



5601 S. 59th Street, Lincoln, NE



**Up to 69,500 SF RETAIL/OFFICE in SOUTHEAST LINCOLN**

**PROPERTY DETAILS**

<b>Available Space:</b>	50,400 Sq Ft
<b>Minimum Divisible:</b>	8,581 Sq Ft
<b>Lease Rate:</b>	\$9.00-\$14.00 Per Sq Ft NNN
<b>Estimated NNN's:</b>	\$3.11 Per Sq Ft
<b>Tenant Improvements:</b>	Negotiable
<b>Zoning:</b>	B5- Regional Business District
<b>Submarket:</b>	Southeast Lincoln
<b>Parking Ratio:</b>	4.7 Stalls per 1,000 Sq Ft
<b>Traffic Count:</b>	28,915 cars/day (Hwy2) 24,470 cars/day (56th St)

**DEMOGRAPHIC SUMMARY**

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
<b>Households:</b>	4,063	36,257	72,911
<b>Population:</b>	9,992	89,021	172,578
<b>Average HH Income:</b>	\$94,691	\$99,290	\$84,411

**OVERVIEW**

The Edge is a 103,740 Sq Ft retail/office building adjacent to Edgewood Shopping Center at the intersection of 56th & Hwy 2 in southeast Lincoln. The building can accommodate a variety of uses including retail, office, educational and entertainment. Great opportunity for larger users to locate in a busy trade area with strong demographics.

**HIGHLIGHTS**

- Adjacent to Edgewood shopping center which is anchored by Target, Super Saver Grocery and Edgewood Cinema
- Excellent visibility & easy access from Hwy 2, 56th St, Old Cheney
- Ample parking on site for any user
- Multiple opportunities to subdivide space
- Air conditioned throughout
- High ceilings (16'0" - 19'0")
- Loading dock, warehouse and mezzanine storage in rear of building
- Co-tenancy includes Nebraska Title, Gallup and Paul Mitchell
- Multi-tenant monument sign facing Hwy 2
- Attractive, modern façade with tall windows



**GREENLEAF PROPERTIES**

Brett Harris, CCIM  
402.429.3114  
brett@greenleafproperties.com  
300 N 44th St. STE. 112  
Lincoln, NE 68503

**GREENLEAF PROPERTIES**

John Linscott, CCIM, CPM  
402.314.2338  
john@greenleafproperties.com  
300 N 44th St. STE. 112  
Lincoln, NE 68503

**HARD CORNER, LLC**

John Dewhurst, President  
402.880.8787  
john@hardcornerllc.com  
12910 Pierce St. STE. 110  
Omaha, NE 68154



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COMMERCIAL REAL ESTATE



**Brett Harris, CCIM**  
402.429.3114  
brett@greenleafproperties.com

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402.314.2338  
john@greenleafproperties.com

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402.314.2338-

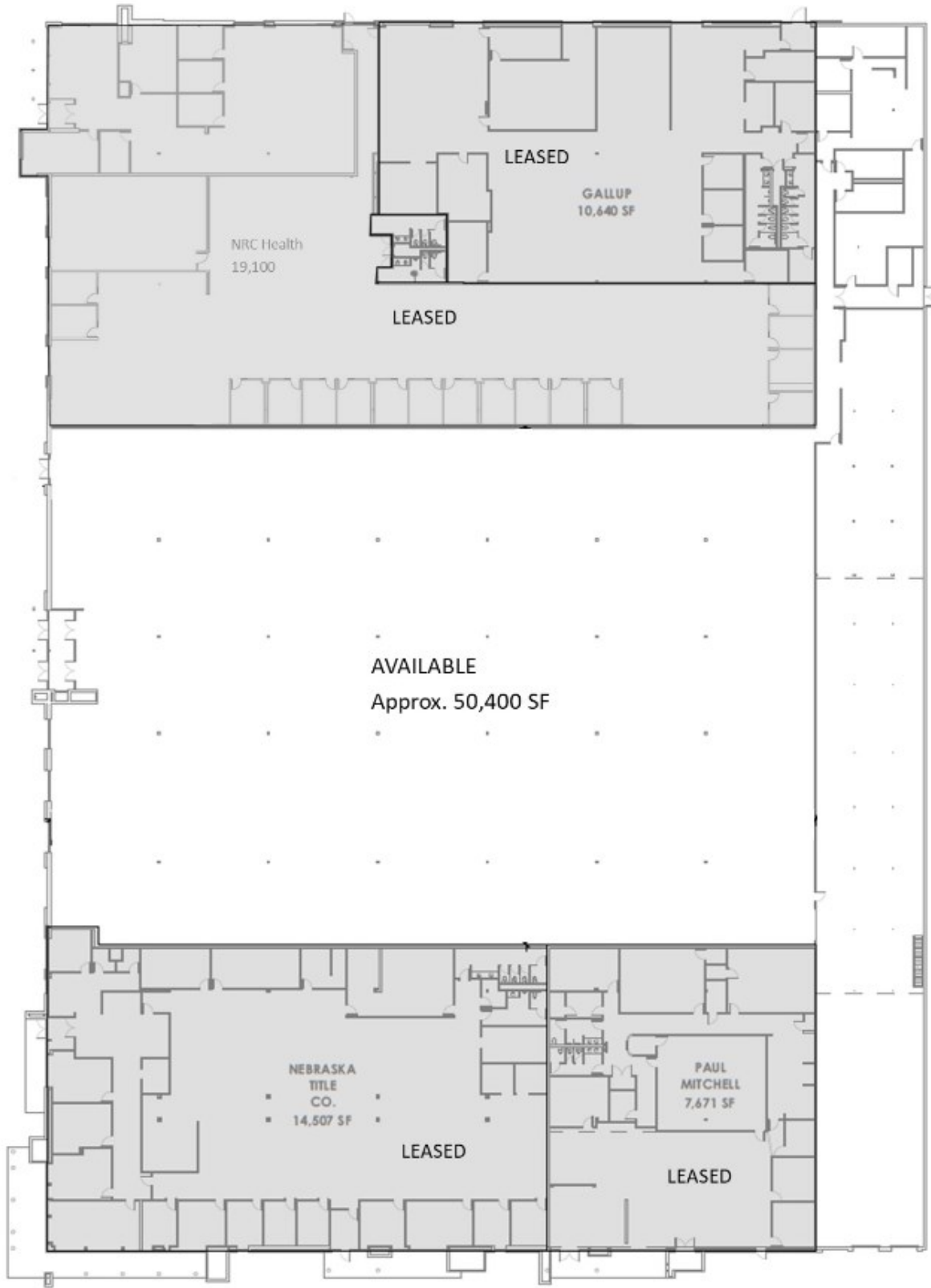
john@greenleafproperties.com

**John Dewhurst, President**

402.880.8787

john@hardcornerllc.com





**Brett Harris, CCIM**

402.429.3114

brett@greenleafproperties.com

**John Linscott, CCIM, CPM®**

402.314.2328

john@greenleafproperties.com

**John Dewhurst, President**

402.880.8787

john@hardcornerllc.com





Summary	Census 2010	2019	2024
Population	9,350	9,992	10,408
Households	3,826	4,063	4,229
Families	2,683	2,810	2,915
Average Household Size	2.41	2.43	2.43
Owner Occupied Housing Units	2,934	3,115	3,286
Renter Occupied Housing Units	892	948	942
Median Age	39.1	40.5	41.6
Trends: 2019 - 2024 Annual Rate	Area	State	National
Population	0.82%	0.75%	0.77%
Households	0.80%	0.74%	0.75%
Families	0.74%	0.66%	0.68%
Owner HHs	1.07%	1.01%	0.92%
Median Household Income	2.42%	2.36%	2.70%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
<\$15,000	155	3.8%	116	2.7%
\$15,000 - \$24,999	200	4.9%	150	3.5%
\$25,000 - \$34,999	265	6.5%	226	5.3%
\$35,000 - \$49,999	444	10.9%	407	9.6%
\$50,000 - \$74,999	919	22.6%	906	21.4%
\$75,000 - \$99,999	576	14.2%	590	14.0%
\$100,000 - \$149,999	1,055	26.0%	1,257	29.7%
\$150,000 - \$199,999	194	4.8%	269	6.4%
\$200,000+	255	6.3%	307	7.3%
Median Household Income	\$76,587		\$86,326	
Average Household Income	\$94,691		\$106,704	
Per Capita Income	\$37,776		\$42,509	

Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	583	6.2%	573	5.7%	593	5.7%
5 - 9	583	6.2%	582	5.8%	592	5.7%
10 - 14	605	6.5%	606	6.1%	623	6.0%
15 - 19	612	6.5%	571	5.7%	590	5.7%
20 - 24	588	6.3%	542	5.4%	551	5.3%
25 - 34	1,242	13.3%	1,389	13.9%	1,336	12.8%
35 - 44	1,095	11.7%	1,231	12.3%	1,373	13.2%
45 - 54	1,385	14.8%	1,141	11.4%	1,186	11.4%
55 - 64	1,362	14.6%	1,367	13.7%	1,225	11.8%
65 - 74	719	7.7%	1,184	11.9%	1,272	12.2%
75 - 84	404	4.3%	569	5.7%	807	7.8%
85+	172	1.8%	236	2.4%	259	2.5%

Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	8,702	93.1%	9,050	90.6%	9,254	88.9%
Black Alone	162	1.7%	222	2.2%	265	2.5%
American Indian Alone	41	0.4%	49	0.5%	56	0.5%
Asian Alone	178	1.9%	293	2.9%	374	3.6%
Pacific Islander Alone	2	0.0%	2	0.0%	2	0.0%
Some Other Race Alone	87	0.9%	127	1.3%	157	1.5%
Two or More Races	179	1.9%	249	2.5%	300	2.9%
Hispanic Origin (Any Race)	294	3.1%	438	4.4%	562	5.4%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

August 01, 2019



**Brett Harris, CCIM**

402.429.3114

brett@greenleafproperties.com

**John Linscott, CCIM, CPM®**

402.314.2338

john@greenleafproperties.com

**John Dewhurst, President**

402.880.8787

john@hardcornerllc.com





Summary	Census 2010	2019	2024
Population	78,220	89,021	94,700
Households	32,148	36,257	38,453
Families	21,209	23,786	25,179
Average Household Size	2.40	2.43	2.44
Owner Occupied Housing Units	22,913	26,187	28,172
Renter Occupied Housing Units	9,235	10,070	10,281
Median Age	38.5	39.7	40.7
Trends: 2019 - 2024 Annual Rate	Area	State	National
Population	1.24%	0.75%	0.77%
Households	1.18%	0.74%	0.75%
Families	1.14%	0.66%	0.68%
Owner HHs	1.47%	1.01%	0.92%
Median Household Income	2.69%	2.36%	2.70%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
<\$15,000	1,447	4.0%	1,145	3.0%
\$15,000 - \$24,999	2,145	5.9%	1,688	4.4%
\$25,000 - \$34,999	2,918	8.0%	2,579	6.7%
\$35,000 - \$49,999	4,284	11.8%	4,112	10.7%
\$50,000 - \$74,999	6,967	19.2%	7,048	18.3%
\$75,000 - \$99,999	4,526	12.5%	4,712	12.3%
\$100,000 - \$149,999	8,242	22.7%	9,712	25.3%
\$150,000 - \$199,999	2,833	7.8%	3,940	10.2%
\$200,000+	2,896	8.0%	3,517	9.1%

Median Household Income	\$76,561	\$87,436
Average Household Income	\$99,290	\$112,281
Per Capita Income	\$40,659	\$45,836

Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,154	6.6%	5,377	6.0%	5,715	6.0%
5 - 9	5,312	6.8%	5,635	6.3%	5,872	6.2%
10 - 14	5,074	6.5%	5,812	6.5%	6,056	6.4%
15 - 19	4,866	6.2%	5,281	5.9%	5,624	5.9%
20 - 24	5,196	6.6%	4,929	5.5%	5,030	5.3%
25 - 34	10,219	13.1%	11,802	13.3%	11,620	12.3%
35 - 44	9,311	11.9%	11,219	12.6%	12,881	13.6%
45 - 54	11,112	14.2%	10,236	11.5%	10,721	11.3%
55 - 64	10,533	13.5%	11,878	13.3%	11,126	11.7%
65 - 74	5,555	7.1%	9,637	10.8%	10,973	11.6%
75 - 84	3,822	4.9%	4,685	5.3%	6,421	6.8%
85+	2,067	2.6%	2,529	2.8%	2,661	2.8%

Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	72,348	92.5%	79,859	89.7%	83,208	87.9%
Black Alone	1,307	1.7%	1,876	2.1%	2,270	2.4%
American Indian Alone	265	0.3%	333	0.4%	383	0.4%
Asian Alone	1,981	2.5%	3,546	4.0%	4,662	4.9%
Pacific Islander Alone	42	0.1%	57	0.1%	65	0.1%
Some Other Race Alone	645	0.8%	977	1.1%	1,219	1.3%
Two or More Races	1,631	2.1%	2,371	2.7%	2,894	3.1%
Hispanic Origin (Any Race)	2,400	3.1%	3,735	4.2%	4,816	5.1%

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**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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402.429.3114

brett@greenleafproperties.com

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402.314.2338

john@greenleafproperties.com

**John Dewhurst, President**

402.880.8787

john@hardcornerllc.com





Summary	Census 2010	2019	2024
Population	154,347	172,578	182,571
Households	65,705	72,911	77,018
Families	38,595	42,434	44,700
Average Household Size	2.29	2.31	2.32
Owner Occupied Housing Units	39,466	44,895	48,341
Renter Occupied Housing Units	26,239	28,016	28,677
Median Age	35.7	37.5	38.4
Trends: 2019 - 2024 Annual Rate	Area	State	National
Population	1.13%	0.75%	0.77%
Households	1.10%	0.74%	0.75%
Families	1.05%	0.66%	0.68%
Owner HHs	1.49%	1.01%	0.92%
Median Household Income	2.70%	2.36%	2.70%

Households by Income	2019		2024	
	Number	Percent	Number	Percent
<\$15,000	5,608	7.7%	4,621	6.0%
\$15,000 - \$24,999	6,465	8.9%	5,286	6.9%
\$25,000 - \$34,999	7,119	9.8%	6,446	8.4%
\$35,000 - \$49,999	10,040	13.8%	10,057	13.1%
\$50,000 - \$74,999	13,927	19.1%	14,657	19.0%
\$75,000 - \$99,999	8,265	11.3%	8,969	11.6%
\$100,000 - \$149,999	12,744	17.5%	15,513	20.1%
\$150,000 - \$199,999	4,362	6.0%	6,152	8.0%
\$200,000+	4,381	6.0%	5,319	6.9%
Median Household Income	\$60,517		\$69,132	
Average Household Income	\$84,411		\$96,370	
Per Capita Income	\$35,652		\$40,618	

Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	10,411	6.7%	10,555	6.1%	11,215	6.1%
5 - 9	9,948	6.4%	10,434	6.0%	10,797	5.9%
10 - 14	9,013	5.8%	10,445	6.1%	10,792	5.9%
15 - 19	9,342	6.1%	9,977	5.8%	10,611	5.8%
20 - 24	13,676	8.9%	12,492	7.2%	13,126	7.2%
25 - 34	23,508	15.2%	26,531	15.4%	26,010	14.2%
35 - 44	18,633	12.1%	21,961	12.7%	24,738	13.5%
45 - 54	20,986	13.6%	19,421	11.3%	20,161	11.0%
55 - 64	18,731	12.1%	21,599	12.5%	20,510	11.2%
65 - 74	9,773	6.3%	16,529	9.6%	19,008	10.4%
75 - 84	6,792	4.4%	8,223	4.8%	10,941	6.0%
85+	3,535	2.3%	4,414	2.6%	4,661	2.6%

Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	135,795	88.0%	146,002	84.6%	150,626	82.5%
Black Alone	4,995	3.2%	6,690	3.9%	7,735	4.2%
American Indian Alone	1,089	0.7%	1,241	0.7%	1,358	0.7%
Asian Alone	5,064	3.3%	8,322	4.8%	10,511	5.8%
Pacific Islander Alone	83	0.1%	109	0.1%	125	0.1%
Some Other Race Alone	3,215	2.1%	4,530	2.6%	5,426	3.0%
Two or More Races	4,107	2.7%	5,685	3.3%	6,789	3.7%
Hispanic Origin (Any Race)	8,214	5.3%	11,866	6.9%	14,676	8.0%

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