

PLAZA SOUTH

RETAIL PROPERTY FOR LEASE | 5600 S 48TH ST LINCOLN, NE 68516



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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

EXECUTIVE SUMMARY



SPACES

SUITE	SIZE (SF)	LEASE RATE
Suite 114	2,200 SF	\$15.50 SF/yr
Suite 118	1,500 SF	\$15.50 SF/yr

PROPERTY DETAILS:

ASKING RATE:	\$15.50 SF/yr (NNN)
NNN EXPENSES:	\$3.60 PSF
SPACE AVAILABLE:	1,500 & 2,200 SF
TERMS:	Negotiable
TOTAL BUILDING SF:	± 24,304 SF

PROPERTY HIGHLIGHTS:

- Located near Nebraska Parkway and S. 48th St. corridor
- Nearby national tenants include Sonic Drive-In, Scooter's and Bagels & Joe, supporting daily traffic and visibility
- Surrounded by established residential neighborhoods
- Convenient access for customers, employees, and service oriented businesses

PROPERTY DESCRIPTION



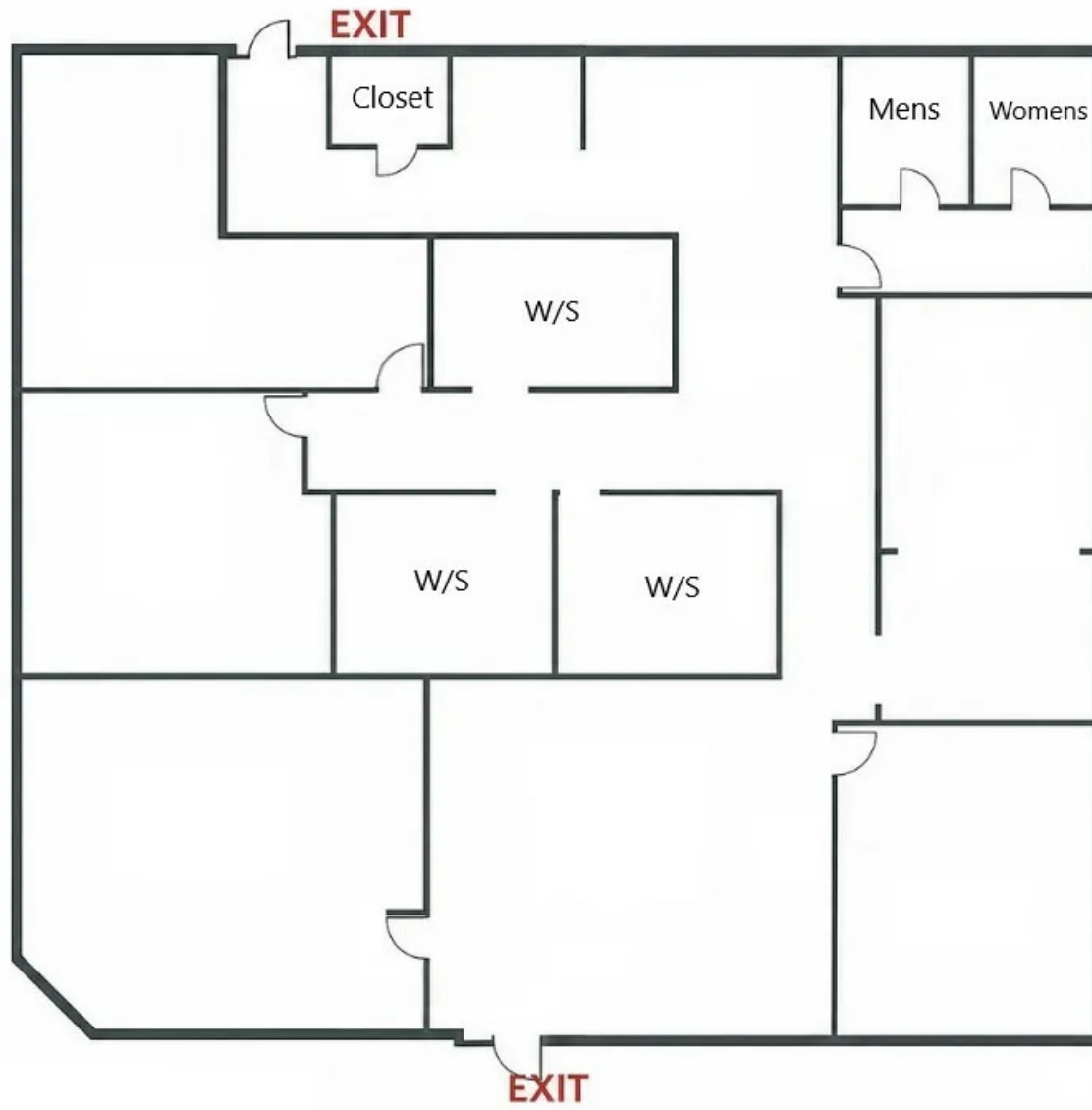
PROPERTY DESCRIPTION

5600 S. 48th Street is a well-positioned 24,304 square-foot retail center near Nebraska Parkway, surrounded by established residential neighborhoods and strong daily traffic generators. With flexible space suitable for retail, office, medical, fitness, and service-oriented users, join the active and convenient southeast Lincoln commercial corridor.

LOCATION DESCRIPTION

Located near Nebraska Parkway and S. 48th Street, the property benefits from an established retail corridor with strong nearby traffic generators. Area amenities include a Sonic Drive-In being rebuilt directly across the street, along with Scooter's Coffee and Bagels & Joe nearby, creating an attractive setting for retail, office, and service-oriented users.

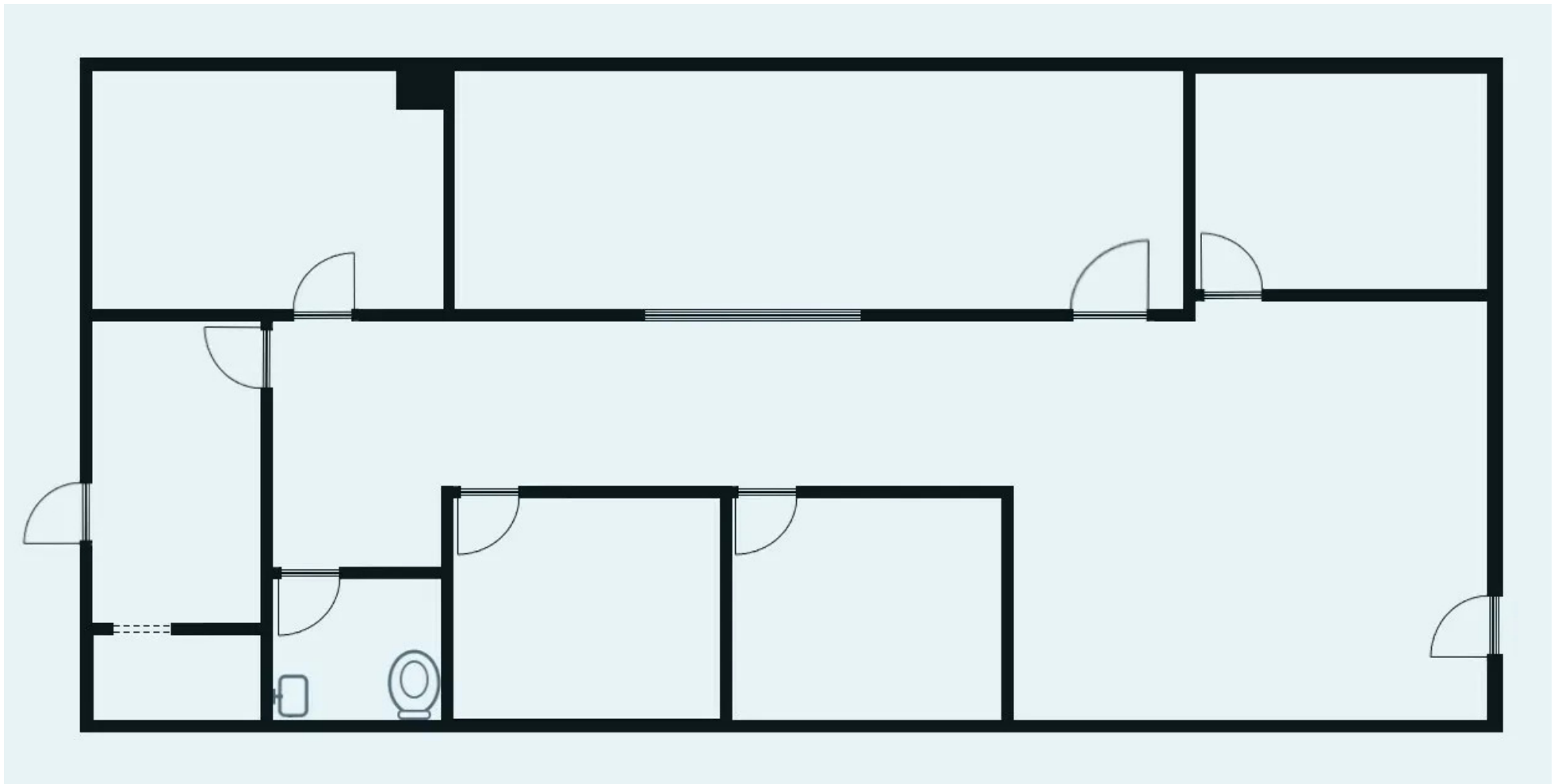
SUITE 114 FLOOR PLAN



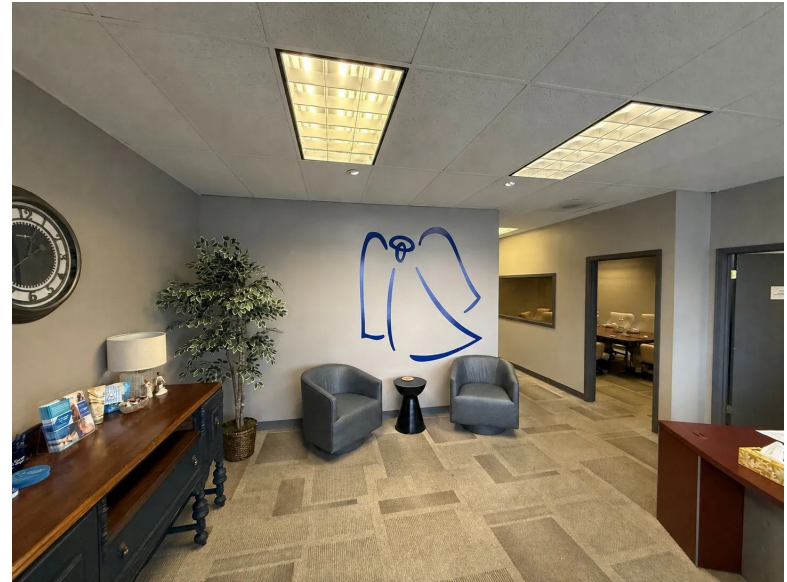
SUITE 114 PHOTOS



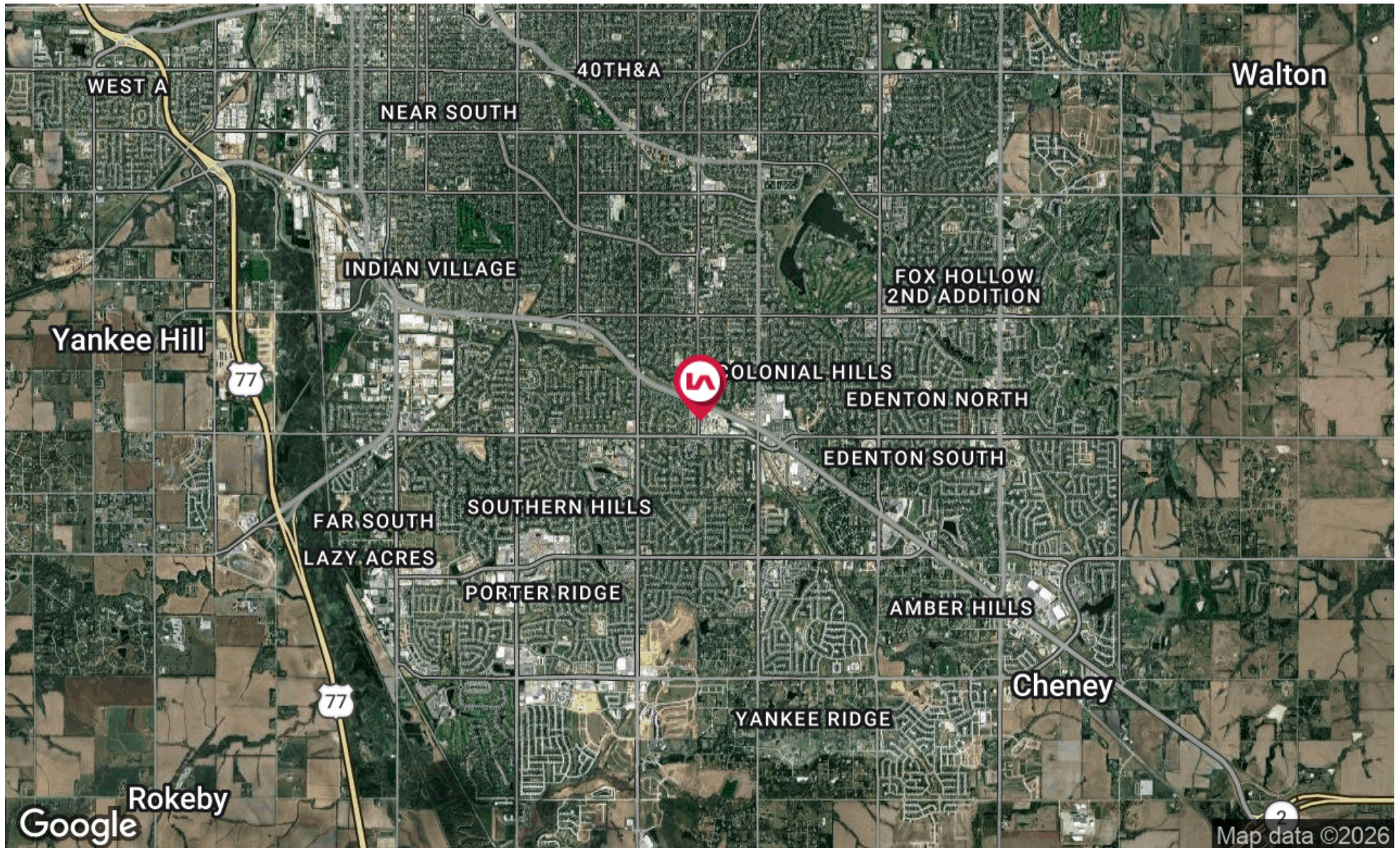
SUITE 118 FLOOR PLAN



SUITE 118 PHOTOS



LOCATION MAP



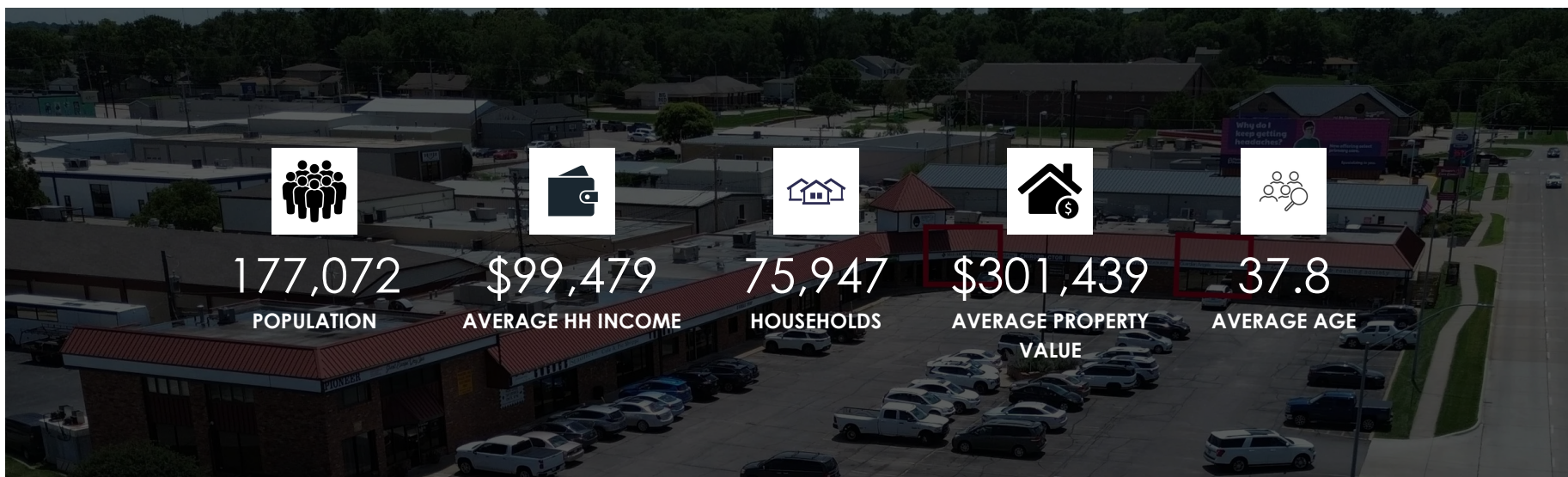
RETAILER MAP



LINCOLN OVERVIEW

	1 Mile	3 Miles	5 Miles
Total Population	13,414	90,600	177,072
Average Age	38.0	40.2	37.8
Average HH Income	100,437	115,849	99,479

2023 American Community Survey (ACS)



FOR
LEASE

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