



FOR LEASE: LEIGHTON DISTRICT

4630 Leighton Avenue, Lincoln, NE 68504 | 1,532 – 6,899 SF | \$16.00 – \$18.00 PSF, NNN

Listing Agent:

Chris Vasek, SIOR
402 202 7648
cvasek@linepartners.com

1001 S 70th St, Suite 108
Lincoln, NE 68510
402 937 8855
linepartners.com



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ABOUT THE PROPERTY

Brand new retail spaces, situated under 234 apartment units, are now ready for tenant improvements. Come join Lincoln's Pub, Franco's Fresh Mexican, Daq Shack, House of Hunan, and Domino's at the hottest redevelopment project in Lincoln.

This development is located at the corner of the highly trafficked intersections of 48th Street & Leighton Avenue. It's located within a mile of approximately 10,000 students attending Nebraska Wesleyan University and the University of Nebraska-Lincoln's east campus, along with numerous national retailers and restaurants. This mixed use development sits in a heavy residential area including multi-family.

LEASE DETAILS:

- ▶ Space Available: 1,532 - 6,899 SF
 - *Kiosk Available*
- ▶ Rate: \$16.00 - \$18.00 PSF, NNN
- ▶ Lease Term: Negotiable



SITE PLAN: FLATS AT LEIGHTON DISTRICT

First floor commercial below apartments.

BUILDING B

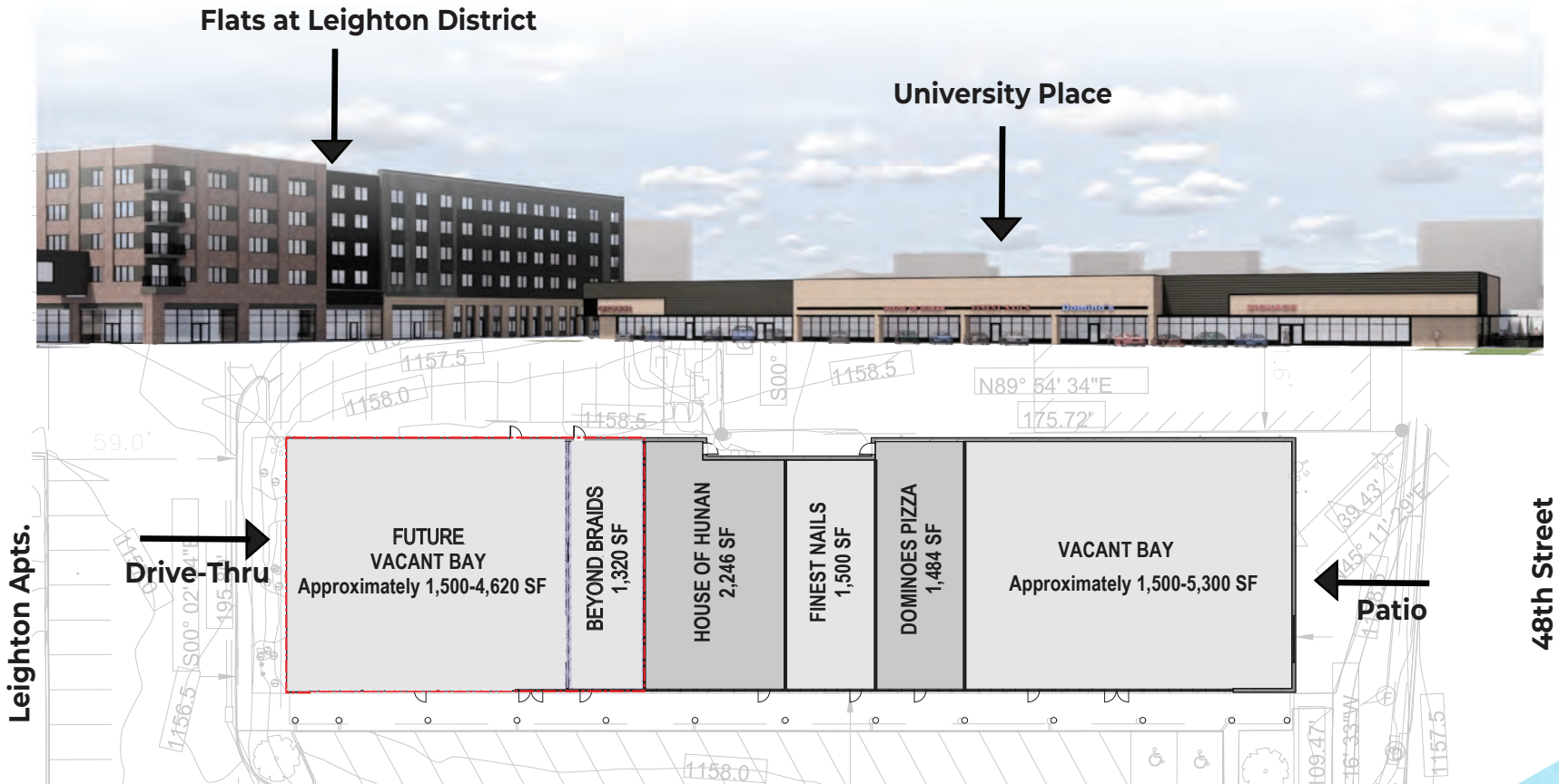


BUILDING A



SITE PLAN: UNIVERSITY PLACE

Building being refaced in 2021.

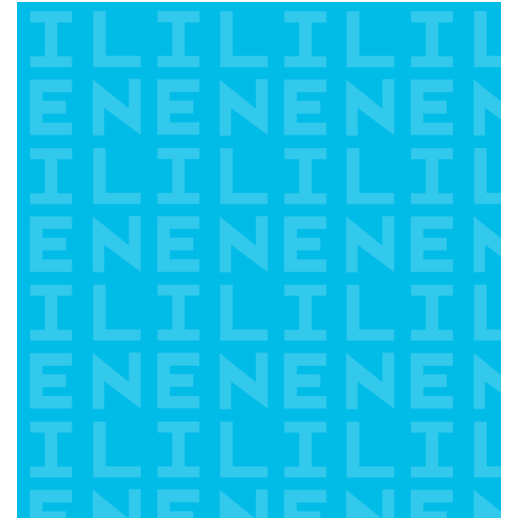


FLATS AT LEIGHTON DISTRICT PHOTOS



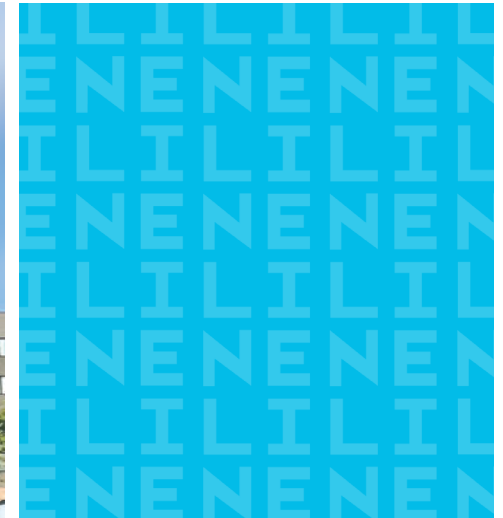
UNIVERSITY PLACE PHOTOS

Building being refaced in 2021.



KIOSK AT LEIGHTON DISTRICT PHOTOS

Kiosk space available.
Contact LINE for more details.



NEIGHBORHOODS DEMOGRAPHICS

4630 LEIGHTON AVENUE | LINCOLN, NE 68504

	1 MILE	3 MILE	5 MILE
2020 Estimated Population	14,948	111,053	206,291
2025 Projected Population	15,824	117,085	217,891
2020 Est. Total Housing Units	6,702	48,273	92,026
2020 Estimated Households	6,266	45,584	87,015
2020 Est. Average Household Income	\$54,202	\$63,843	\$71,110
2020 Estimated Total Businesses	434	5,706	9,843
2020 Estimated Total Employees	5,793	82,453	135,990



Daily Traffic Count:
22,000+

AERIAL



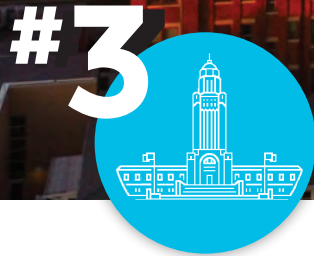
AERIAL



LINCOLN OVERVIEW



#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 OVERVIEW

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. Other 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 the Place to Be.



LINCOLN DEMOGRAPHICS



Total Households

1 mi: 5,032
3 mi: 42,998
5 mi: 89,676



Household Income

1 mi: \$73,659
3 mi: \$66,894
5 mi: \$64,055



Total Housing Units

1 mi: 5,169
3 mi: 44,532
5 mi: 93,553



Total Businesses

1 mi: 562
3 mi: 3,009
5 mi: 7,915



Total Employees

1 mi: 6,833
3 mi: 35,535
5 mi: 105,253



LINCOLN DEMOGRAPHICS	
Projected Annual Growth	1.0%
Historical Annual Growth 2010-2021	1.3%

2.3% UNEMPLOYMENT



The Omaha and Lincoln Metro corridor is also known as the Silicone Prairie, where several tech companies were founded and continue to grow.

MAJOR EMPLOYERS



TEAM

WE OFFER A TRUE CONSULTATIVE RELATIONSHIP, ENABLING THOSE WHO WORK WITH US TO FEEL CONFIDENT IN THEIR DECISIONS.

For us, finding a real estate solution is only the beginning. Our approach is based on building relationships that afford growth and opportunity. We're a team of real estate professionals who offer industry-leading expertise with the knowledge and responsiveness of a local partner. We take pride in our work and care deeply about the communities we support.



Chris Vasek, SIOR | President

cvasek@linepartners.com | M: 402 202 7648 | O: 402 937 8855

Joining LINE Partners as President in 2020, Chris brings with him 14 years of industry-related experience. He is a SIOR (Society of Industrial and Office Realtors) member and a life-long Lincolnite. Chris specializes in investment, industrial, office sales and leasing, and redevelopment. He's completed the Leadership Lincoln Class XXVI, and the Youth Leadership Lincoln Class V. A graduate of Nebraska Wesleyan University, Chris majored in Business Administration with emphasis in economics and mathematics. Chris actively serves in the Lincoln community as a Habitat for Humanity Restore Board Member and President of Houses of Hope Board.



Mattison Wenzl | Senior Associate

mwenzl@linepartners.com | M: 402 540 8587 | O: 402 937 8855

Involved in the brokerage world since 2017, Mattison moved to Line Partners in 2020. Earning her bachelor's degree in Business Management from Doane College, Mattison has built a large portfolio consisting of tenants, owners, and landlords. She specializes in all aspects of commercial real estate including retail, office, industrial, and land.



Jared Sveen | Sales Associate

jsveen@linepartners.com | M: 402 770 5414 | O: 402 937 8855

Born and raised in Lincoln, Jared has a multi-faceted understanding of the real estate industry with his personal experience owning and managing a variety of residential properties as well a commercial property. Building on that knowledge, he recently received his license as a residential and commercial Realtor, and is hitting the ground running. Jared graduated from the University of Nebraska-Lincoln with a degree in Business Administration, majoring in accounting, and minoring in finance.

