

The Lerner Company

BROKERAGE • DEVELOPMENT • MANAGEMENT
TENANT REPRESENTATION • INVESTMENT SALES

A MEMBER OF

CHAINLINKS

RETAIL ADVISORS



Lincoln Crossing

27th & Superior, Lincoln, NE 68521



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Features:

- Join the largest, most dynamic retail center in Lincoln.
- Excellent co-tenancy anchored by Walmart, Sam's Club, HyVee, PetSmart, Dollar Tree and Slumberland Furniture.
- Located at the northeast corner of N 27th & Superior, along the major retail corridor of North Lincoln.
- Numerous lighted, full-access points to a tremendous parking field.
- Close proximity to I-80.

Total

723,226 SF

Available SF

11,000 SF

Size Range

2,000 - 5,000 SF

Available

Immediately

Traffic Counts

Along 27th Street
25,962 vpd

Along Superior Street
22,230 vpd

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Lease Terms

Gas:	Tenant	Finish Allowance:	TBD
Sewer/Water:	Tenant	Rent Escalator:	TBD
Electrical:	Tenant	Lease Term:	5-10 years
Janitorial:	Tenant	Lease Form:	Landlord's
Repairs/Maint.:	Tenant		
NNN's:	Tenant		

5100 & 5130 No. 27th:

Fixed CAM: \$4.25 psf increase
5% annually.

Fixed INS: \$0.75 psf increase
5% annually

Pro-Rata RET: Estimated at
\$1.80 psf reconciled annually

4740 No. 27th:

Fixed CAM: \$3.00 psf increase
5% annually

Fixed INS: \$0.75 psf increase
5% annually

Pro-Rata RET: Estimated at
\$2.60 psf reconciled annually

Site Data

Zoning:	CC
Ceiling Height:	10 Ft.
Sprinklers:	No
No. Floors:	One
Heat:	Yes (Gas)
A/C:	Yes



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Suite	Space	Base Rent/\$SF	Monthly Base Rent	Availability
5130 N.27th St. A-3	2,000 SF	Call Broker	Call Broker	Immediately
5130 N.27th St. A-2	2,000 SF	Call Broker	Call Broker	Immediately
5100 N.27th St. A-2	2,000 SF	Call Broker	Call Broker	Immediately
5100 N 27th St A7&A8	5,000 SF	Call Broker	Call Broker	Immediately



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TENANT	SQ FT
SLUMBERLAND FURNITURE *	51,250
WINE, BEER AND SPIRITS	30,700
DOLLAR TREE	18,022
PETSMART	25,177
SLEEP EASY	3,000
AVAILABLE	2,000
SALLY BEAUTY	2,000
AVAILABLE	2,000
ASIAN BUFFET	6,000
AVAILABLE	5,000
Luv It Floral & Gift	2,000
CATO	4,000
LINCOLN NAIL SPA	2,000
AVAILABLE	2,000
SHOPKO OPTICAL	3,000
Crunch Fitness	54,824
FAMOUS FOOTWEAR	5,959.5
Wall to Wall Wine and Liquore	25,000
HY VEE *	84,000
FURNITURE ROW *	44,000
UNION BANK *	3,724
Cocky's Chicken and Brew	2,669
SAM'S CLUB *	134,900
WALMART SUPERCENTER *	185,000
GREAT CLIPS / WING STOP	3,000
Boot Barn	12,000
Go Physical Therapy	3,500
MATRESS FIRM	6,500
TOTAL	723,225.5 SF

* Separately owned



Lat/Lon: 40.8571/-96.6819

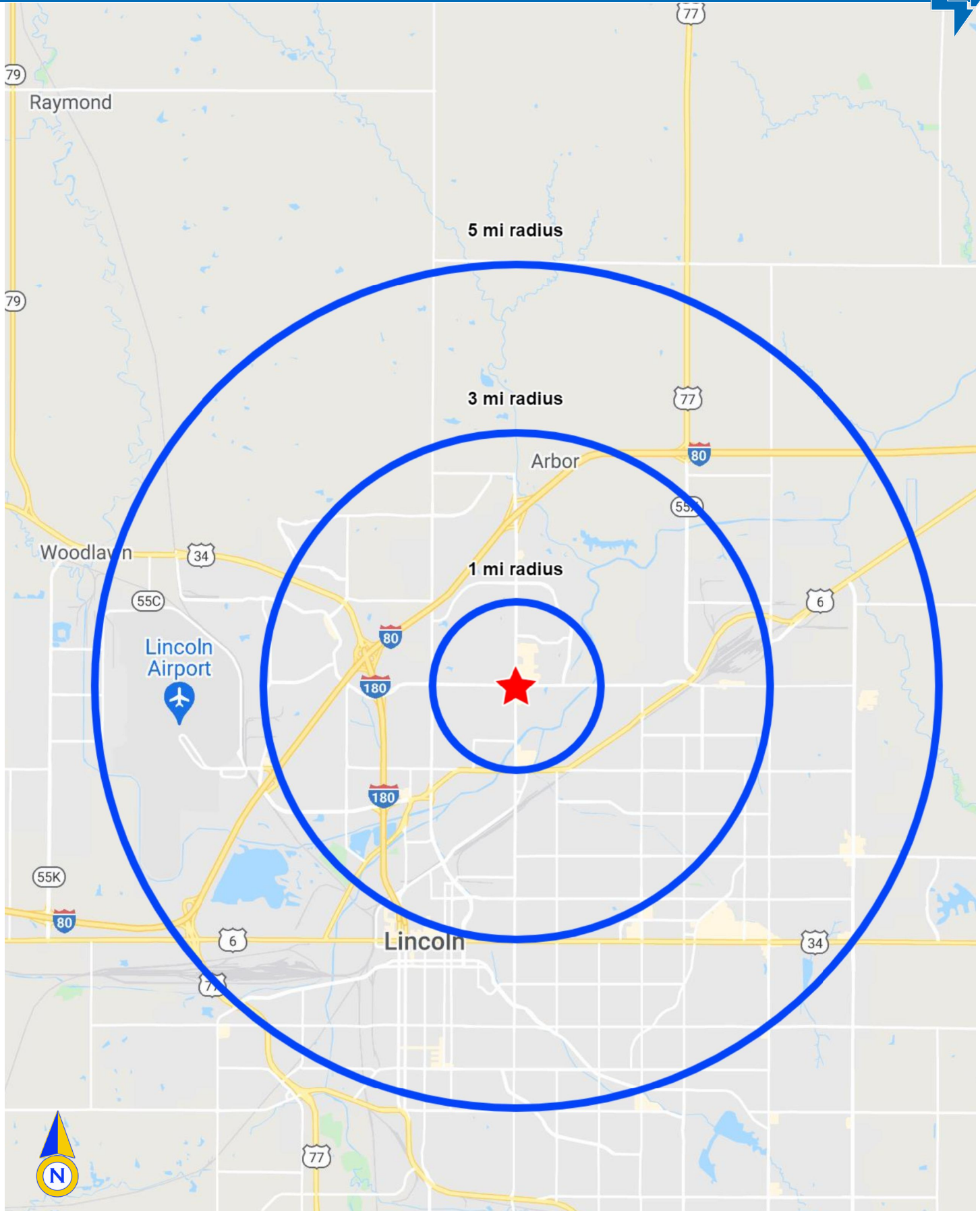
N 27th St & Superior St Lincoln, NE	1 mi radius	3 mi radius	5 mi radius
Population			
2021 Estimated Population	9,799	85,414	171,799
2026 Projected Population	10,304	88,118	176,940
2010 Census Population	9,201	76,927	155,233
2000 Census Population	6,081	67,806	145,219
Projected Annual Growth 2021 to 2026	1.0%	0.6%	0.6%
Historical Annual Growth 2000 to 2021	2.9%	1.2%	0.9%
2021 Median Age	33.4	29.4	32.1
Households			
2021 Estimated Households	4,189	32,305	71,453
2026 Projected Households	4,471	33,974	74,820
2010 Census Households	3,787	28,600	63,363
2000 Census Households	2,428	25,424	59,964
Projected Annual Growth 2021 to 2026	1.3%	1.0%	0.9%
Historical Annual Growth 2000 to 2021	3.5%	1.3%	0.9%
Race and Ethnicity			
2021 Estimated White	76.5%	76.6%	78.3%
2021 Estimated Black or African American	5.0%	6.5%	6.1%
2021 Estimated Asian or Pacific Islander	11.4%	7.4%	6.2%
2021 Estimated American Indian or Native Alaskan	0.7%	1.0%	1.0%
2021 Estimated Other Races	6.5%	8.5%	8.4%
2021 Estimated Hispanic	6.6%	9.7%	9.9%
Income			
2021 Estimated Average Household Income	\$64,537	\$63,587	\$64,796
2021 Estimated Median Household Income	\$53,523	\$50,910	\$53,917
2021 Estimated Per Capita Income	\$27,605	\$24,703	\$27,379
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	3.3%	4.1%	3.5%
2021 Estimated Some High School (Grade Level 9 to 11)	5.4%	5.2%	4.2%
2021 Estimated High School Graduate	27.4%	26.9%	24.9%
2021 Estimated Some College	18.6%	21.3%	21.8%
2021 Estimated Associates Degree Only	15.0%	12.6%	11.5%
2021 Estimated Bachelors Degree Only	22.0%	19.7%	21.6%
2021 Estimated Graduate Degree	8.3%	10.2%	12.4%
Business			
2021 Estimated Total Businesses	396	2,257	6,123
2021 Estimated Total Employees	5,718	34,443	93,796

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At the Lerner Company we are dedicated to one goal – providing our clients with the best talent and resources available to satisfy their needs and achieve their objectives. Our dedicated professionals have over 120 years of combined experience, either in retail or real estate.

We do not envision ourselves as Brokers. We see ourselves as Advisors, offering strategic advice and guidance, always placing our clients' needs before our own. Our team of qualified professionals is just that – a TEAM. Our team building and team approach to serving clients is not only encouraged, but also rewarded. Coming to work every day at The Lerner Company is a pleasure, not a contest.

Our quality team approach extends into our full service property management division. With over six decades of multi-property and retail management experience, our management portfolio currently exceeds four million square feet.

From identifying potential problems and finding solutions, to providing our clients with reliable contractors, our property management team works together to better serve you. We strive to meet your needs with customizable, hands-on service.

We encourage you to take advantage of our team experiences in development, financing, law, management, strategic planning, research, retailing or tenant representation. We pledge to be innovative and create value for your benefit and the benefit of our community.

We would further like to thank those of you who have built relationships with the Lerner Team over the years. We truly appreciate the trust and confidence you have bestowed upon us.

Leasing • Tenant Representation • Development • Brokerage • Investments Sales • Property Management

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