

RETAIL/OFFICE SPACE FOR LEASE

**210 FRONTIER ST,
SUITE 5
LEXINGTON, NEBRASKA**

**\$10.20 PSF BASE
LEASE PLUS \$4.80
NNN = \$15 PSF TOTAL**

\$1,750 PER MONTH

1,400 RSF

**MODERN STRIP MALL
IN A FANTASTIC
LOCATION IN
HIGH-TRAFFIC AREA**



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AGENT COMMENTS

Modern strip mall in a fantastic location located in a high-traffic area in Lexington, NE! Space is 1,400 rsf, including 10' high drop ceiling, display windows, an office area, storage, with both men's and women's restrooms, and common storage in the back. This is ready for your next retail or office move!

PROPERTY DETAILS



Property Location: 210 Frontier Street, Suite 5, Lexington, NE

Building Class: B

Price Per Square Foot: \$10.20 psf base lease plus \$4.80 NNN

Base Lease + NNN: \$15 psf

Price Per Month: \$1,750

Lease Term: 3 Year Minimum

Floor Level: 1

Space Type: Retail/Office

Rentable Space: 1,400 rsf

Ceiling Height: 10' Drop Ceiling (14.5' Total Height)

Offices: 1 (14.5' x 13.5')

Restrooms: Yes, 1 Men's & 1 Women's

Available Date: ASAP

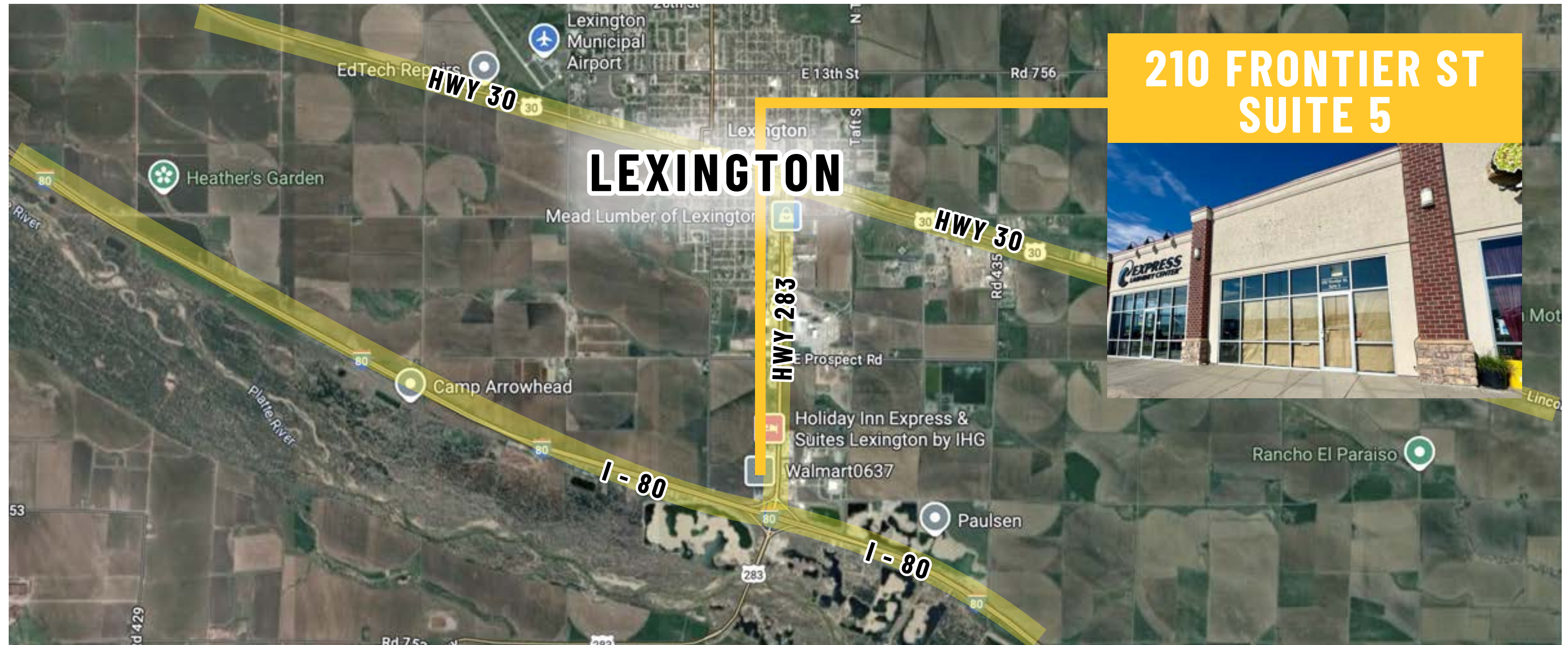
Signage: Available

ADA Compliancy: Yes

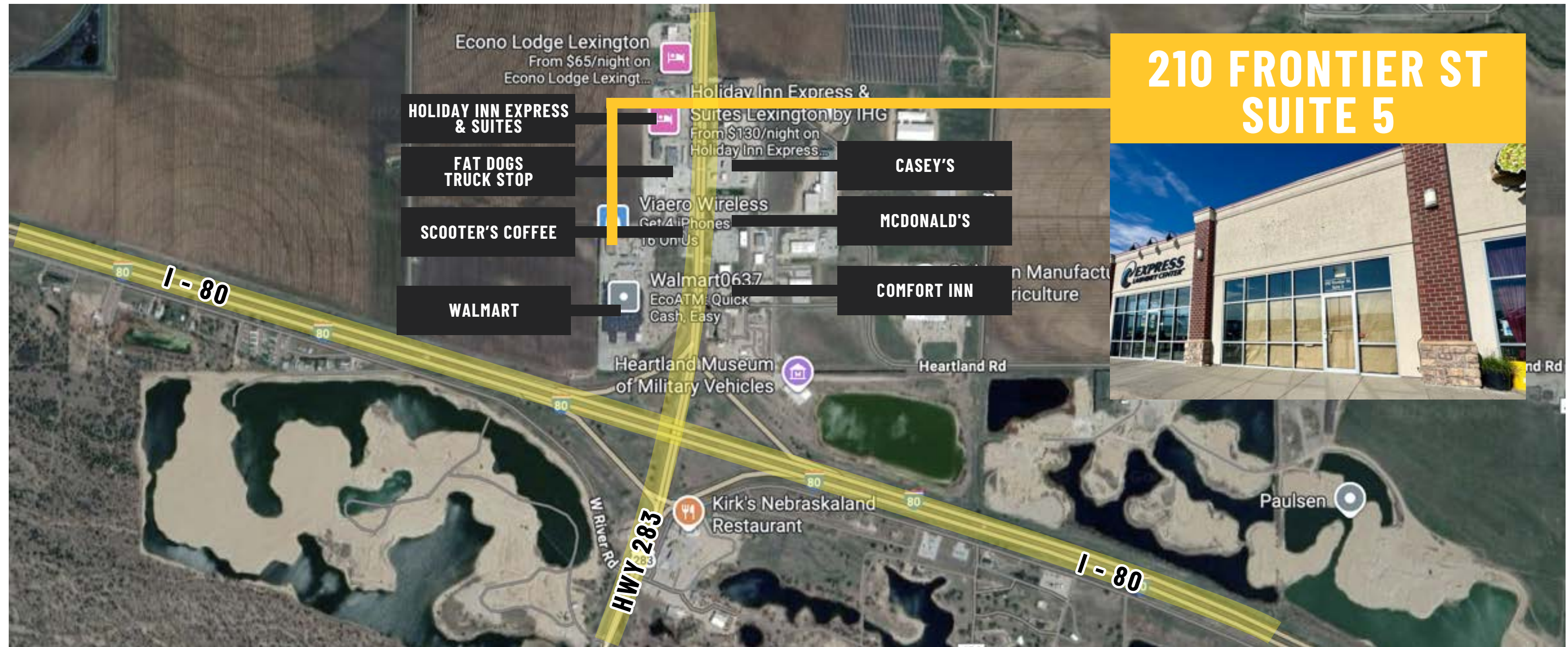
LEGAL DESCRIPTION: SUITE 5 OF THE NORTH 210 FEET OF WEST 265 FEET; LOT 1; BLOCK 1; FERTITTA ADDITION TO THE CITY OF LEXINGTON; DAWSON COUNTY, NEBRASKA



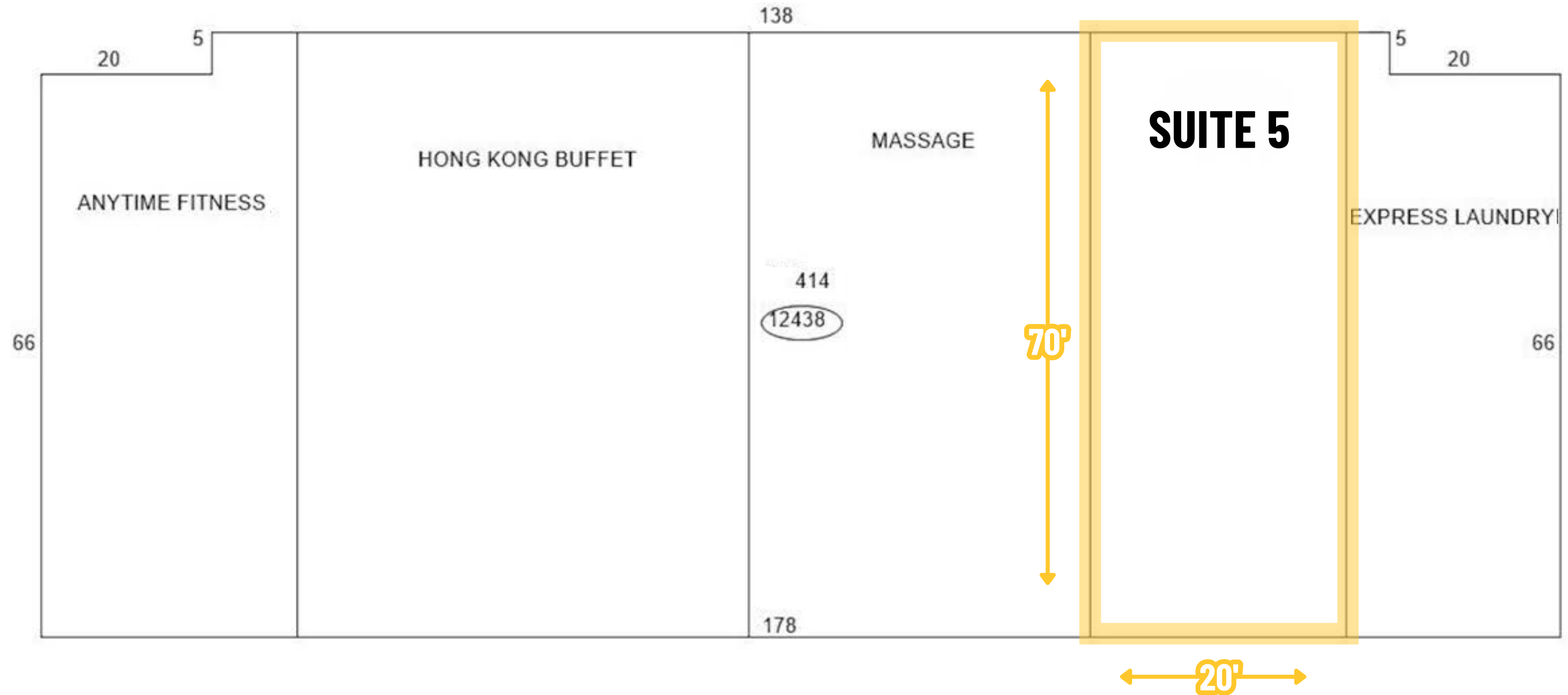




MAP 1



MAP 2



SUITE LAYOUT

Trade Area Report

Lexington, NE 68850

CENTURY 21
Midlands

Trade Area Summary

Attribute Summary for Lexington, NE 68850

Median Household Income

\$61,178

Source: 2024/2029 Income (Esri)

Median Age

32.9

Source: 2024/2029 Age: 5 Year
Increments (Esri)

Total Population

12,485

Source: 2024 Age: 1 Year Increments
(Esri)

1st Dominant Segment

Forging Opportunity

Source: 2024 Tapestry Market
Segmentation (Households)

Consumer Segmentation

LIFE MODE - What are the people like that live in this area?



Sprouting Explorers

Young homeowners with families

URBANIZATION - Where do people like this usually live?

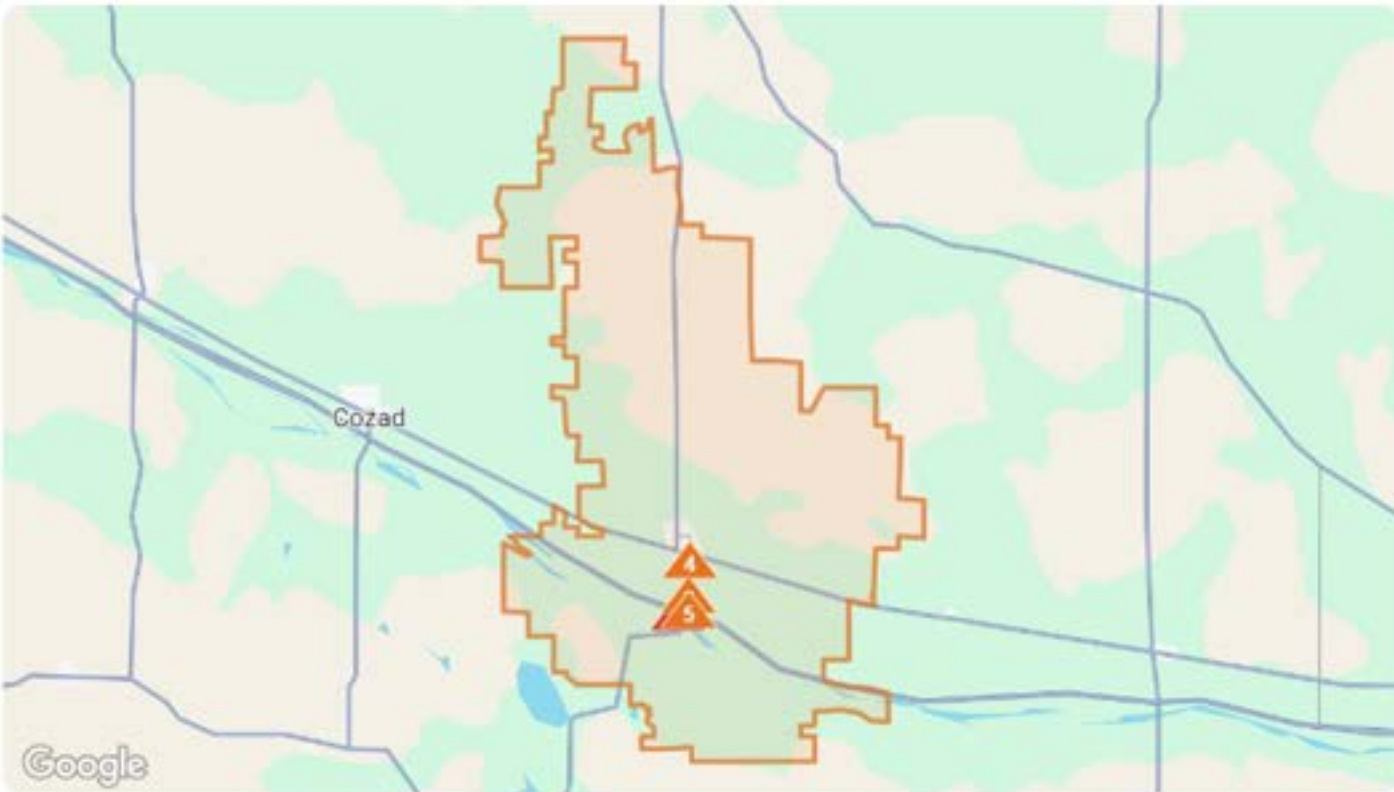


Urban Periphery

City life for starting families in neighborhoods that fringe major cities

Top Tapestry Segments	Forging Opportunity	Salt of the Earth	Prairie Living	Rural Resort Dwellers
% of Households	2,894 (70.0%)	619 (15.0%)	479 (11.6%)	140 (3.4%)
Lifestyle Group	Sprouting Explorers	Cozy Country Living	Cozy Country Living	Cozy Country Living
Urbanization Group	Urban Periphery	Rural	Rural	Rural
Residence Type	Single Family	Single Family	Single Family	Single Family/Seasonal
Household Type	Married Couples	Married Couples	Married Couples	Married Couples w/No Kids
Average Household Size	3.34	2.52	2.49	2.18
Median Age	32.3	44.3	43.2	56.4
Diversity Index	82.2	29	31.7	31
Median Household Income	\$56,700	\$78,200	\$75,900	\$69,600
Median Net Worth	\$106,500	\$317,400	\$293,700	\$341,000
Median Home Value	\$197,400	\$252,700	\$240,200	\$362,100
Homeownership	62.5	85.5	81.9	85
Employment	Services or Transport/Material Moving	Professional or Mgmt/Bus/Financial	Mgmt/Bus/Financial or Professional	Professional or Mgmt/Bus/Financial
Education	High School Diploma	High School Diploma	High School Diploma	High School Diploma
Preferred Activities	Shop at discount and department stores. Subscribe to satellite TV to watch their favorite programs.	Spending time with family is their top priority. Outdoor sports and activities.	Faith and religion are important. Go fishing, hunting, boating, camping.	Spend time with their spouses and maintain a social calendar. Go freshwater fishing, hunting and motorcycling.
Financial	Balance their budgets carefully by spending only on necessities	Prefer to conduct business in person	Bank in person, have noninterest checking accounts, invest in CDs	Shifting to low-risk assets
Media	Magazines are extremely popular sources of news and information	Satellite dishes and high speed internet through DSL	Read the local newspaper, listen to faith and country music	Taste in TV shows reflects their hobbies
Vehicle	Own 1-2 vehicles; carpool	Own truck, ATV	Highest ranked market for owning 4+ vehicles	Own older, domestic vehicles

Traffic Counts



Daily Traffic Counts

- Up to 6,000 / day
- 6,001 - 15,000
- 15,001 - 30,000
- 30,001 - 50,000
- 50,001 - 100,000
- Over 100,000 / day

Traffic Counts by Highest Traffic Count

1 20,068

I- 80

2024 Est. daily traffic counts

Cross: Plum Creek Pkwy

Cross Dir: E

Distance: 0.42 miles

Historical counts

Year	▲	Count	Type
2021	▲	19,840	AADT

2 12,675

Plum Creek Parkway

2021 Est. daily traffic counts

Cross: Ivan St

Cross Dir: N

Distance: 0.06 miles

Historical counts

Year	▲	Count	Type
2019	▲	11,860	ADT
2001	▲	10,920	ADT
1999	▲	12,610	ADT

3 12,625

Plum Creek Parkway

2024 Est. daily traffic counts

Cross: Rd 754

Cross Dir: N

Distance: 0.28 miles

Historical counts

Year	▲	Count	Type
2021	▲	12,675	AADT

4 12,256

Plum Creek Pky

2024 Est. daily traffic counts

Cross: Ivan St

Cross Dir: N

Distance: -

Historical counts

Year	▲	Count	Type
2022	▲	8,775	AADT
2021	▲	9,940	AADT
2019	▲	11,580	ADT

5 9,747

Plum Creek Parkway

2024 Est. daily traffic counts

Cross: Plum Creek Pkwy

Cross Dir: N

Distance: 0.02 miles

Historical counts

Year	▲	Count	Type
2022	▲	8,775	AADT
2021	▲	9,940	AADT
2019	▲	11,580	ADT

AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates



BRANDON BENITZ

COMMERCIAL & INVESTMENT REALTOR

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- 2025** **TOP 10** SALES AGENT for C21 in Nebraska
- 2024** - #1 Sales Agent for C21 in Nebraska
- Top 1% of all C21 Agents worldwide
 - 2023** - #4 Sales Agent for C21 in Nebraska
- Top 5% of all C21 Commercial Agents worldwide
 - 2022** - Top 25% of all C21 Agents worldwide
 - 2021** - Top 3% of all New C21 Agents worldwide