

OFFERING
MEMORANDUM



Retail Available for Lease

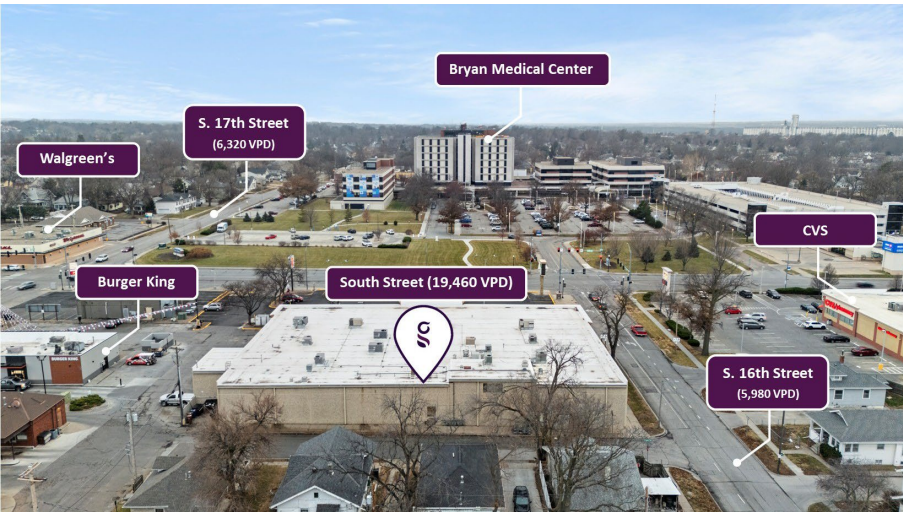
16TH & SOUTH STREET | LINCOLN, NE



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Disclaimer

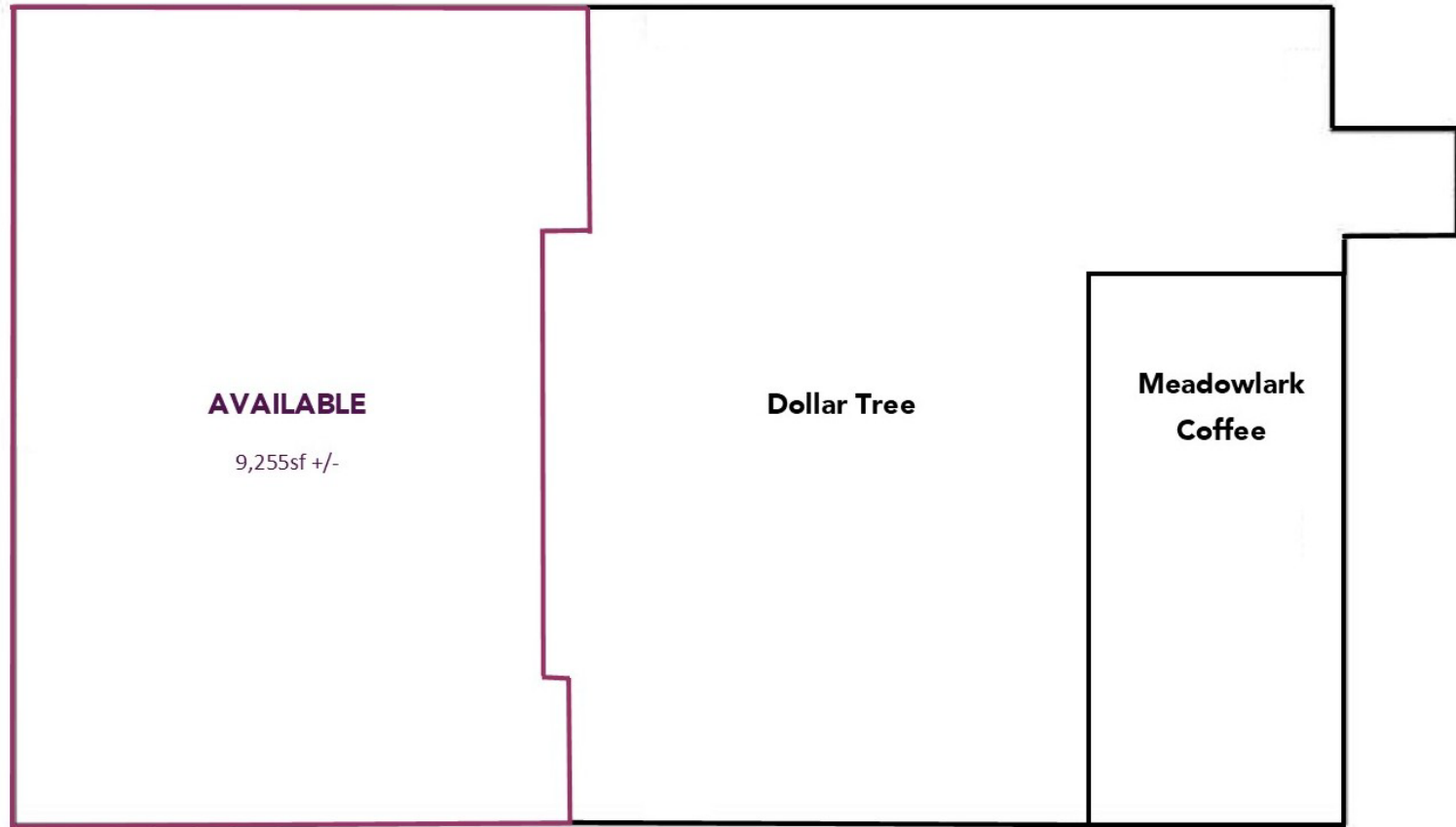
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Property Details

- 4,000 to 9,255sf +/- available
- Exterior remodel completed Fall 2025
- Dollar Tree opening February 2026
- Underserved neighborhood with strong potential for retail and services
- Adjacent to the Bryan Medical Center West Campus (230-bed hospital & outpatient services)
- Pylon signage
- Zoned B3

Floor Plan



Market Area

2024	1 mi	3 mi	5 mi
<i>POPULATION</i>	21,112	106,816	229,295
<i>DAYTIME POPULATION</i>	23,907	182,604	311,871
<i>HOUSEHOLDS</i>	9,898	42,338	92,137
<i>MEDIAN HH INCOME</i>	\$49,891	\$58,324	\$67,029

2029	1 mi	3 mi	5 mi
<i>POPULATION</i>	20,502	107,534	235,307
<i>HOUSEHOLDS</i>	9,620	42,599	94,297
<i>MEDIAN HH INCOME</i>	\$60,761	\$71,885	\$83,534

DATA PROVIDED BY PLACER LABS INC. (www.placer.ai)

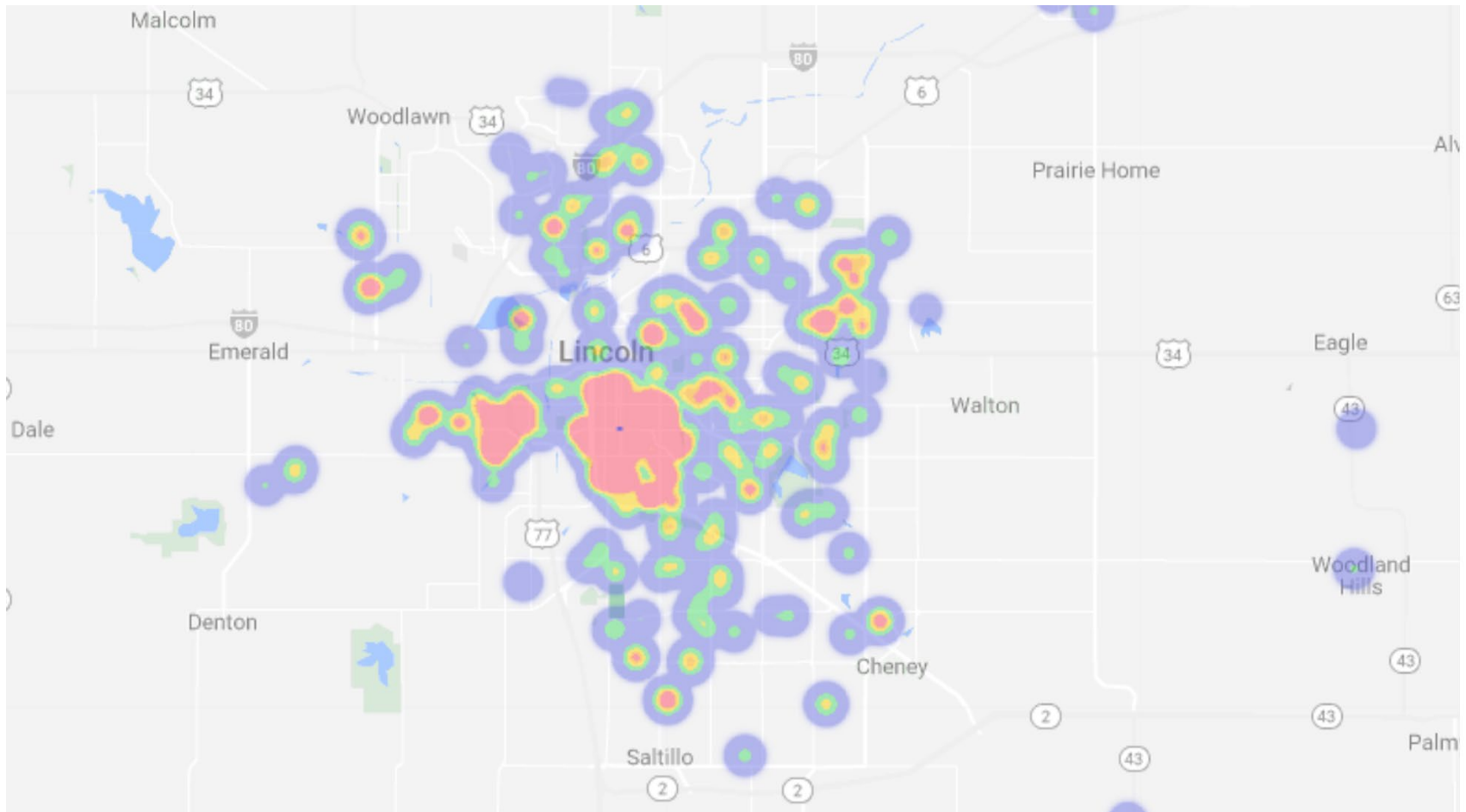
Unmet Retail Demand

	1 mi	3 mi	5 mi
<i>General Merchandise Stores</i>	\$45,160,972	\$146,605,585	\$310,365,715
<i>Grocery Stores</i>	\$28,300,505	(\$135,568,116)	(\$49,888,923)
<i>Full-Service Restaurants</i>	\$17,439,160	\$45,625,828	\$117,298,446
<i>Health & Personal Care Stores</i>	\$16,893,352	\$16,960,119	\$31,972,337
<i>Limited-Service Restaurants</i>	\$15,265,005	\$31,262,649	\$103,492,380
<i>Furniture Stores</i>	\$7,268,118	\$33,596,599	\$59,449,404

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Trade Area

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Community Information

Lincoln, Nebraska is the state capitol and home to the University of Nebraska and other large employers such as Bryan Health, Kawasaki, Ameritas, Nelnet, and Hudl.

In addition to already being a vibrant center for business, education, and government, the Lincoln community has received several rankings among “best places” lists. Lincoln is also expected to continue growing in population and is actively seeking to add amenities such as a new convention center.



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