

FOR LEASE - LEIGHTON DISTRICT

4630 LEIGHTON AVENUE, LINCOLN, NE 68504

RETAIL | 1,320 - 5,300 SF | \$18 PSF (NNN)



PRESENTED BY:

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INTRODUCTION

Incredible opportunity to lease retail space in an established Lincoln neighborhood! Leighton District has come to life with these key elements:

- 234 luxury apartment units - 99% occupied
- 34,000 sq. ft. of retail
- Established tenants: Dominos, Imperial Kitchen, Beyond Braids and Finest Nails
- Drive-thru & patio space available

City+Ventures has invested in the University Place neighborhood with a goal of preserving what makes it unique, while growing the number of residents and options for patrons. Plans for Phase 2 include hundreds more apartment units. Leighton is strategically located between University of Nebraska's East Campus and Nebraska Wesleyan University.

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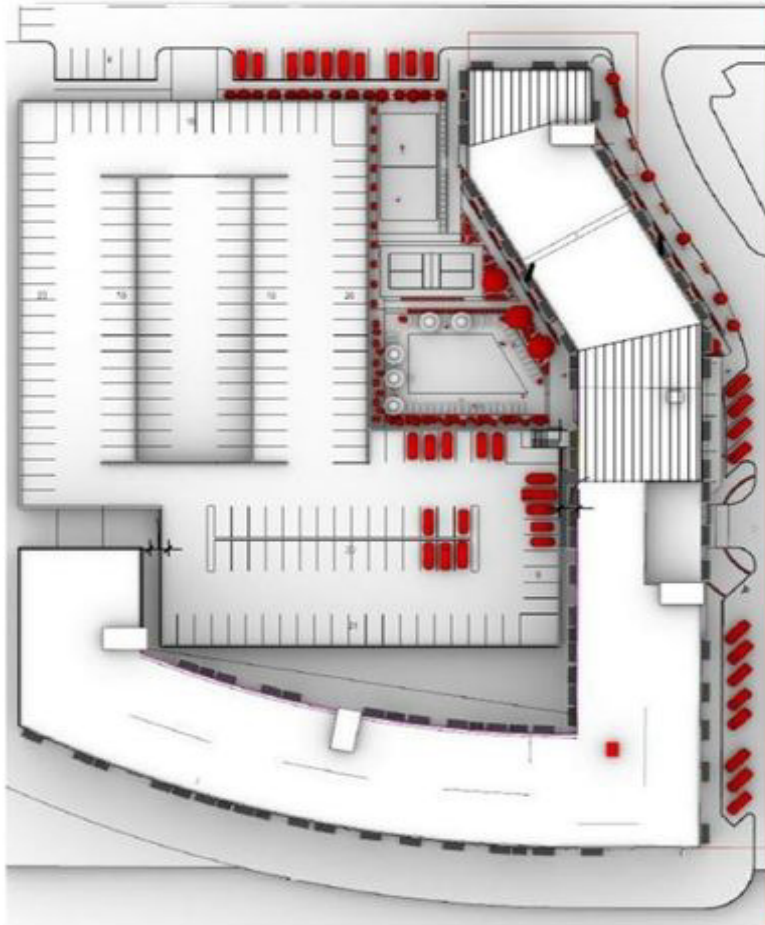
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Future Development



Existing



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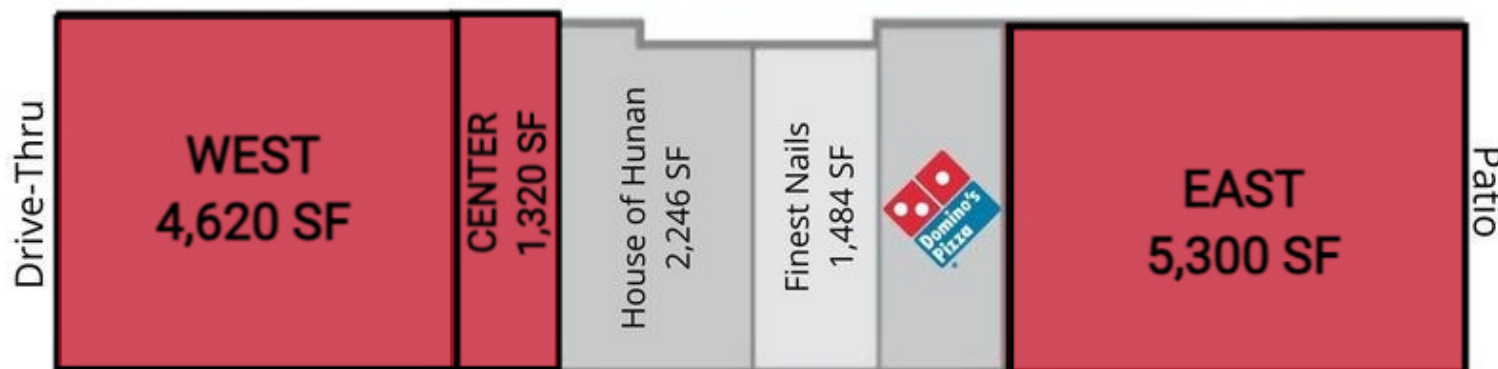
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University Place



48th Street

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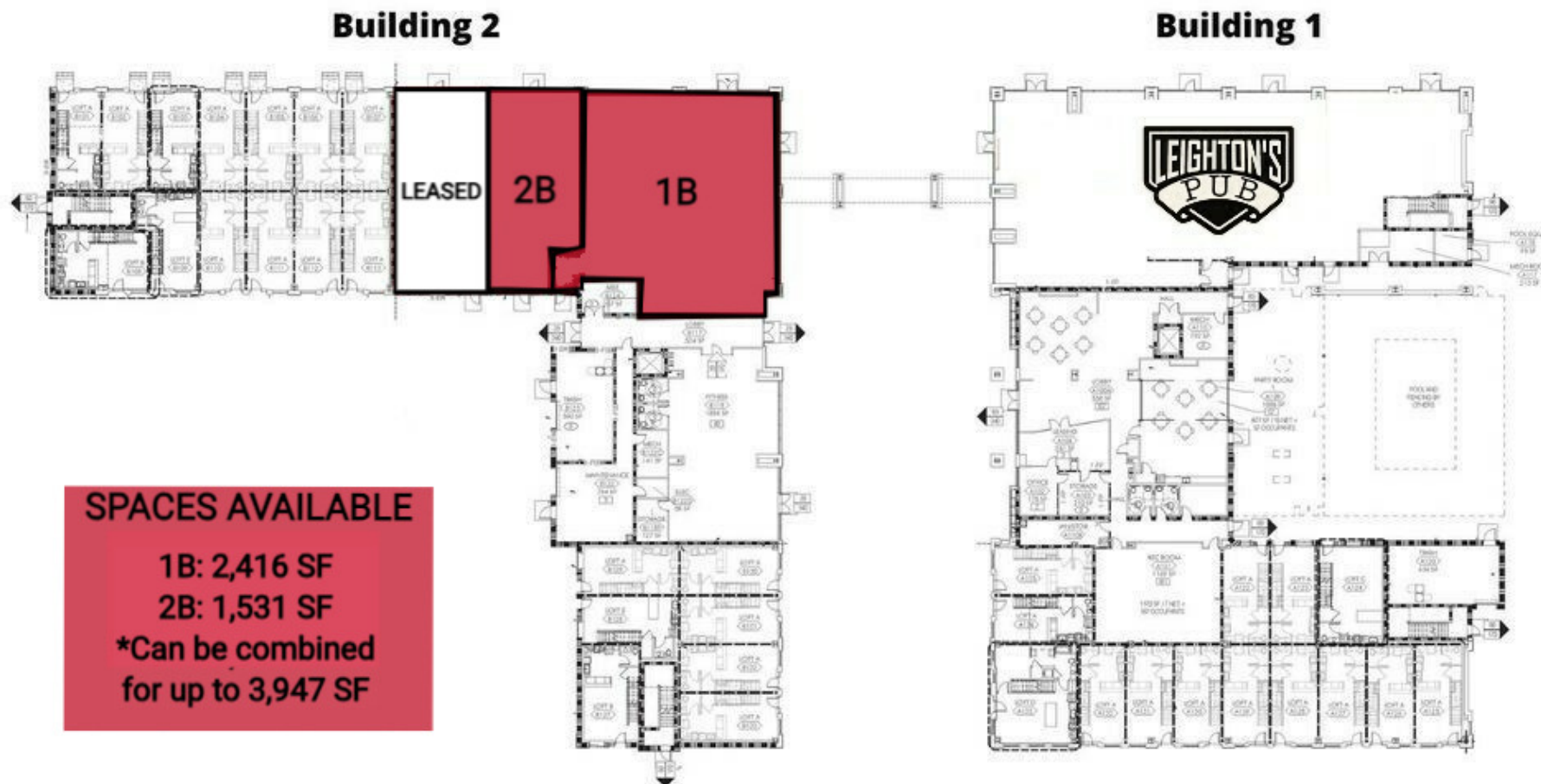
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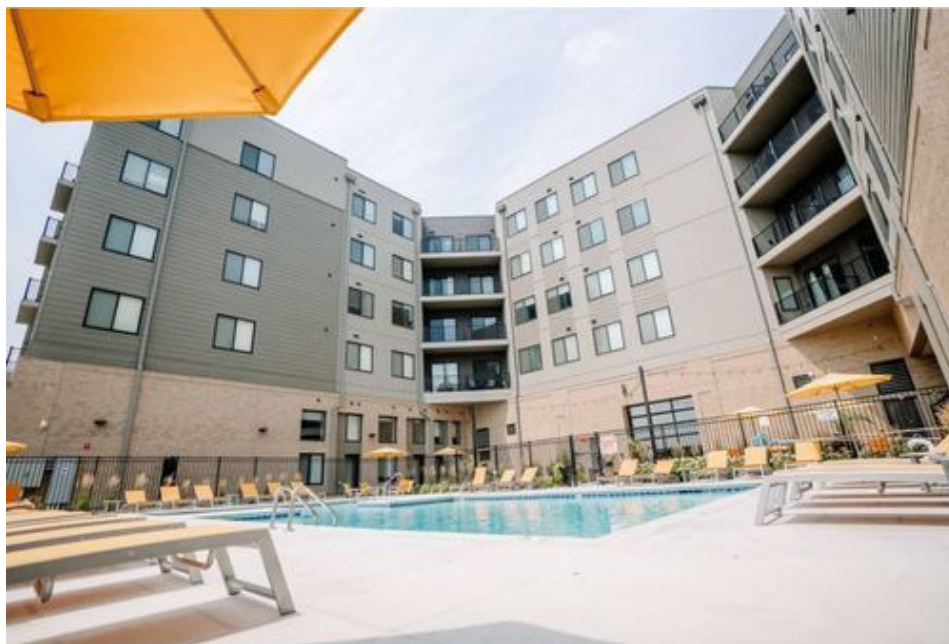
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234 apartments

10,000 students in 1
mile radius



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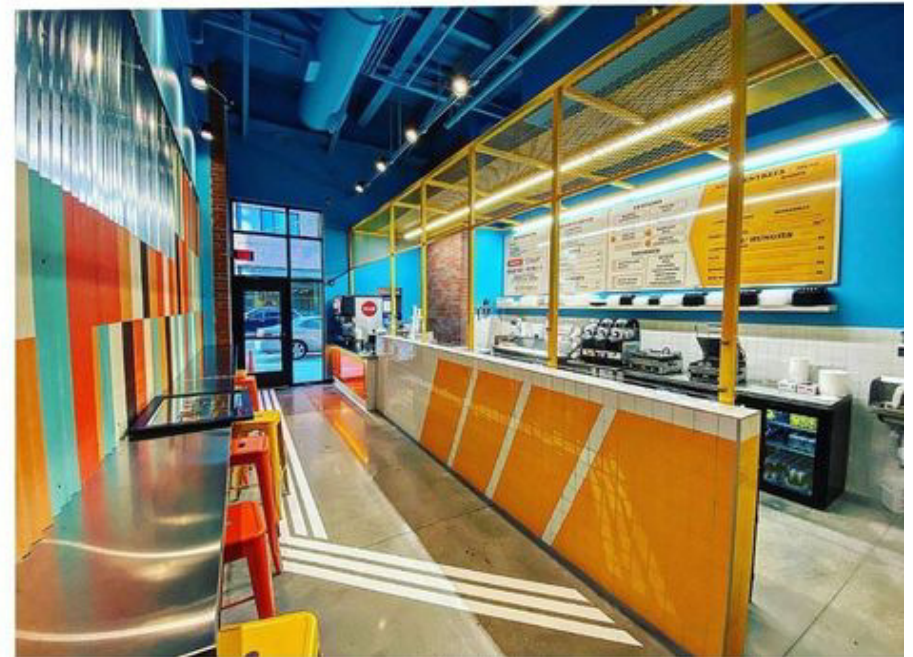
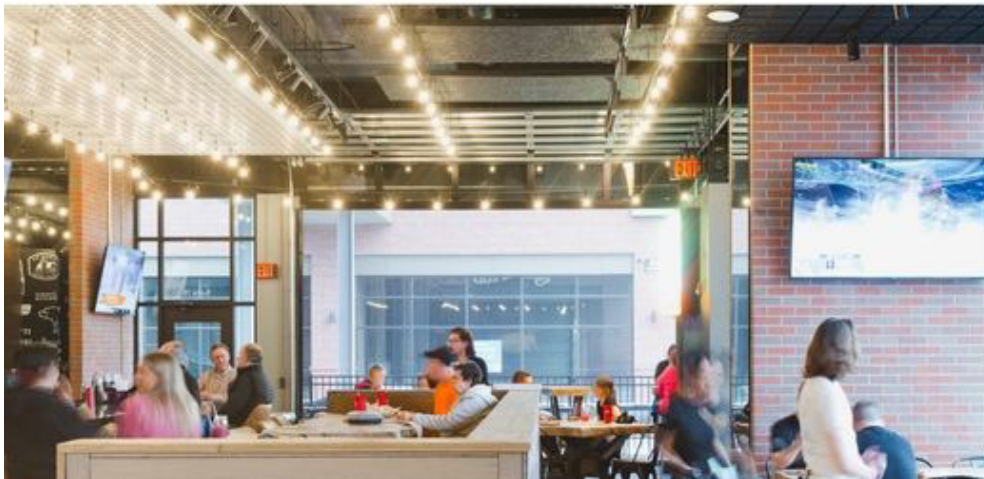


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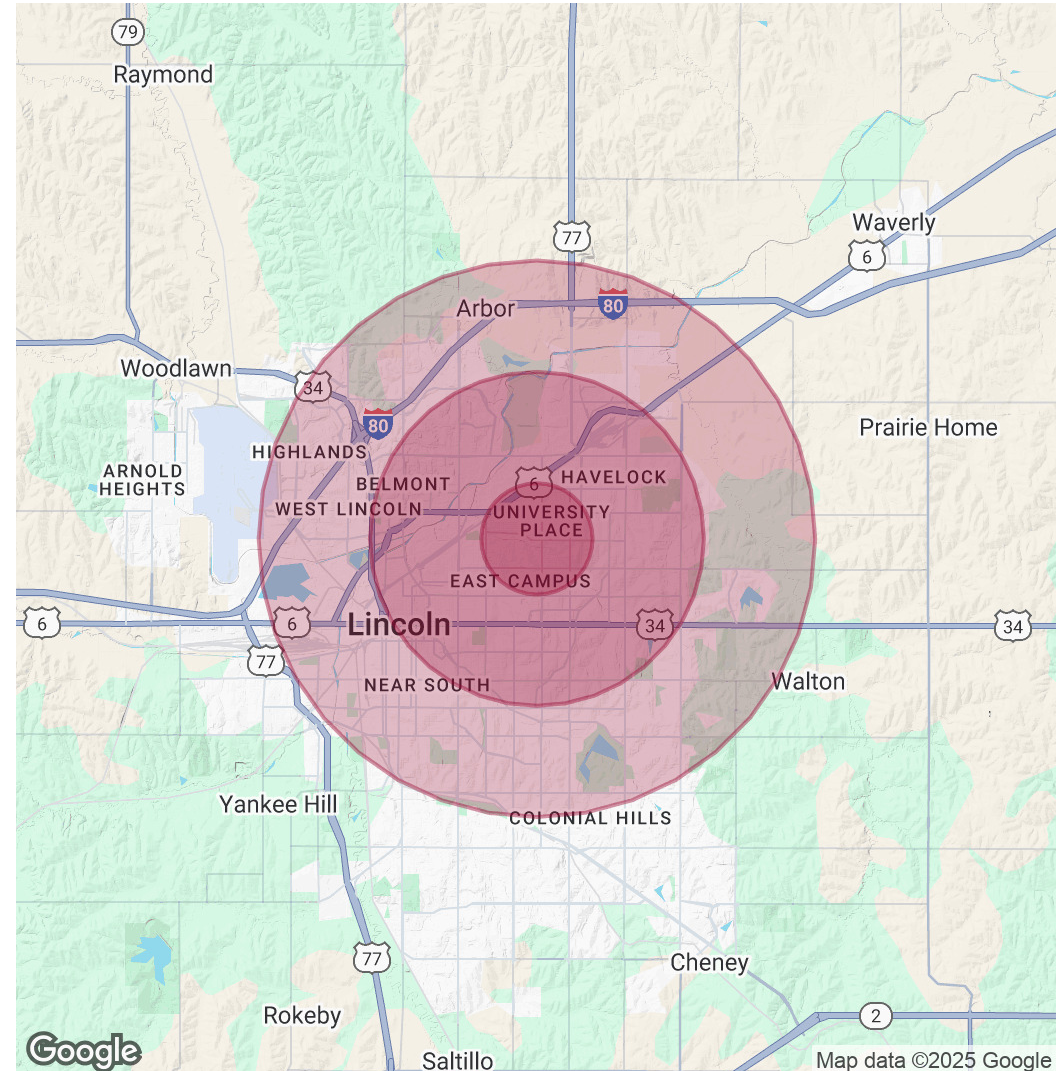
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 14,634 | 94,866 | 217,083 |
| Average Age | 28.0 | 32.3 | 33.2 |
| Average Age (Male) | 29.8 | 31.5 | 32.1 |
| Average Age (Female) | 27.2 | 34.0 | 34.6 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 6,654 | 41,075 | 91,164 |
| # of Persons per HH | 2.2 | 2.3 | 2.4 |
| Average HH Income | \$38,569 | \$48,812 | \$52,768 |
| Average House Value | \$107,935 | \$144,176 | \$154,188 |

* Demographic data derived from 2020 ACS - US Census



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LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



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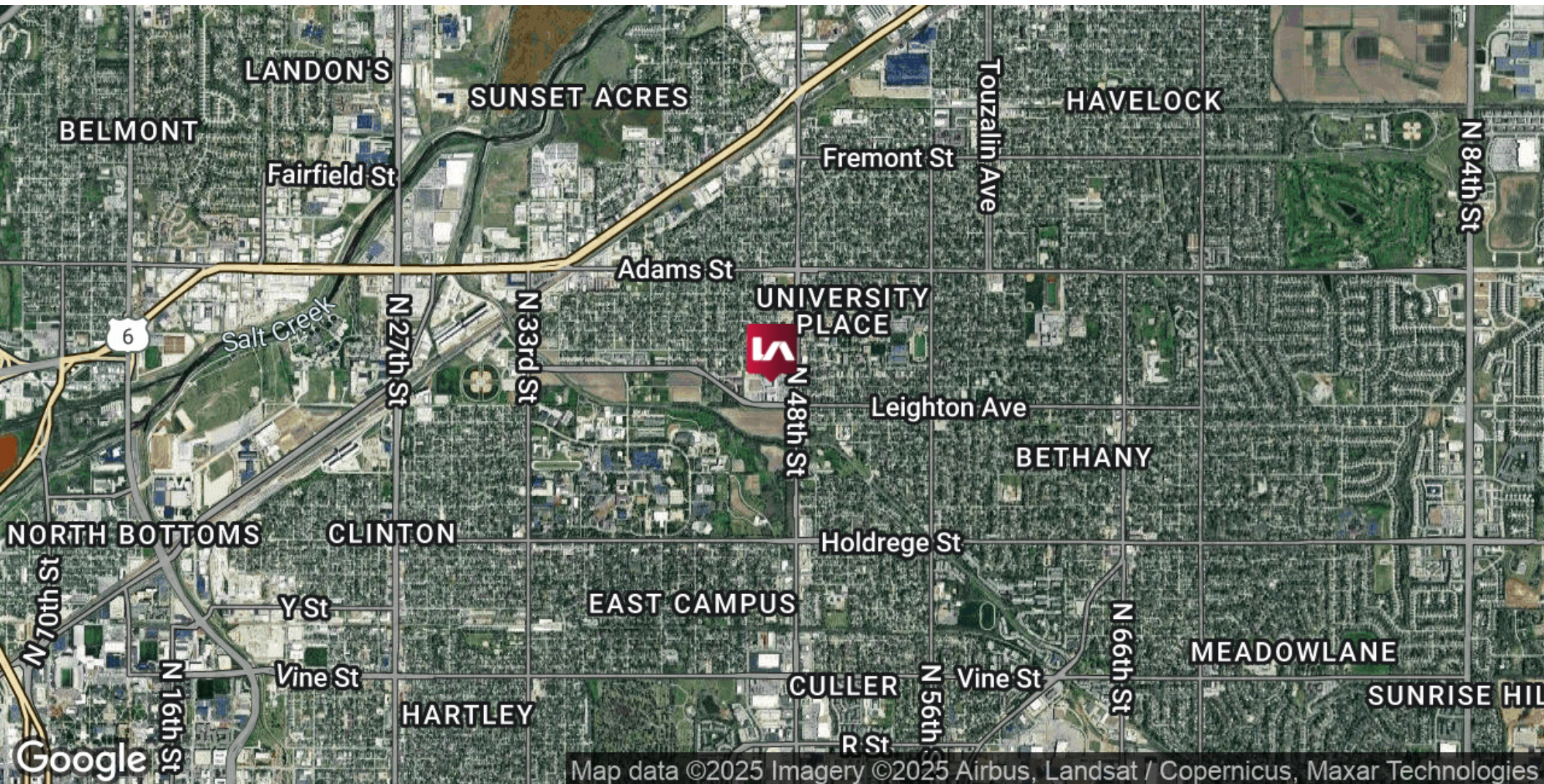
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