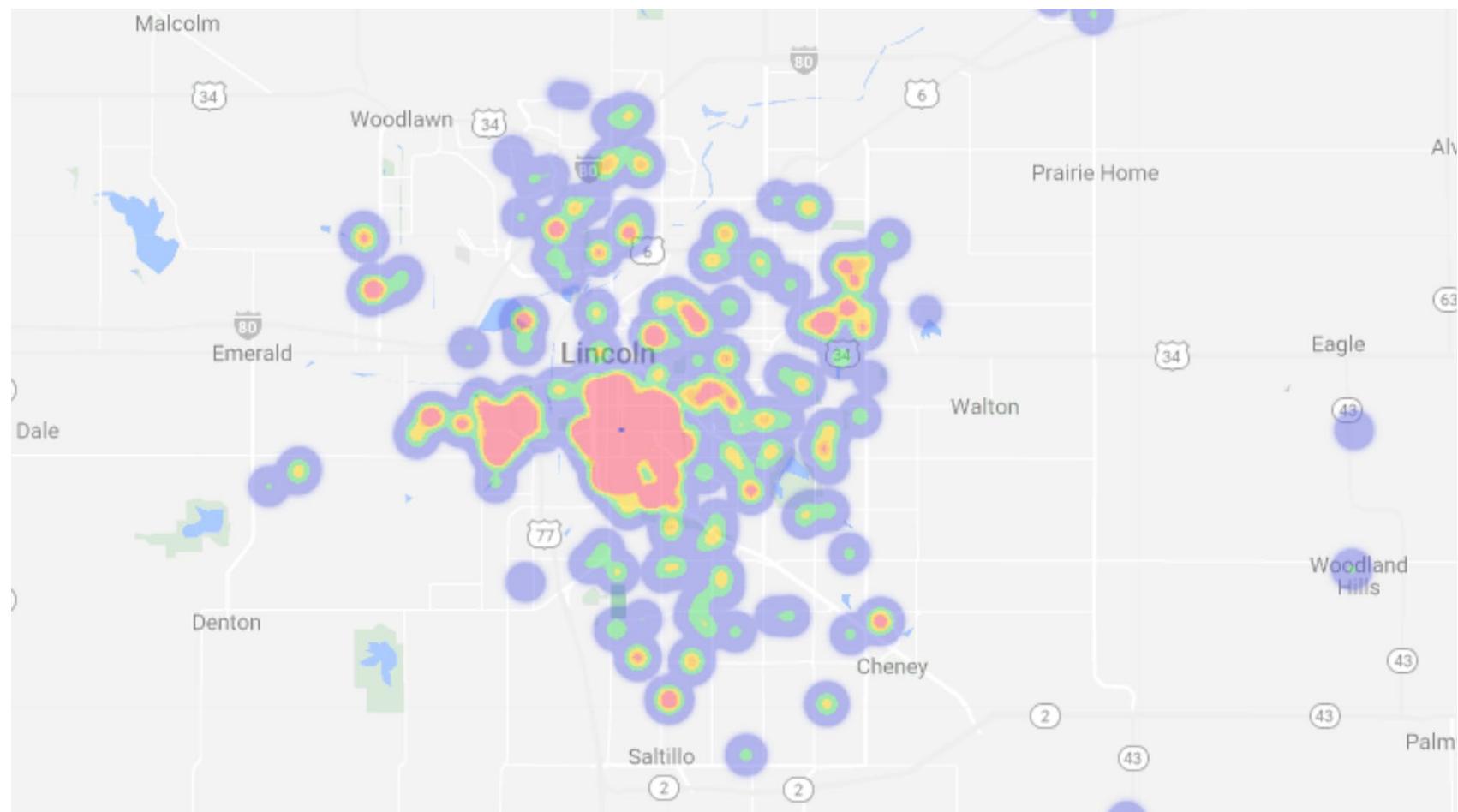
	<b>1 mi</b>	<b>3 mi</b>	<b>5 mi</b>
General Merchandise Stores	\$45,160,972	\$146,605,585	\$310,365,715
Grocery Stores	\$28,300,505	(\$135,568,116)	(\$49,888,923)
Full-Service Restaurants	\$17,439,160	\$45,625,828	\$117,298,446
Health & Personal Care Stores	\$16,893,352	\$16,960,119	\$31,972,337
Limited-Service Restaurants	\$15,265,005	\$31,262,649	\$103,492,380
Furniture Stores	\$7,268,118	\$33,596,599	\$59,449,404

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# Trade Area

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# Community Information

Lincoln, Nebraska is the state capitol and home to the University of Nebraska and other large employers such as Bryan Health, Kawasaki, Ameritas, Nelnet, and Hudl.

In addition to already being a vibrant center for business, education, and government, the Lincoln community has received several rankings among “best places” lists. Lincoln is also expected to continue growing in population and is actively seeking to add amenities such as a new convention center.



16<sup>TH</sup> & SOUTH ST. LINCOLN, NE



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