

The Next Retail Stop Along Hwy 77



NOW LEASING



Features:

- Benefits from the new US-77/Warlick Blvd interchange, improving access and traffic flow by Fall 2027.
- 15 acres located in Lincoln's emerging southwest growth corridor.
- Potential for approximately 12,000 SF of neighborhood retail development.
- Adjacent to The Reserve on 77, WarHorse Casino, and established convenience traffic generators.
- Ideally positioned for QSRs, neighborhood retail, service-oriented businesses, and destination users.

Surrounding Upgrades:

WarHorse Casino

- ~70,000–80,000 SF of additional gaming space, table games, and a new sports bar.

Hwy 77

- \$23.6 million in investment.

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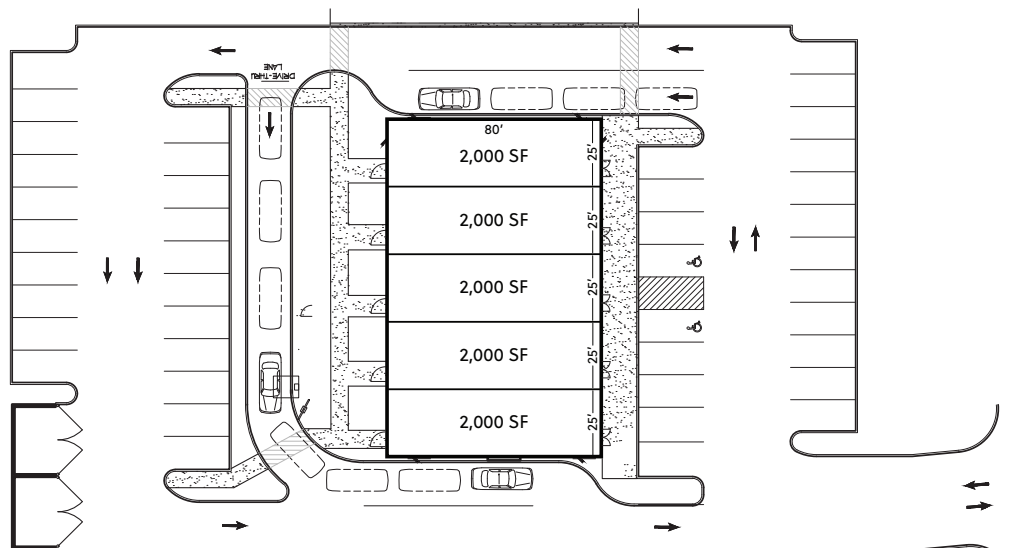
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CONCEPT 2.03 ACRE RETAIL STRIP



**Concept drawing, subject to change with the development of the property.*

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Demographics

Population

- 1 mile: 1,860
- 3 miles: 34,299
- 5 miles: 127,062

Population Median Age

- 1 mile: 39.3
- 3 miles: 38.0
- 5 miles: 35.0

Average Household Income

- 1 mile: \$127,016
- 3 miles: \$130,178
- 5 miles: \$105,557

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*Demographic Information courtesy of Regis Online Sites USA