

# CODDINGTON SHOPPING CENTE

1550 S Coddington Ave, Lincoln, NE 68522



## PROPERTY DESCRIPTION

Retail space available in a well-established shopping center at the bustling intersection of West A and Coddington Ave. This location offers convenient access, and strong co-tenancy, drawing consistent customer traffic throughout the day. Ideal for retail, service, or specialty users looking to join a vibrant mix of tenants. Ample parking and prominent signage opportunities make this an exceptional choice for businesses seeking exposure and convenience in a busy retail corridor.

## OFFERING SUMMARY

|                    |                     |
|--------------------|---------------------|
| Lease Rate         | \$13.00 SF/yr (NNN) |
| Number of Units    | 11                  |
| Total Available SF | 3,039 SF            |
| Lot Size           | 405,322 SF          |
| Building Size      | 81,135 SF           |
| NNN                | \$4.65 / SF         |

| SPACES                    | LEASE RATE    | SPACE SIZE |
|---------------------------|---------------|------------|
| 1550 S Coddington Suite E | \$13.00 SF/yr | 3,039 SF   |

| DEMOGRAPHICS      | 0.3 MILES | 0.5 MILES | 1 MILE   |
|-------------------|-----------|-----------|----------|
| Total Households  | 253       | 1,256     | 3,596    |
| Total Population  | 681       | 3,432     | 10,424   |
| Average HH Income | \$91,418  | \$88,427  | \$82,154 |



**TOM GIFFORD**  
Broker  
402.326.2413  
TJGifford@SpeedwayProperties.com



**KERI BOWER**  
Commercial Leasing Agent  
402.323.3127  
kabower@speedwayproperties.com

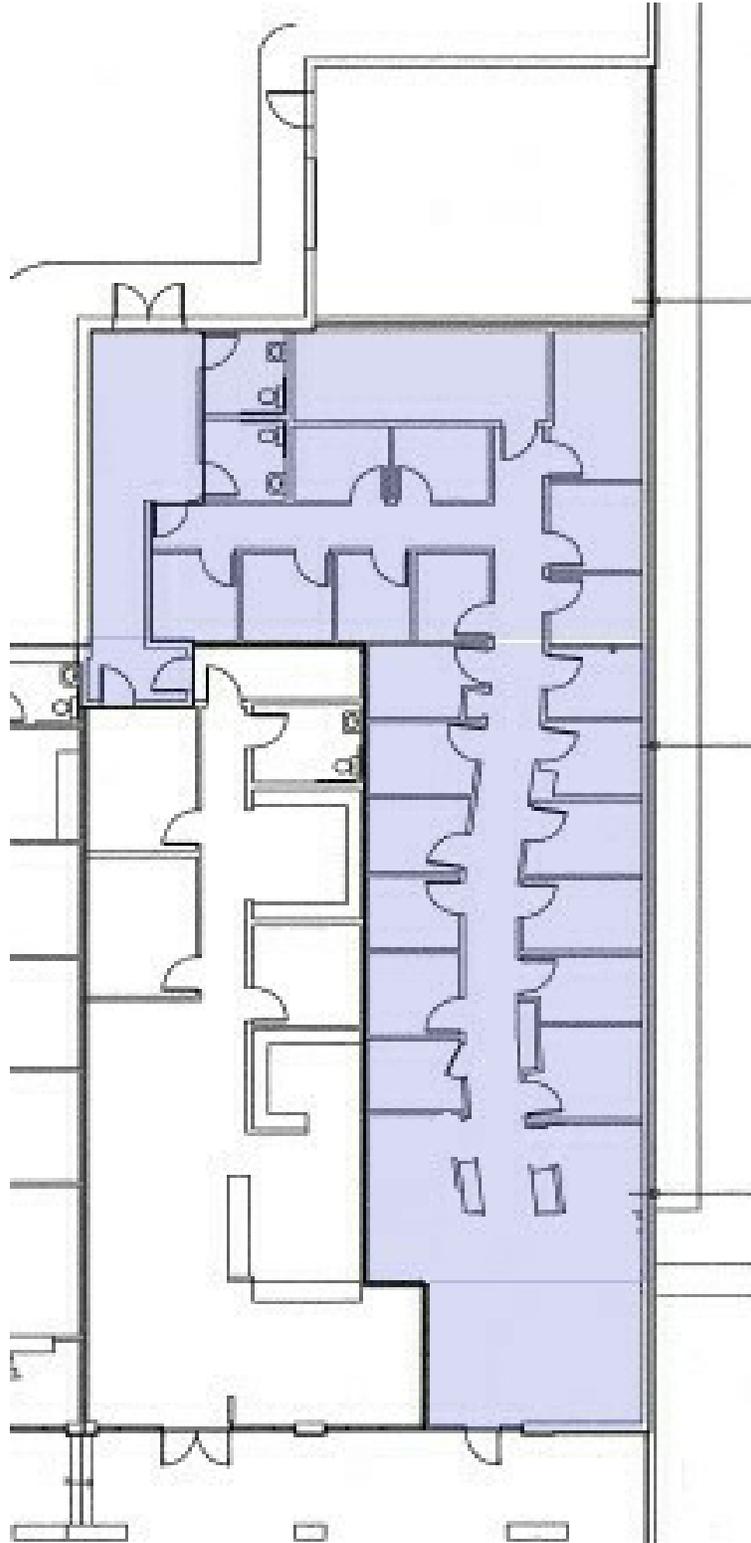


**LAUREN COOK**  
Commercial Leasing Agent  
402.323.3126  
lmcook@speedwayproperties.com



# CODDINGTON SHOPPING CENTE

1550 S Coddington Ave, Lincoln, NE 68522



**TOM GIFFORD**  
Broker  
402.326.2413  
TJGifford@SpeedwayProperties.com



**KERI BOWER**  
Commercial Leasing Agent  
402.323.3127  
kabower@speedwayproperties.com



**LAUREN COOK**  
Commercial Leasing Agent  
402.323.3126  
lmcook@speedwayproperties.com



Street Retail For Lease

# CODDINGTON SHOPPING CENTE

1550 S Coddington Ave, Lincoln, NE 68522



**TOM GIFFORD**  
Broker  
402.326.2413  
TJGifford@SpeedwayProperties.com



**KERI BOWER**  
Commercial Leasing Agent  
402.323.3127  
kabower@speedwayproperties.com

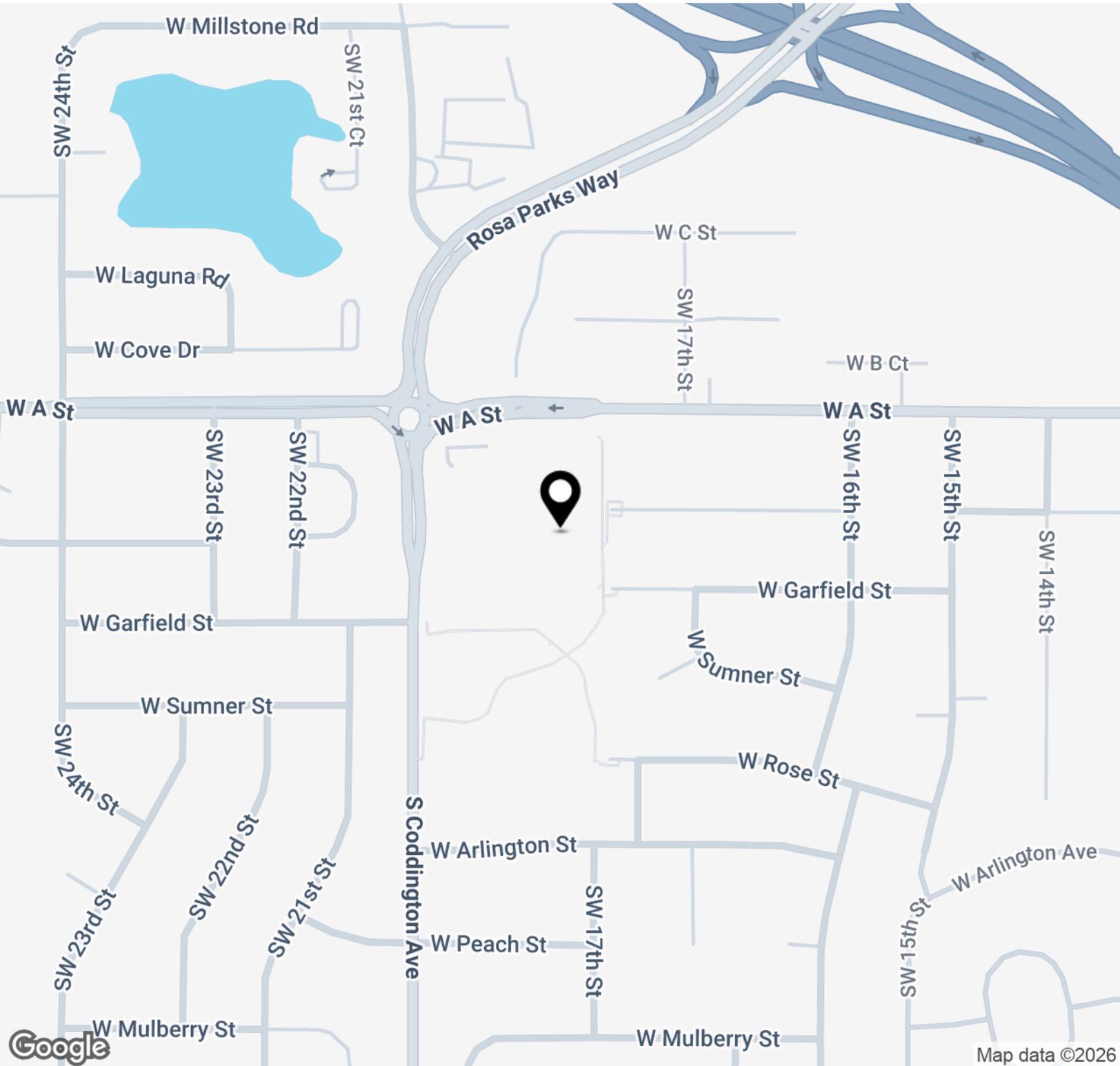


**LAUREN COOK**  
Commercial Leasing Agent  
402.323.3126  
lmcook@speedwayproperties.com



# CODDINGTON SHOPPING CENTE

1550 S Coddington Ave, Lincoln, NE 68522



**TOM GIFFORD**  
Broker  
402.326.2413  
TJGifford@SpeedwayProperties.com



**KERI BOWER**  
Commercial Leasing Agent  
402.323.3127  
kabower@speedwayproperties.com

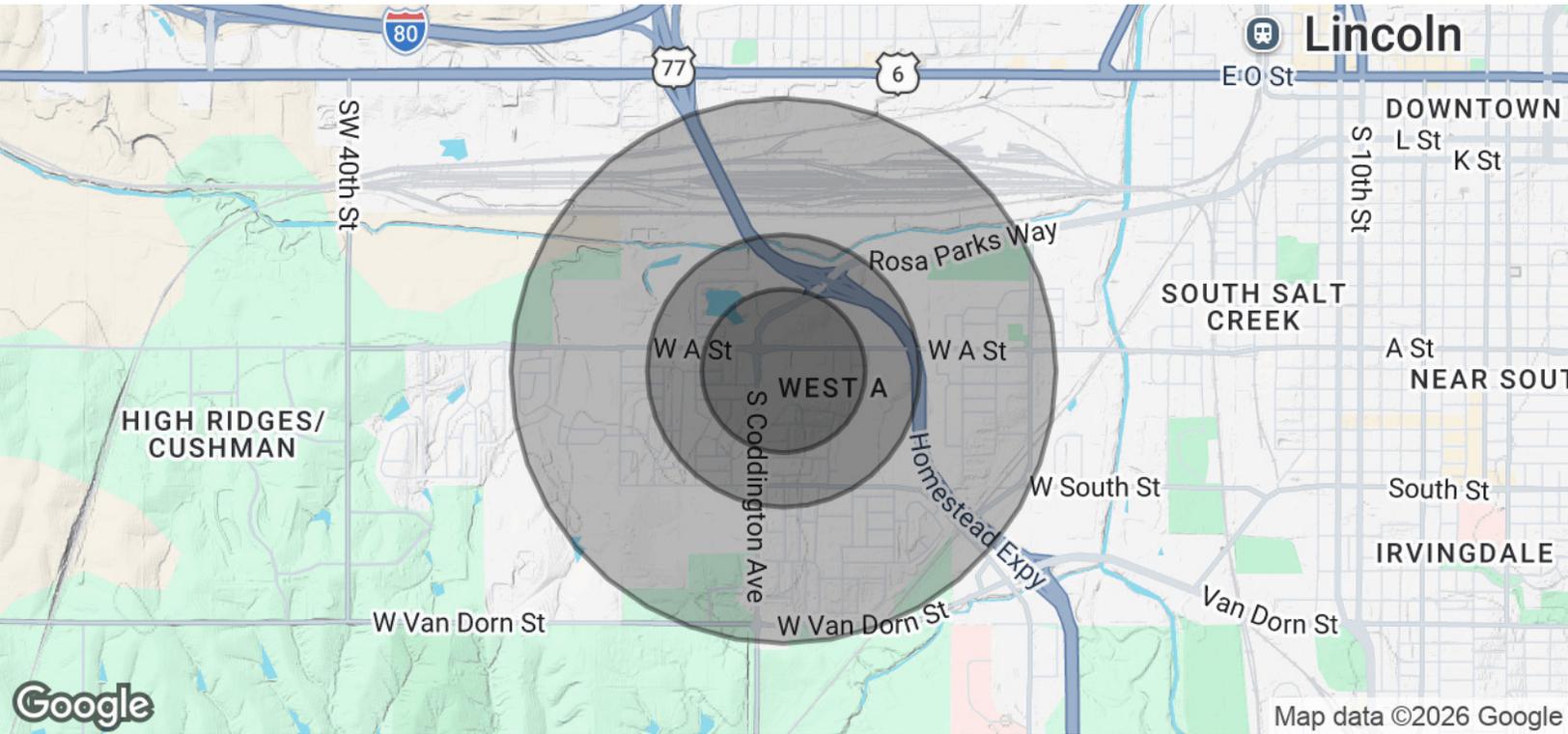


**LAUREN COOK**  
Commercial Leasing Agent  
402.323.3126  
lmcook@speedwayproperties.com



# CODDINGTON SHOPPING CENTE

1550 S Coddington Ave, Lincoln, NE 68522



| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 681       | 3,432     | 10,424 |
| Average Age          | 37        | 36        | 35     |
| Average Age (Male)   | 36        | 35        | 34     |
| Average Age (Female) | 39        | 38        | 36     |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 253       | 1,256     | 3,596     |
| # of Persons per HH | 2.7       | 2.7       | 2.9       |
| Average HH Income   | \$91,418  | \$88,427  | \$82,154  |
| Average House Value | \$223,489 | \$220,842 | \$244,438 |

Demographics data derived from AlphaMap



**TOM GIFFORD**  
 Broker  
 402.326.2413  
 TJGifford@SpeedwayProperties.com



**KERI BOWER**  
 Commercial Leasing Agent  
 402.323.3127  
 kabower@speedwayproperties.com



**LAUREN COOK**  
 Commercial Leasing Agent  
 402.323.3126  
 lmcook@speedwayproperties.com

