

LINCOLN CROSSING

N 27th & Superior, Lincoln, NE 68521

FOR LEASE



FEATURES

- Total Center Size: 723,226 SF
- Total Available: 14,000 SF
- Traffic Counts: 52,740 VPD @ N 27th St & Superior St
- Join the largest, most dynamic retail center in Lincoln
- Excellent co-tenancy anchored by Walmart, Sam's Club, Hy-Vee, PetSmart, Dollar Tree, and Slumberland Furniture
- Numerous lighted, full-access points to a tremendous parking field
- Close proximity to Interstate 80 and Cornhusker Highway

Suite	Space	Rent	Type	Available
5100 A2	2,000 SF	Call Broker	NNN	Immediately
5100 A7	5,000 SF	Call Broker	NNN	Immediately
5130 A1	3,000 SF	Call Broker	NNN	Immediately
5130 A2	2,000 SF	Call Broker	NNN	Immediately
5130 A4	2,000 SF	Call Broker	NNN	Immediately

SITE DATA

Gas/Electrical: Tenant
Sewer/Water: Tenant
Janitorial/Maint: Tenant
Finisher Allowance: TBD

Lease Term: 5-10 Years
Lease Form: Landlord's
Zoning: CC
NNN: Tenant

Fixed CAM: \$4.25*
Fixed Insurance: \$0.75*
(* increase 5% annually)
Pro-Rata RET: est. \$1.80

Agent: Dennis Thaemert
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Agent: Boh Kurylo
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TENANT REPRESENTATION • INVESTMENT SALES
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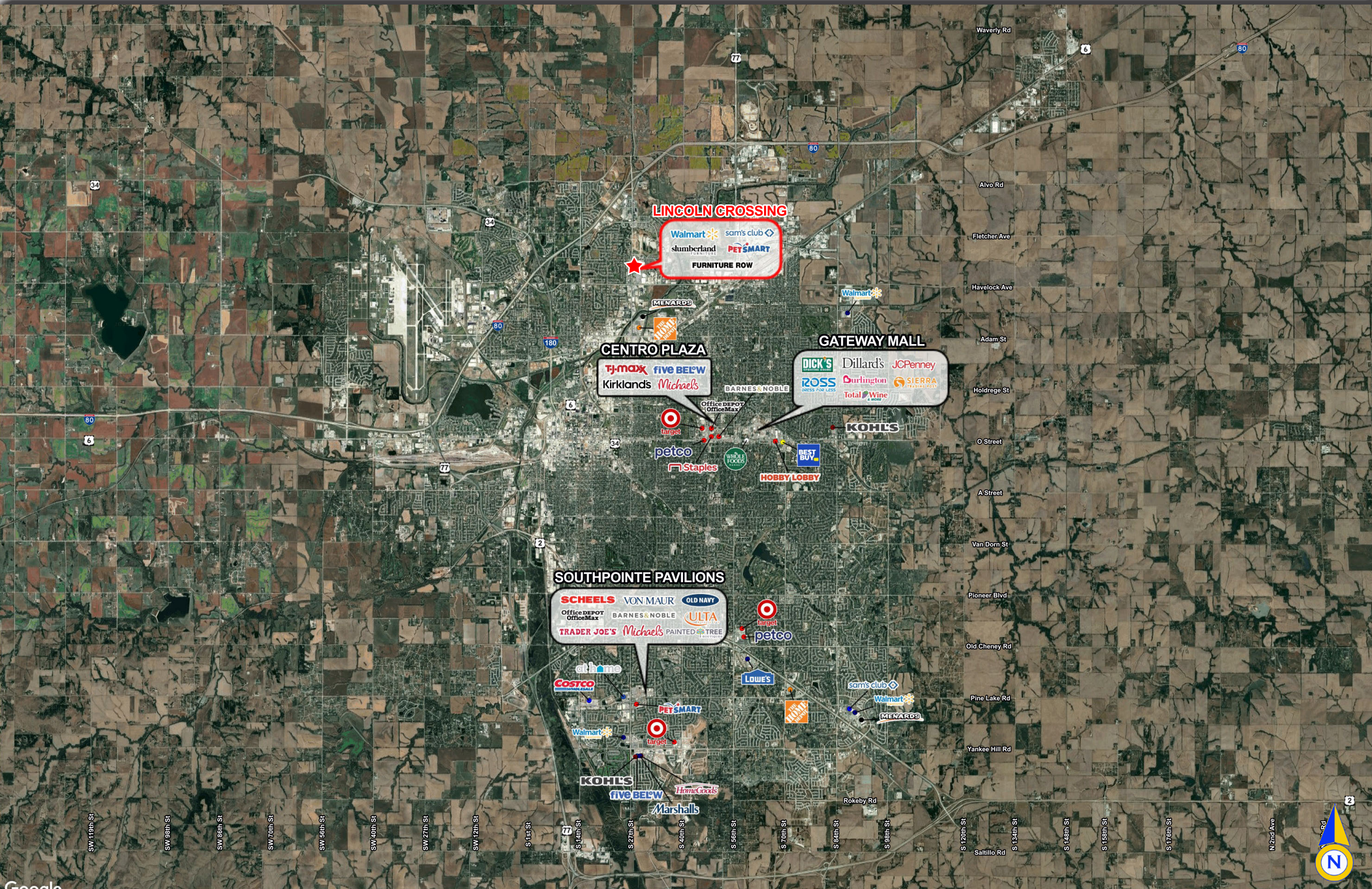
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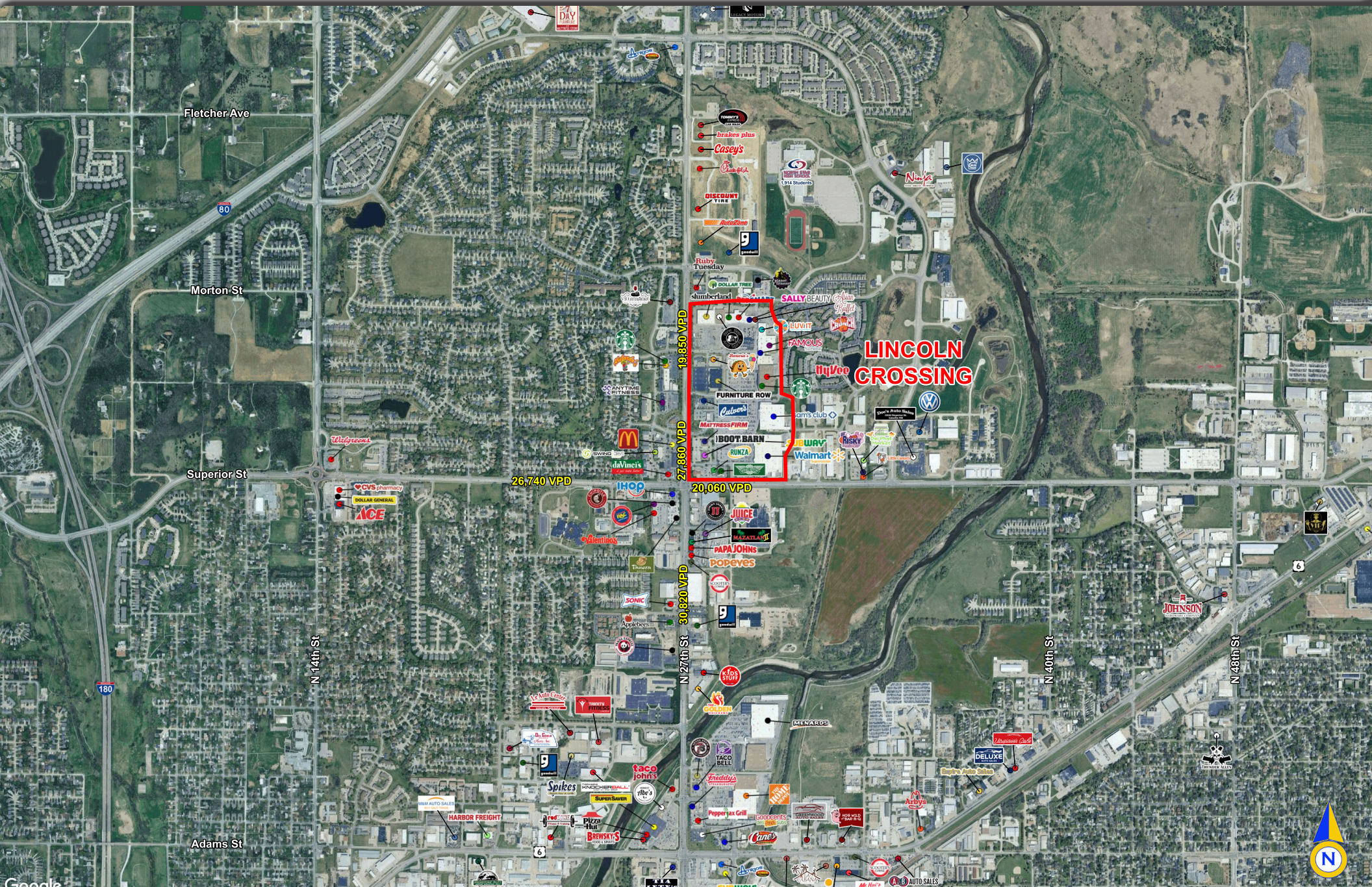
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TENANT	SQ FT
SLUMBERLAND FURNITURE *	51,250
WINE, BEER AND SPIRITS	30,700
DOLLAR TREE	18,022
PETSMART	25,177
AVAILABLE	3,000
AVAILABLE	2,000
SALLY BEAUTY	2,000
AVAILABLE	2,000
ASIAN BUFFET	6,000
AVAILABLE	5,000
LUV IT GIFT & FLOWER SHOP	2,000
CATO	4,000
BLOSSOM NAILS	2,000
AVAILABLE	2,000
SHOPKO OPTICAL	3,000
CRUNCH FITNESS	54,824
FAMOUS FOOTWEAR	5,959.5
AVAILABLE *	25,000
HY VEE *	84,000
FURNITURE ROW *	44,000
UNION BANK *	3,724
RENTERIA'S TACO RICO	2,669
SAM'S CLUB *	134,900
WALMART SUPERCENTER *	185,000
GREAT CLIPS / WING STOP	3,000
BOOT BARN	12,000
GO PHYSICAL THERAPY	3,500
MATTRESS FIRM	6,500
TOTAL	723,225.5 SF
* Separately owned	

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Lat/Lon: 40.8571/-96.6819

N 27th St & Superior St Lincoln, NE 68521	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	9,728	83,979	171,304
2030 Projected Population	9,407	83,218	169,902
2020 Census Population	9,645	82,639	166,639
2010 Census Population	8,998	76,811	154,825
Projected Annual Growth 2025 to 2030	-0.7%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2025	0.5%	0.6%	0.7%
2025 Median Age	32.1	29.4	31.6
Households			
2025 Estimated Households	3,920	31,964	71,177
2030 Projected Households	3,984	33,105	73,828
2020 Census Households	3,939	31,002	68,485
2010 Census Households	3,580	28,565	63,183
Projected Annual Growth 2025 to 2030	0.3%	0.7%	0.7%
Historical Annual Growth 2010 to 2025	0.6%	0.8%	0.8%
Race and Ethnicity			
2025 Estimated White	72.0%	73.7%	75.8%
2025 Estimated Black or African American	6.3%	6.7%	6.2%
2025 Estimated Asian or Pacific Islander	11.5%	7.3%	6.3%
2025 Estimated American Indian or Native Alaskan	0.6%	0.9%	0.9%
2025 Estimated Other Races	9.6%	11.4%	10.8%
2025 Estimated Hispanic	10.1%	11.6%	10.9%
Income			
2025 Estimated Average Household Income	\$81,543	\$83,311	\$83,478
2025 Estimated Median Household Income	\$61,431	\$61,643	\$62,559
2025 Estimated Per Capita Income	\$32,898	\$32,372	\$35,091
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	3.4%	5.8%	4.4%
2025 Estimated Some High School (Grade Level 9 to 11)	6.2%	5.3%	4.6%
2025 Estimated High School Graduate	27.9%	24.7%	22.7%
2025 Estimated Some College	16.7%	18.8%	20.8%
2025 Estimated Associates Degree Only	14.2%	12.3%	12.1%
2025 Estimated Bachelors Degree Only	22.8%	23.6%	23.2%
2025 Estimated Graduate Degree	8.8%	9.5%	12.1%
Business			
2025 Estimated Total Businesses	393	2,306	6,268
2025 Estimated Total Employees	3,713	30,643	88,472
2025 Estimated Employee Population per Business	9.4	13.3	14.1
2025 Estimated Residential Population per Business	24.7	36.4	27.3