



27TH & NE PKWY | FOR SALE-LEASE-GROUND LEASE-BUILD TO SUIT
MIXED USE DEVELOPMENT | OFFICE | RETAIL | MEDICAL | DRIVE THRU
Able To Accomodate Multiple Pad Site Sizes | Price Negotioable



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Property Overview

RED Development is introducing a 5.11-acre mixed-use redevelopment designed to accommodate office, medical, retail, restaurant with outdoor seating, and drive-thru opportunities, alongside a 225-unit luxury apartment community already under construction and a new Mill Coffee Shop location. Positioned near the prime intersection of 27th & Nebraska Parkway, the site offers excellent visibility, signage opportunities, strong traffic counts, and access to high-income demographics near The Country Club of Lincoln. Developer open to flexible concepts for restaurants, retail, drive-thru, medical, and office.

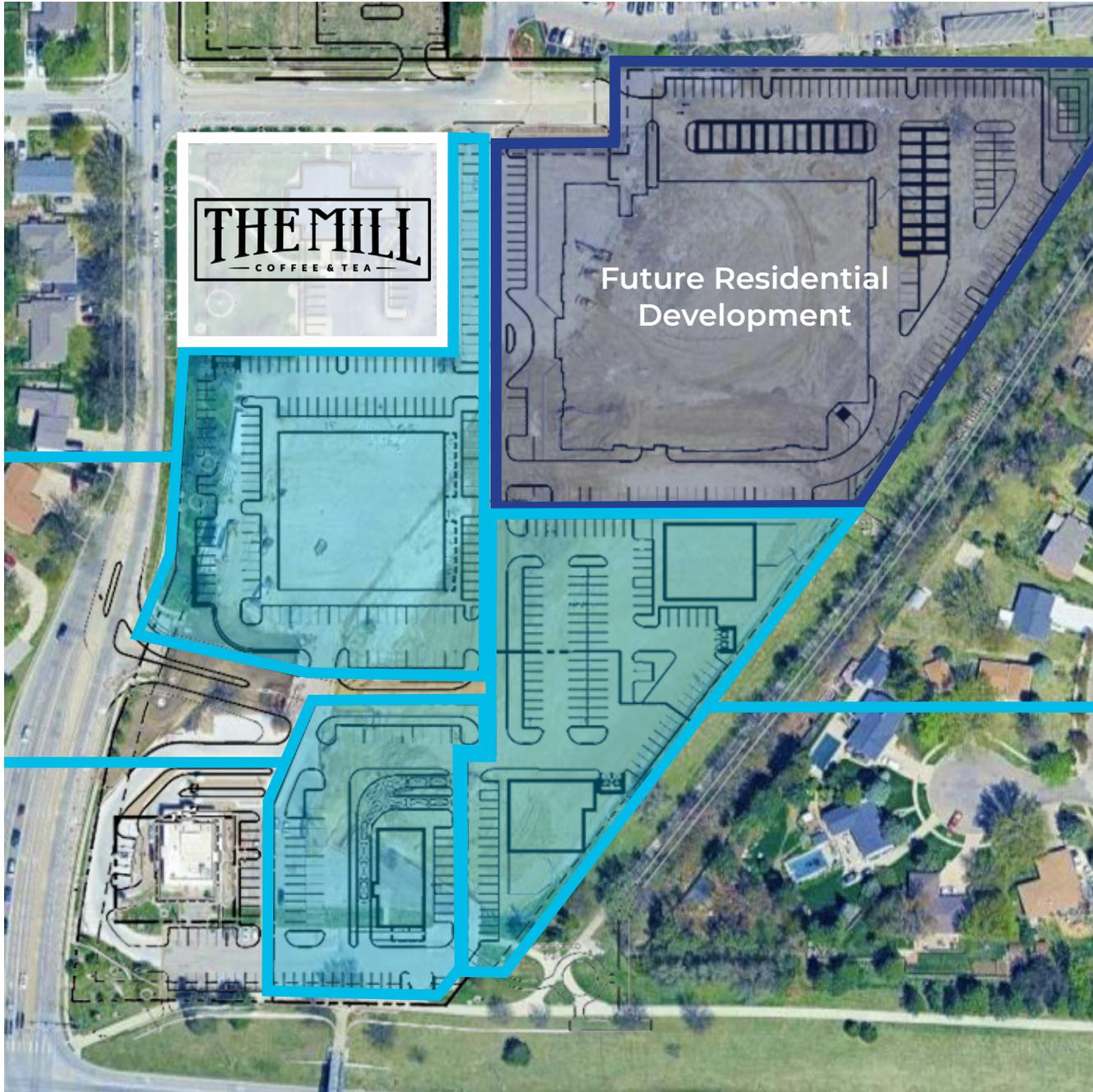
Opportunities available for Sale, Lease, Build-to-Suit, or Ground Lease - Contact broker for details.

Asset Type:	Retail, Office, Medical, Restaurant, Drive Thru
Ground AC:	5.11 AC
Zoning:	H4 General
Traffic Count:	35,970 VPD
TIF Eligibility:	Yes

RED Development

RED Development is a leading commercial real estate firm specializing in high-performing mixed-use and retail properties across the Southwest and Midwest, with expertise in development, repositioning, and remerchandising.

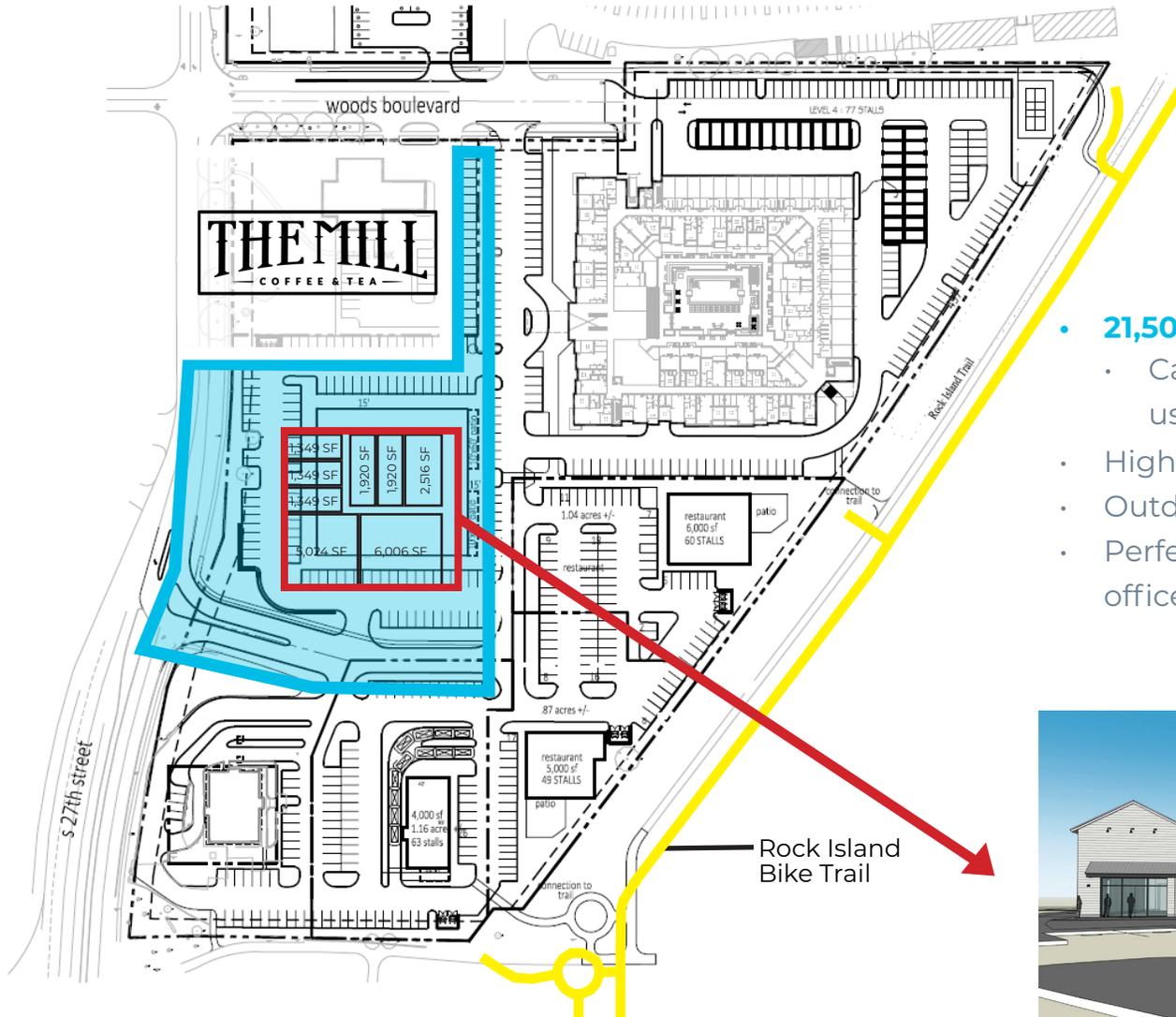




Conceptual Retail
Pad Site

Conceptual
Restaurant /
Drive-Thru
Pad Site

Conceptual
Restaurant / Retail /
Office / Medical
Pad Site



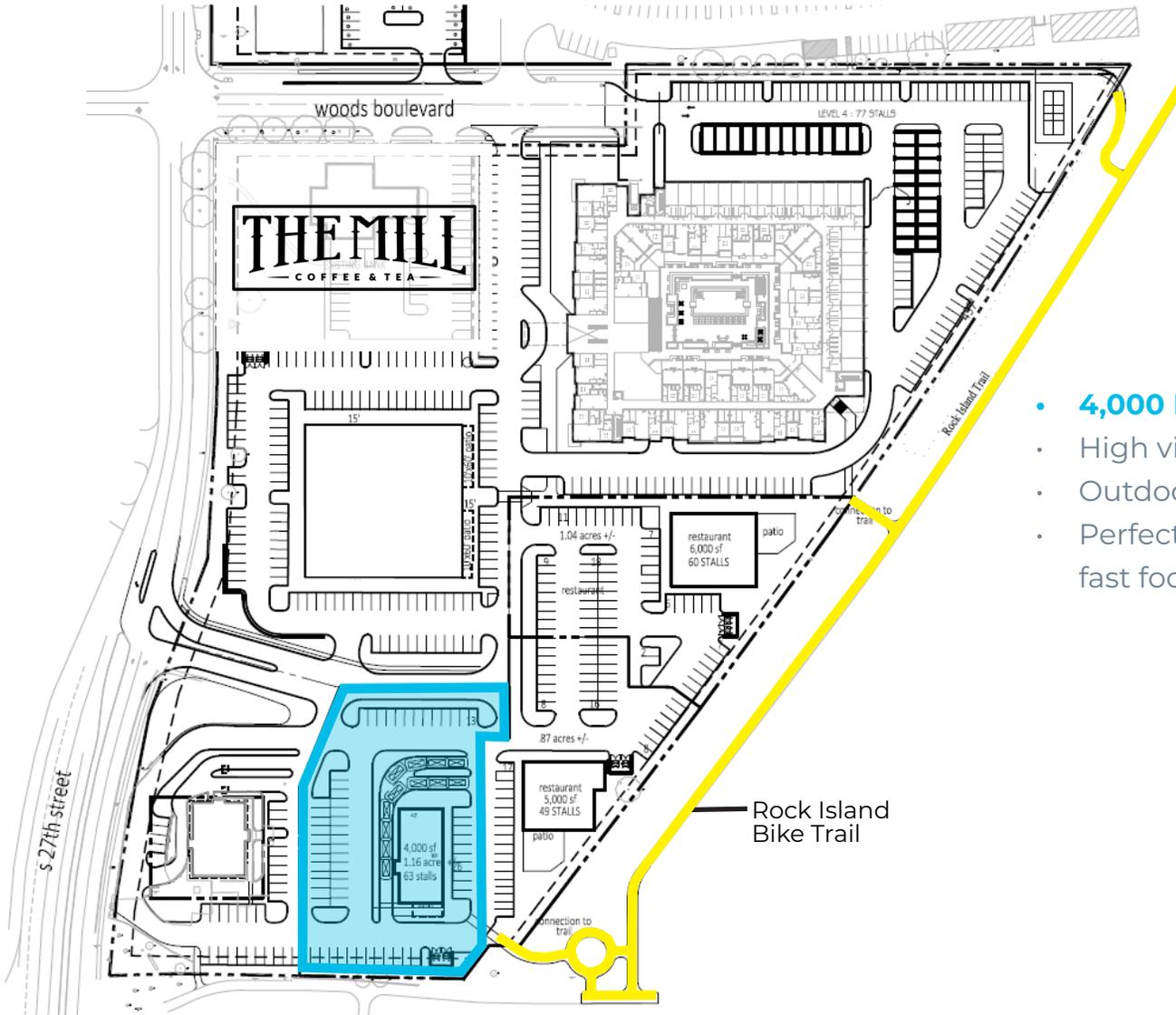
- **21,500 SF Retail Building | \$35.00 PSF + NNN**
 - Can be demised to accommodate smaller users (1,350 - 21,500 SF)
 - High visibility and access to S 27th Street.
 - Outdoor patio available.
 - Perfect opportunity for retail, restaurant, and office users.



NOTE: All dimensions are approximations and are not guaranteed. Please field verify all measurements.

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27th & Nebraska Pkwy
Drive-Thru Conceptual Plan

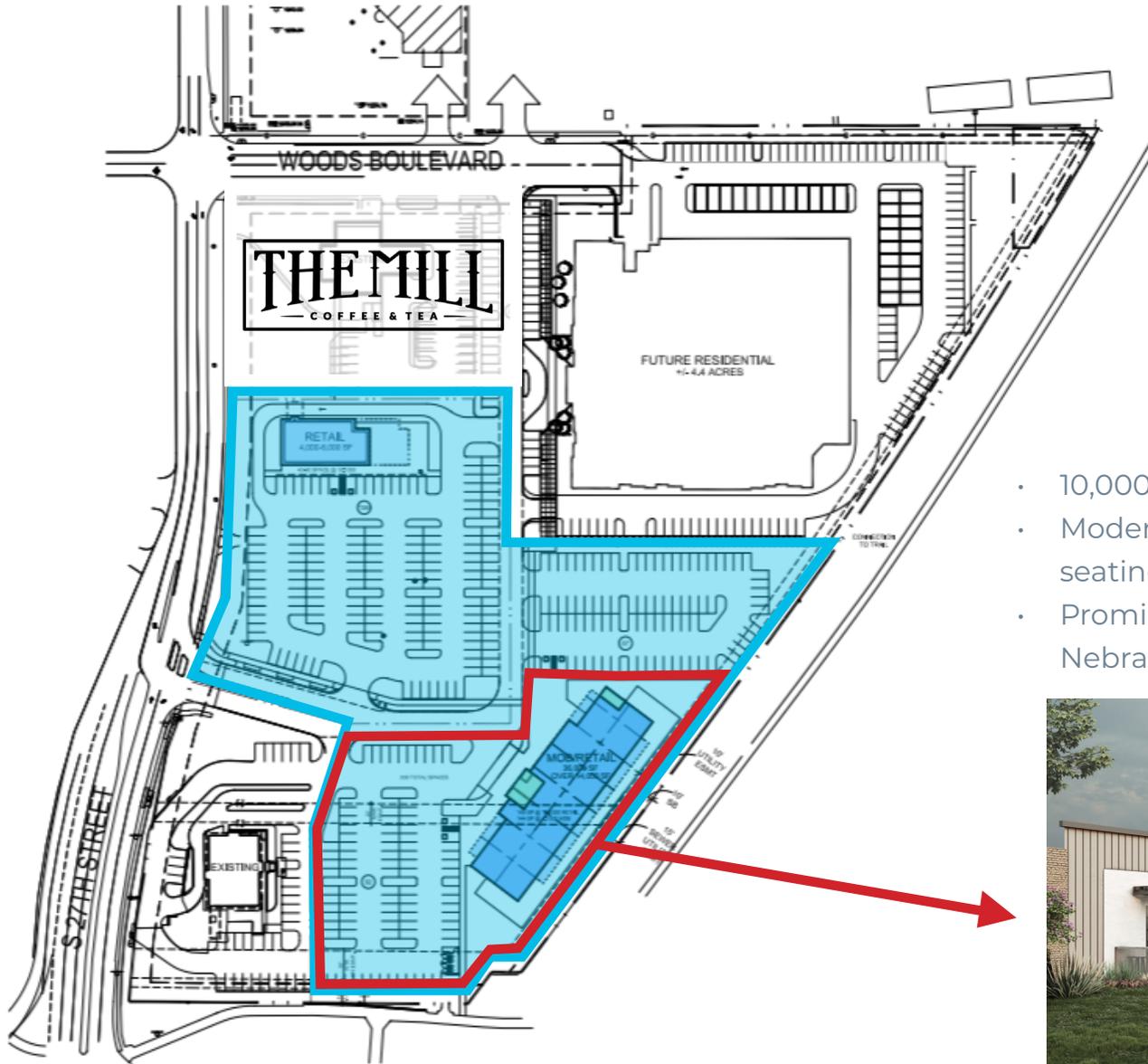


- **4,000 Drive-Thru Pad Site | \$35.00 PSF + NNN**
- High visibility and access to S 27th Street.
- Outdoor patio available.
- Perfect opportunity for restaurant, coffee, or fast food users.

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27th & Nebraska Pkwy
Restaurant Conceptual Plan

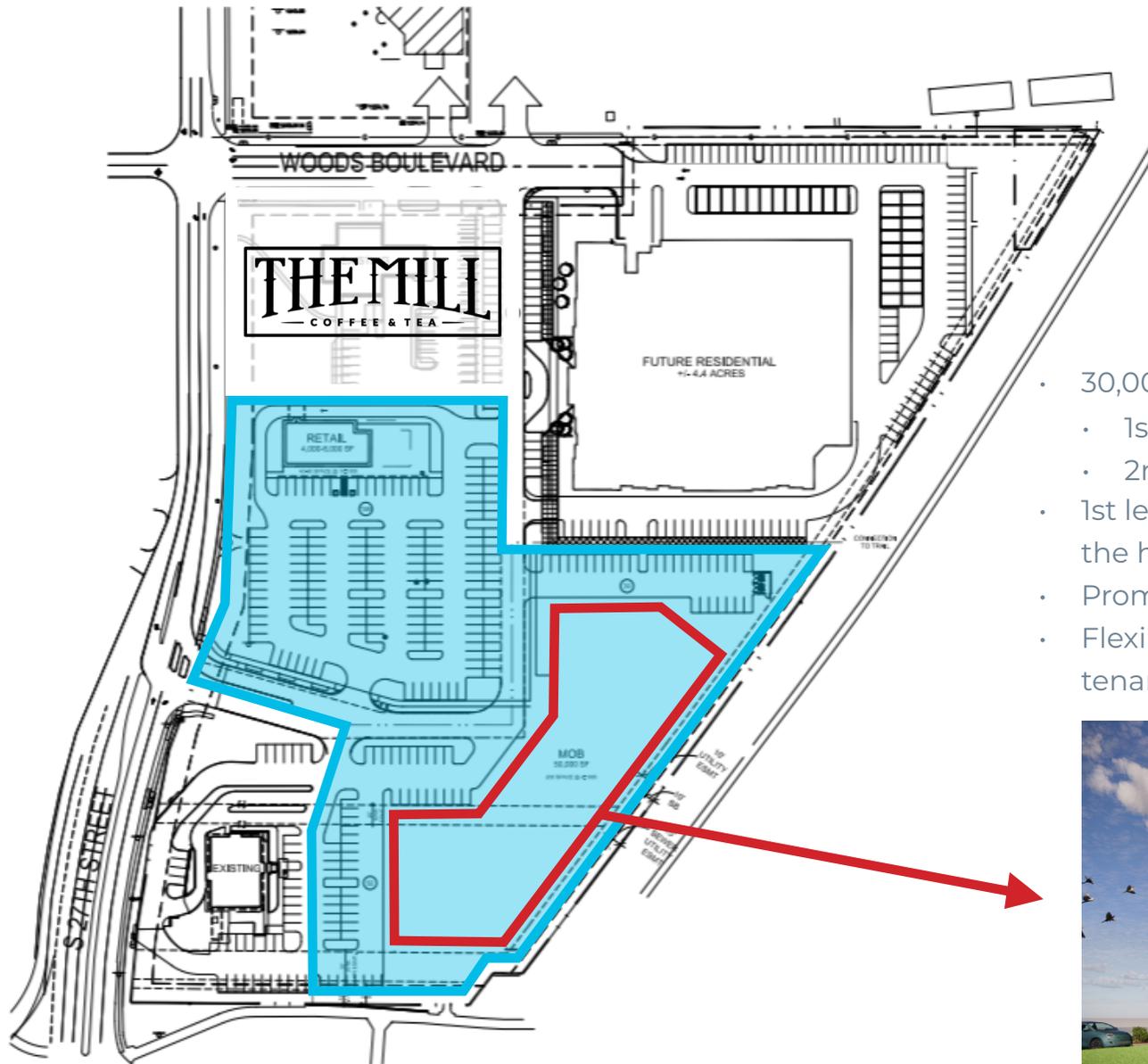


- 10,000 – Retail & Restaurant
- Modern architecture designed for outdoor seating and ample green space.
- Prominent signage along the bike trail and Nebraska Parkway.



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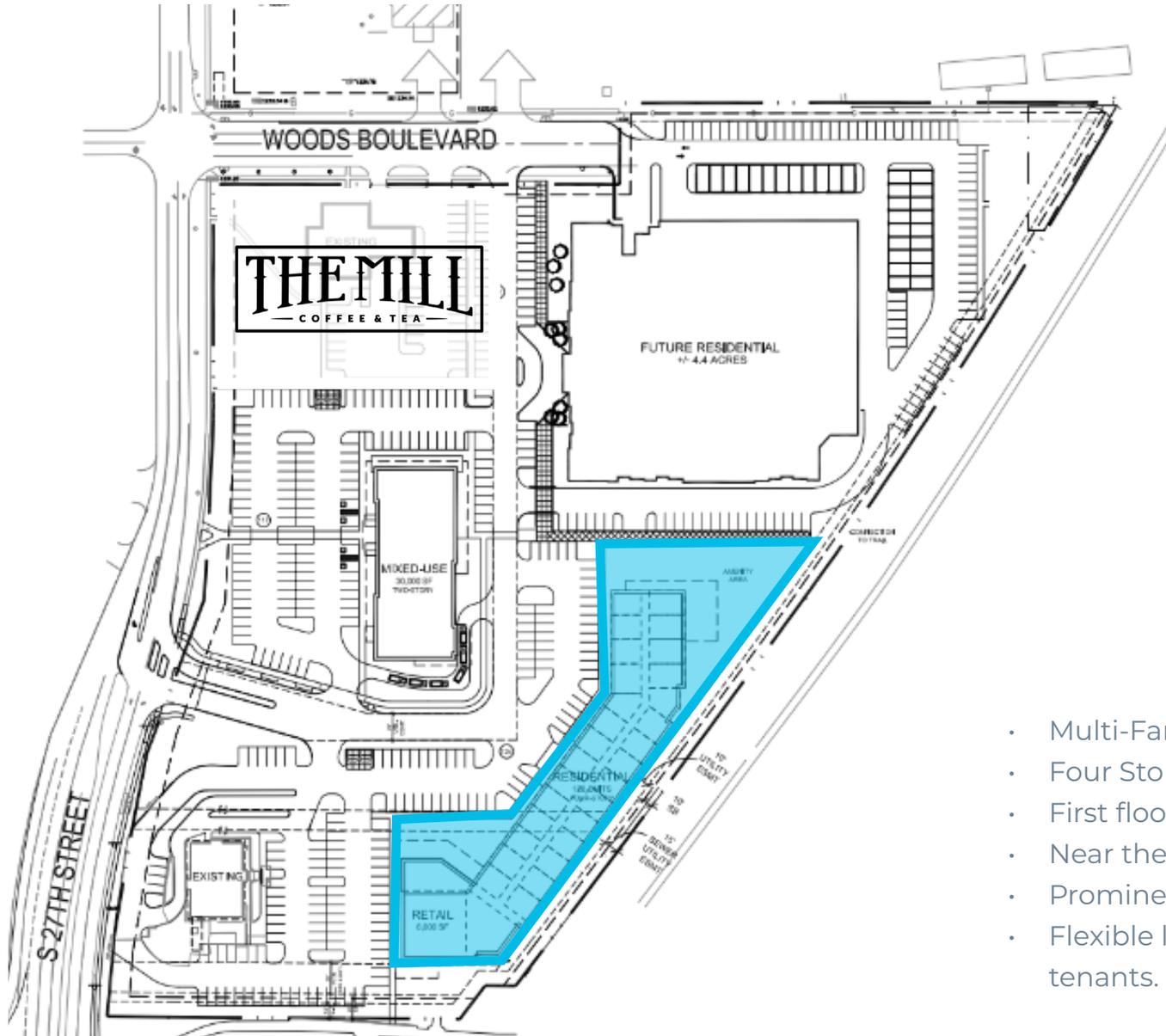
- 30,000 SF (Three Story) – Mixed Use Building
 - 1st level – Retail/Restaurant
 - 2nd-3rd Level – Office/Medical
- 1st level will feature outdoor seating along the high traffic bike path.
- Prominent signage along Nebraska Parkway
- Flexible layout to accommodate multiple tenants.



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27th & Nebraska Pkwy
Multi-Family Conceptual Plan



- Multi-Family Concept
- Four Stories | 120 Units
- First floor will feature a 6,000 SF retail space
- Near the high traffic bike path.
- Prominent signage along Nebraska Parkway
- Flexible layout to accommodate multiple tenants.

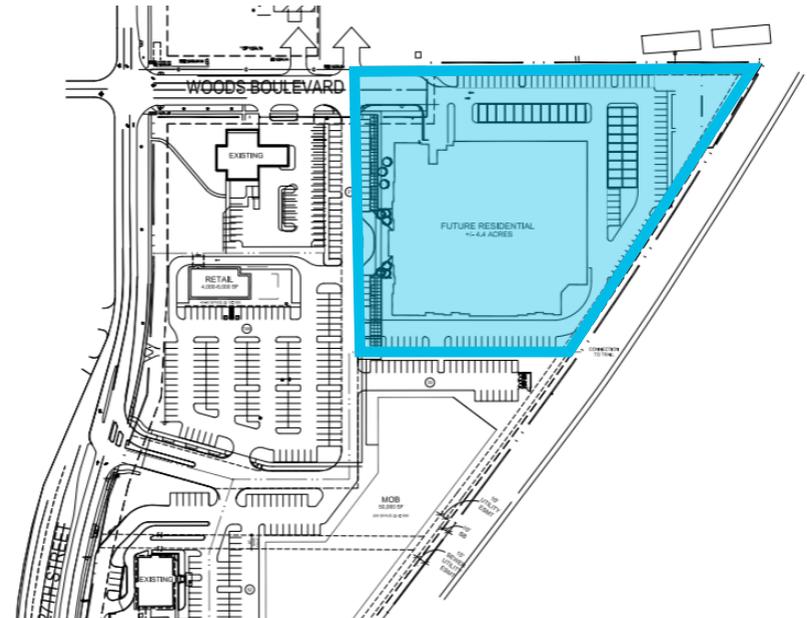
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27th & Nebraska Pkwy
Encore at Bishop Heights - Construction In Progress



225 unit Luxury Apartments - Construction estimated to be completed in summer of 2026.

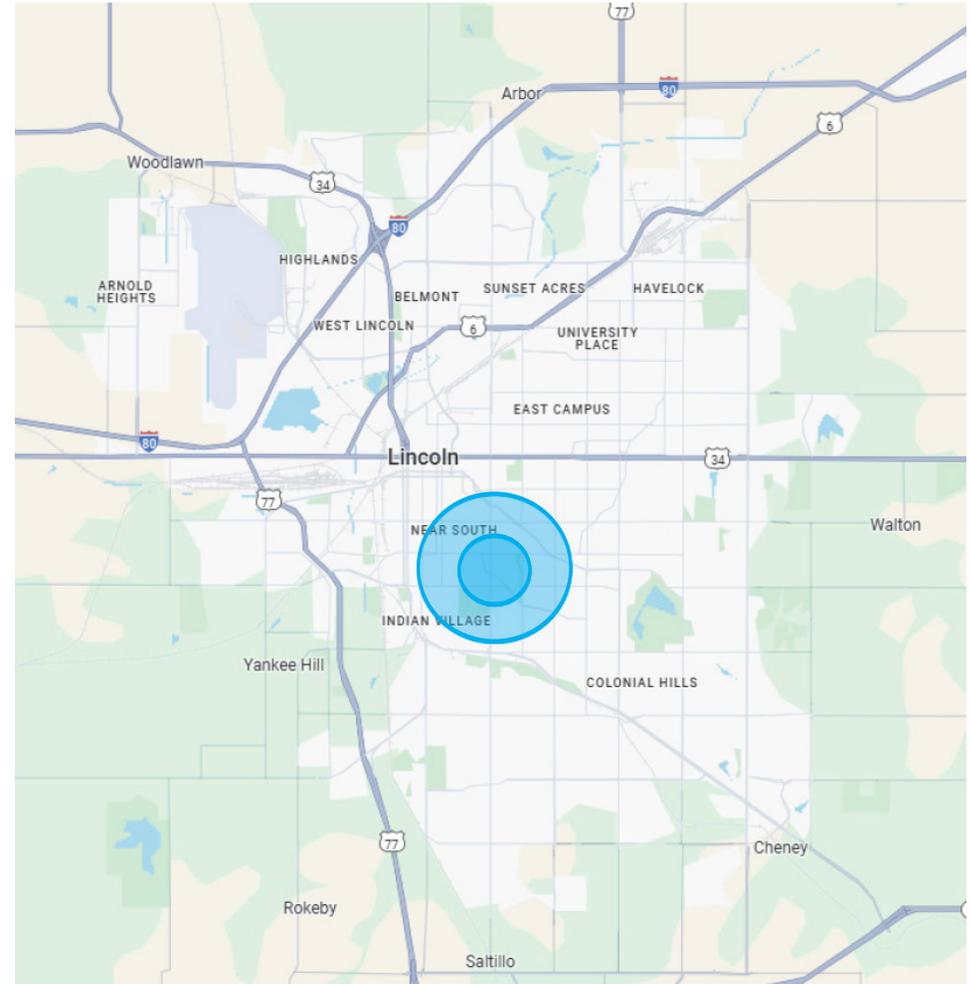


27th & Nebraska Parkway Demographics



POPULATION	2 MILE	5 MILES
Total Population	62,299	275,877
Average HH Income	\$88,382	\$91,124
Total Households	26,181	92,098
Total Daytime Population	53,658	247,390

DAILY TRAFFIC COUNT	ADT
S 27th Street	15,001-30,000
S 27th Street/Stockwell Street	19,694
State Hwy 2	30,001-50,000
State Hwy 2/Southwood Drive	32,488



27th & Nebraska Parkway
Property Photos





#1
Happiest City
In America



#3
Best State Capitals
To Live In



#6
Best Business Climate
(Small Metro)



#11
Best American City
To Raise A Family

Lincoln is in the middle of it all. Located in the southeast corner of the state, about 50 miles southwest of Omaha, Lincoln is the second most populous city in Nebraska and the state capital. With the expansion of new businesses, and the influx of talent, Lincoln's economy is thriving and the opportunities available are endless.

Since it's the seat of government for the state, both the State of Nebraska and the U.S. government are major employers. The University of Nebraska-Lincoln is the city's third-largest employer, and the largest university in Nebraska, averaging 26,079 students in attendance.

Other primary employers fall into the service and manufacturing industries including a growing high-tech sector, often referred to as the Silicone Prairie. Additional prominent industries in Lincoln include finance, insurance, publishing, pharmaceuticals, telecommunications, railroads, medical, and transportation.

Lincoln has one of the lowest unemployment rates in the country. The affordable and variety of living accommodations make it a nice place to live for a wide range of demographics. The city also offers an assortment of dining and entertainment options, from local "Mom & Pop" restaurants, to national brands and fine dining... Lincoln is the Place to Be.



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