

Pine Woods

70TH AND PINE LAKE
LINCOLN, NE



REALTY TRUST GROUP

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*BUILD
TO SUIT*

COMMERCIAL

RETAIL

MEDICAL

2,000 - 11,830 SF

\$35/SF NNN

or

a Ground Lease

DESCRIPTION

Located in the southwest corner of 70th and Pine Lake Road, this high-profile corner is available for development. It's an amazing opportunity for commercial, retail, and medical users. RTG is offering build-to-suit deals ranging from 2,000 - 11,830 SF.

This four building development is nearing completion offering services from Ziggi's Coffee, Makovicka Physical Therapy, MedElite Urgent Care, Edward Jones and others!

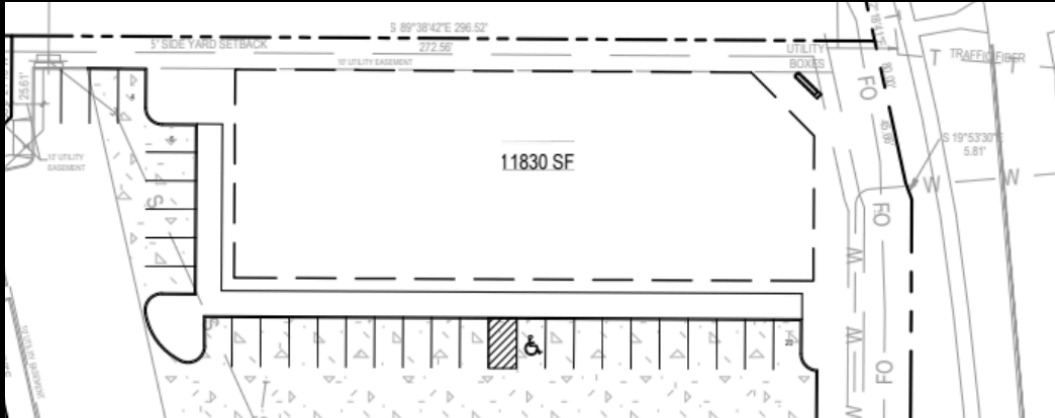
One building remains to be built: the Hard Corner Building at 11,830 SF.

The Hard Corner Building will be built upon demand, delivering approximately 9 months after lease execution. We would entertain a ground lease or offer a build-to suit deal, starting at \$35/SF.

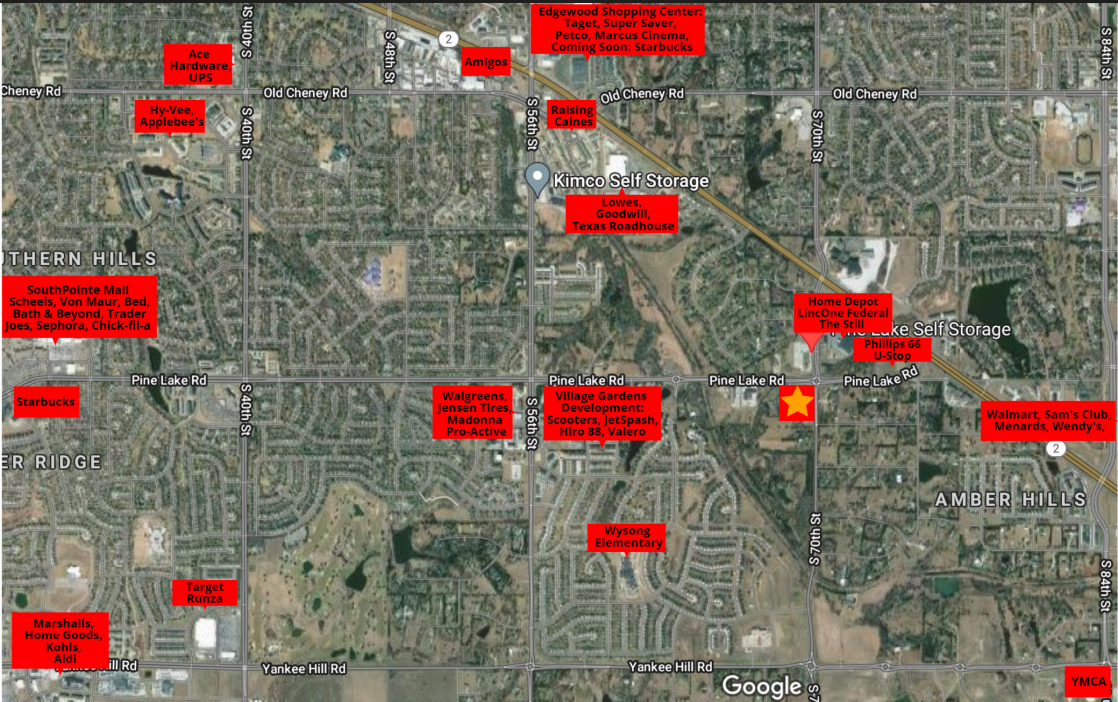
Hard Corner Building



SOUTH ELEVATION



Aerial



Local Facts

The Local area is growing fast and furiously with numerous housing developments going up within a couple mile radius. The zip code this development sits in doesn't only hold the highest population count in the city, but the state.

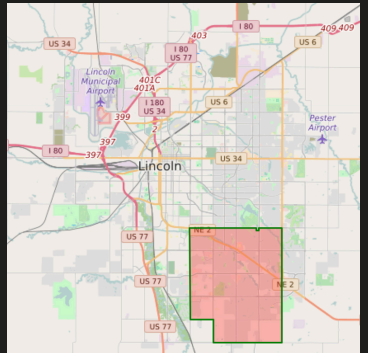
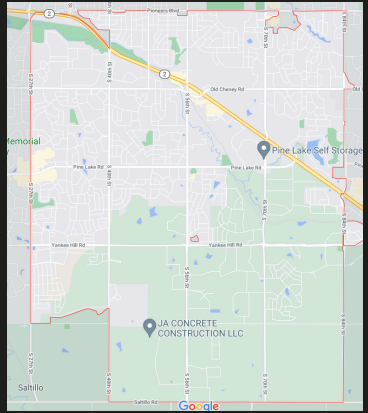
Total Lincoln Population: 293,446*

68516 Zip Code Population: 45,587*

Average Home Price in 68516: \$308,436**

*World Population Review

**Zillow



RTG RECENT PROJECTS

Practicing commercial Real Estate for 60+ years, RTG has a portfolio of over 2 million square feet spread across 10 states. Here are some photos of recent development projects we have done in Lincoln. Similar design and concepts could be used in developing Pine Woods. For more portfolio highlights visit <https://realty-trust.com/>.



84TH AND OLD CHENEY



27TH AND PINE LAKE



52ND AND O



52ND AND O