

GROUND LEASE



N 27th Pad Site
3940 N 26th St, Lincoln, NE 68521



GOOGLE MAPS

FEATURES

- **Total Lot Size: 0.73 Acres**
- **Traffic Counts: 43,910 VPD @ N 27th & Superior St**
- **Pad Site opportunity along major retail corridor with multiple access points**
- **Join nearby national retailers including Walmart, Sam's Club, Home Depot and Menards**
- **Great visibility and frontage along N 27th Street**
- **Crossparks with Panda Express**

Size	GL Rent	Available
0.73 Acres	\$125,000	Immediately

SITE DATA

Gas/Electrical:	Tenant	Finisher Allowance:	TBD	Lease Form:	Landlord's
Sewer/Water:	Tenant	Rent Escalator:	TBD	R.E. Taxes:	\$2.01
Janitorial/Maint:	Tenant	Lease Term:	10-15 Years	Zoning:	CC

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Agent: Boh Kurylo
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N 27th Pad Site

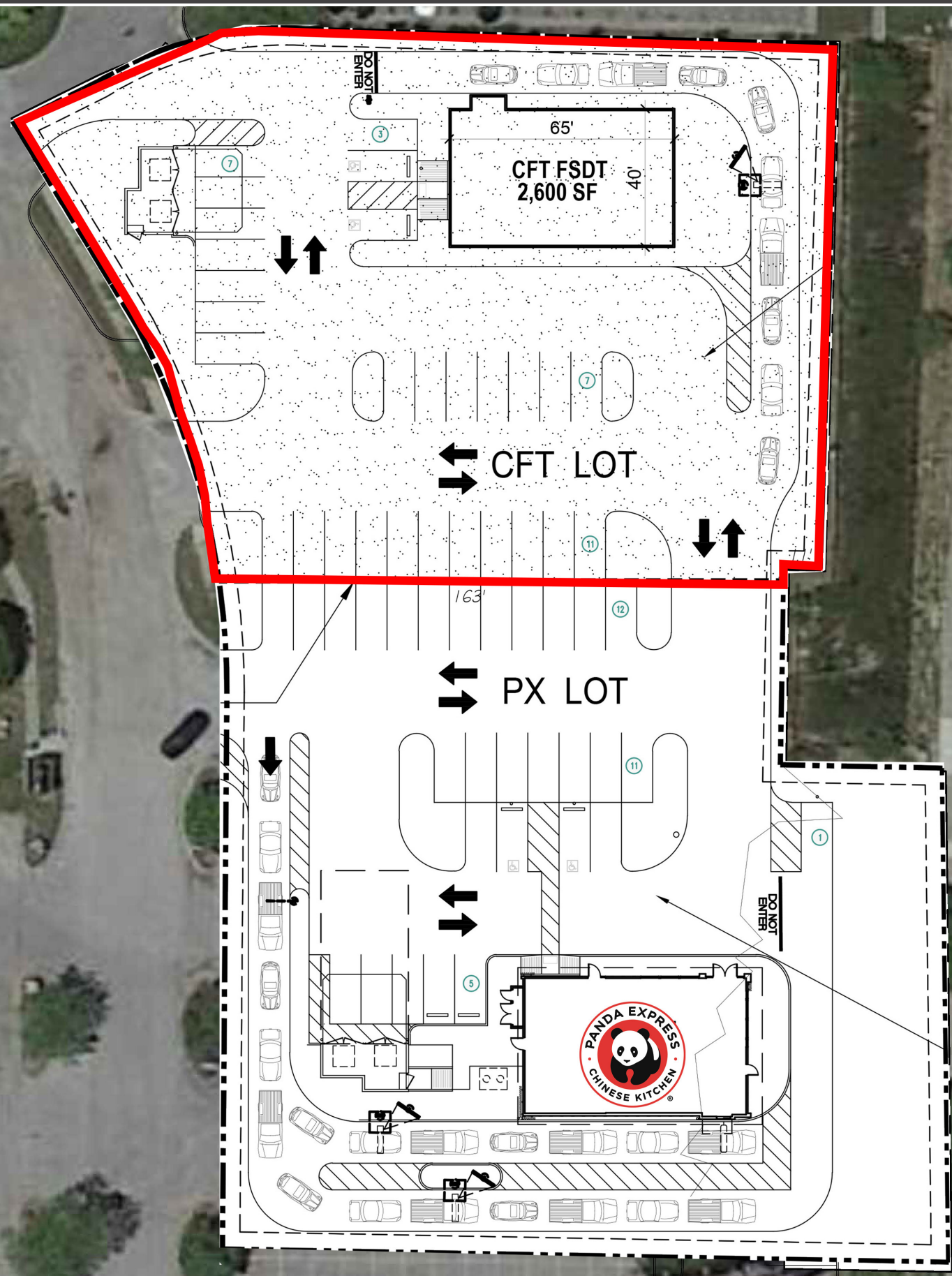
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SITE

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Lat/Lon: 40.8521/-96.6819

3940 N 27th St Lincoln, NE 68521	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	8,775	93,367	180,965
2029 Projected Population	8,867	95,802	184,077
2020 Census Population	8,566	90,132	176,561
2010 Census Population	8,223	84,118	164,502
Projected Annual Growth 2024 to 2029	0.2%	0.5%	0.3%
Historical Annual Growth 2010 to 2024	0.5%	0.8%	0.7%
2024 Median Age	31.7	29.4	32.0
Households			
2024 Estimated Households	3,575	36,769	75,350
2029 Projected Households	3,749	39,286	79,452
2020 Census Households	3,517	34,918	72,722
2010 Census Households	3,296	32,211	67,296
Projected Annual Growth 2024 to 2029	1.0%	1.4%	1.1%
Historical Annual Growth 2010 to 2024	0.6%	1.0%	0.9%
Race and Ethnicity			
2024 Estimated White	71.8%	74.6%	77.2%
2024 Estimated Black or African American	8.0%	6.4%	5.9%
2024 Estimated Asian or Pacific Islander	8.1%	6.9%	5.7%
2024 Estimated American Indian or Native Alaskan	0.8%	0.9%	0.8%
2024 Estimated Other Races	11.3%	11.2%	10.4%
2024 Estimated Hispanic	12.6%	11.4%	10.4%
Income			
2024 Estimated Average Household Income	\$76,517	\$78,097	\$83,294
2024 Estimated Median Household Income	\$56,599	\$57,529	\$63,197
2024 Estimated Per Capita Income	\$31,228	\$31,353	\$35,048
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.8%	5.5%	4.5%
2024 Estimated Some High School (Grade Level 9 to 11)	7.5%	5.0%	4.4%
2024 Estimated High School Graduate	27.6%	24.8%	22.6%
2024 Estimated Some College	17.9%	18.4%	20.2%
2024 Estimated Associates Degree Only	12.6%	12.3%	11.8%
2024 Estimated Bachelors Degree Only	21.2%	22.5%	23.1%
2024 Estimated Graduate Degree	10.3%	11.4%	13.5%
Business			
2024 Estimated Total Businesses	498	3,180	6,277
2024 Estimated Total Employees	4,956	42,220	86,979
2024 Estimated Employee Population per Business	9.9	13.3	13.9
2024 Estimated Residential Population per Business	17.6	29.4	28.8