

FOR LEASE - LEIGHTON DISTRICT

4630 LEIGHTON AVENUE, LINCOLN, NE 68504

RETAIL | 1,531 - 4,620 SF | \$18 PSF (NNN)



COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:

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Empowered Brokers. Exceptional Results.

Omaha: 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

Lincoln: 1610 South 70th Street, Suite 102 | Lincoln, NE 68506 | 531.721.2888



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INTRODUCTION

Incredible opportunity to lease retail space in an established Lincoln neighborhood! Leighton District has come to life with these key elements:

- 234 luxury apartment units - 99% occupied
- 34,000 sq. ft. of retail
- Established tenants: Dominos, Imperial Kitchen, Beyond Braids and Finest Nails
- Drive-thru & patio space available

City+Ventures has invested in the University Place neighborhood with a goal of preserving what makes it unique, while growing the number of residents and options for patrons. Plans for Phase 2 include hundreds more apartment units. Leighton is strategically located between University of Nebraska's East Campus and Nebraska Wesleyan University.

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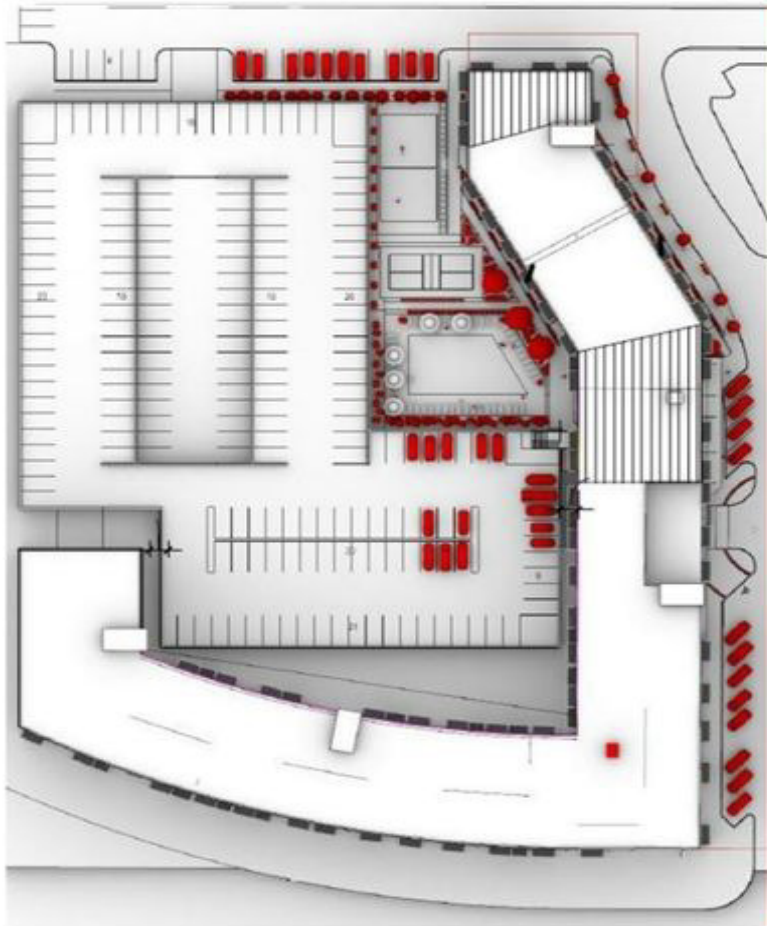
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Future Development



Existing



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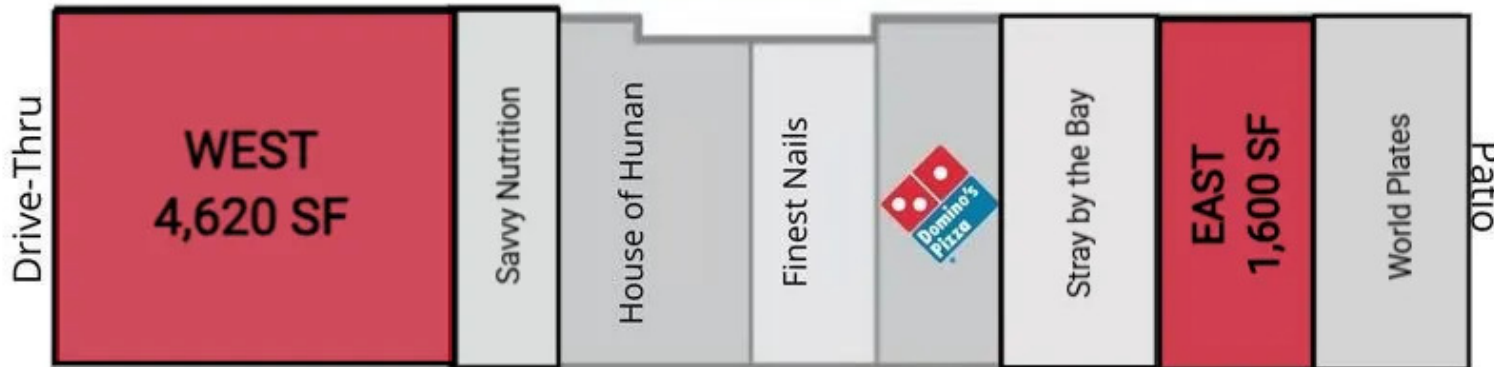
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University Place



48th Street

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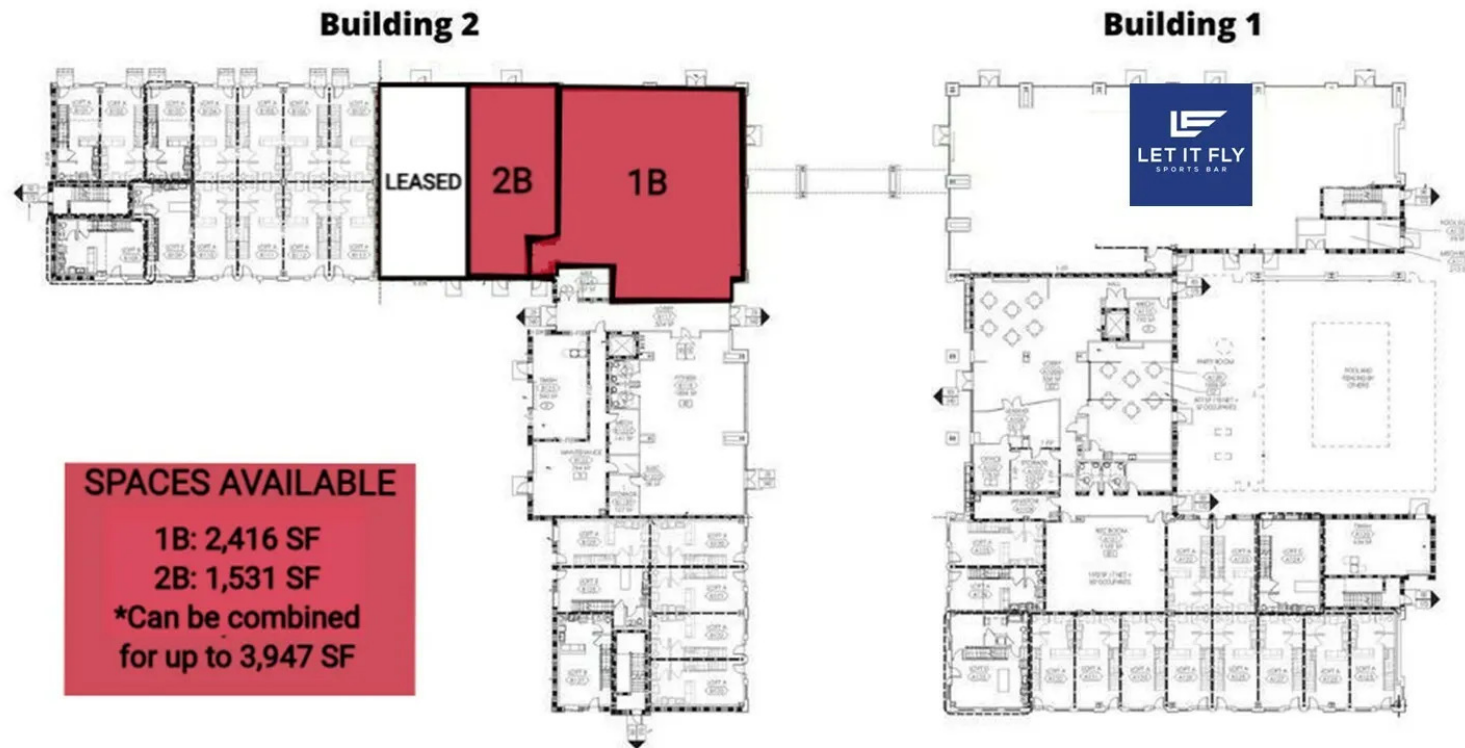
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234 apartments

10,000 students in 1
mile radius



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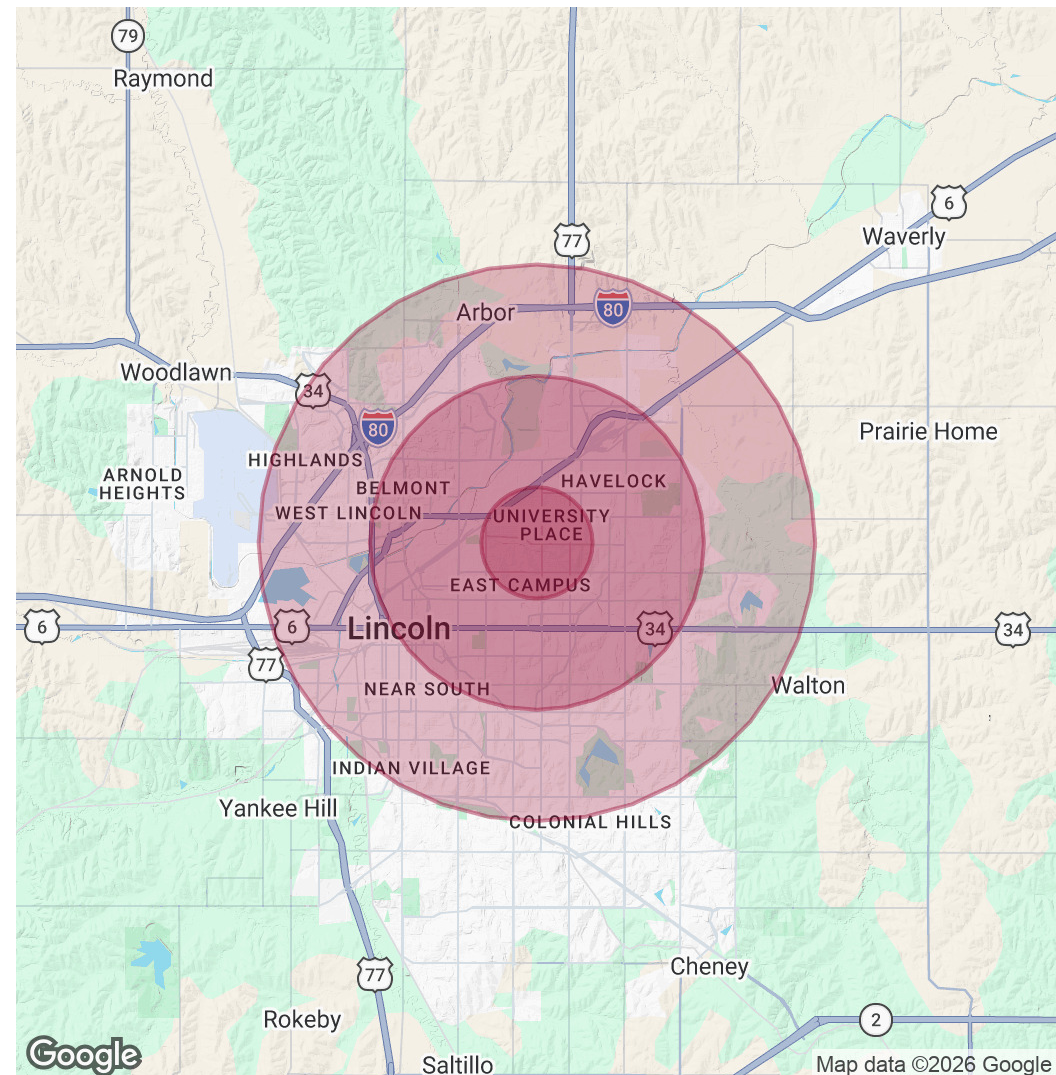
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,240	106,222	202,790
Average Age	30.4	33.1	34.6
Average Age (Male)	29.5	32.2	33.7
Average Age (Female)	31.3	34.4	36.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,141	44,797	86,385
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$69,858	\$75,041	\$82,853
Average House Value	\$165,608	\$204,550	\$239,988

* Demographic data derived from 2020 ACS - US Census



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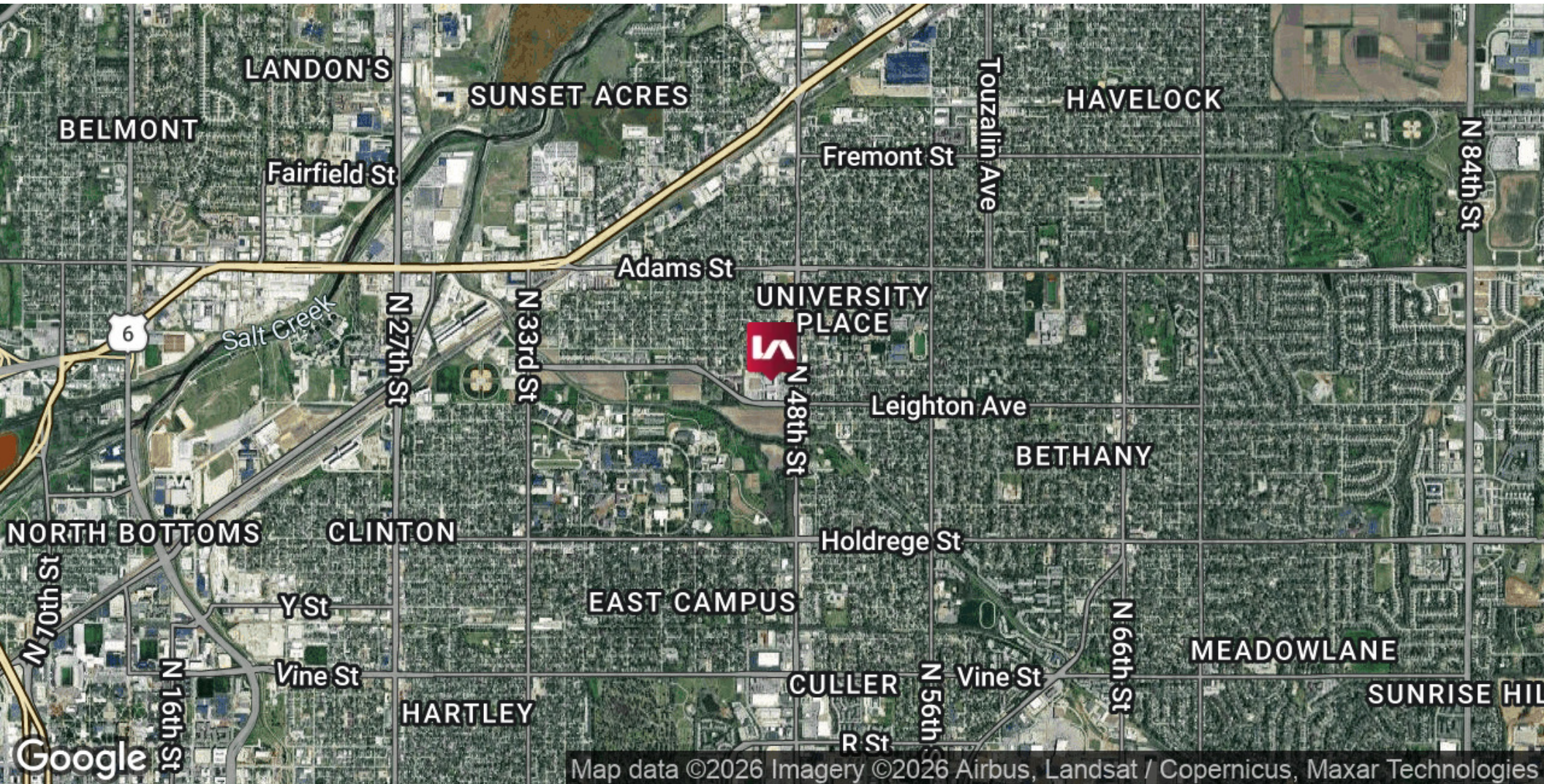
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