



# Southpointe Pavilions

LINCOLN, NEBRASKA



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# SITE PLAN & PROPERTY OVERVIEW

**SouthPointe Pavilions** is a regional destination for shopping, entertainment and dining. The center features a movie theatre complex, more than 55 shops and upscale restaurants, including nine adjacent pad sites.

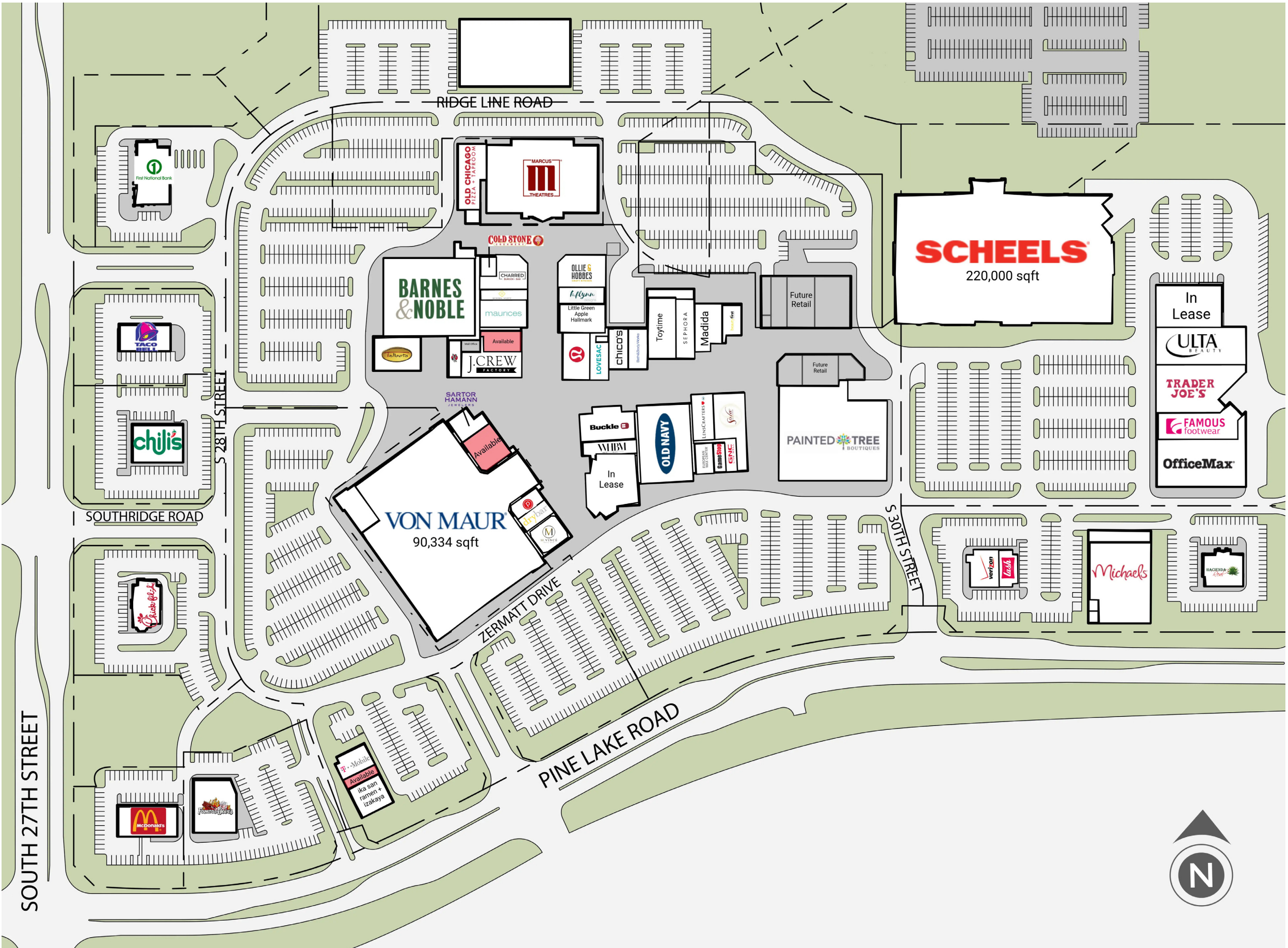
The open-air center includes strolling walkways, lush gardens and a spacious central courtyard. The courtyard provides ongoing entertainment through community-oriented events. The outdoor venue offers summer concerts, fireworks, parades, art festivals and more.

The shopping center is approximately 7 miles from the University of Nebraska, home to over 26,000 students. During Huskers football season, round-trip shuttles loop to Memorial Stadium from the shopping center.

Lincoln, the capital of Nebraska, is a thriving city with over 300K residents and boasts more parkland per capita than just about all but a handful of other major U.S. cities. This is achieved through an extensive bike trail network, 6K acres of parks and natural land within 132 parks, six recreation centers, 134 miles of trails, nine public pools, five city golf courses, and the Pioneers Park Nature Center.<sup>1</sup>

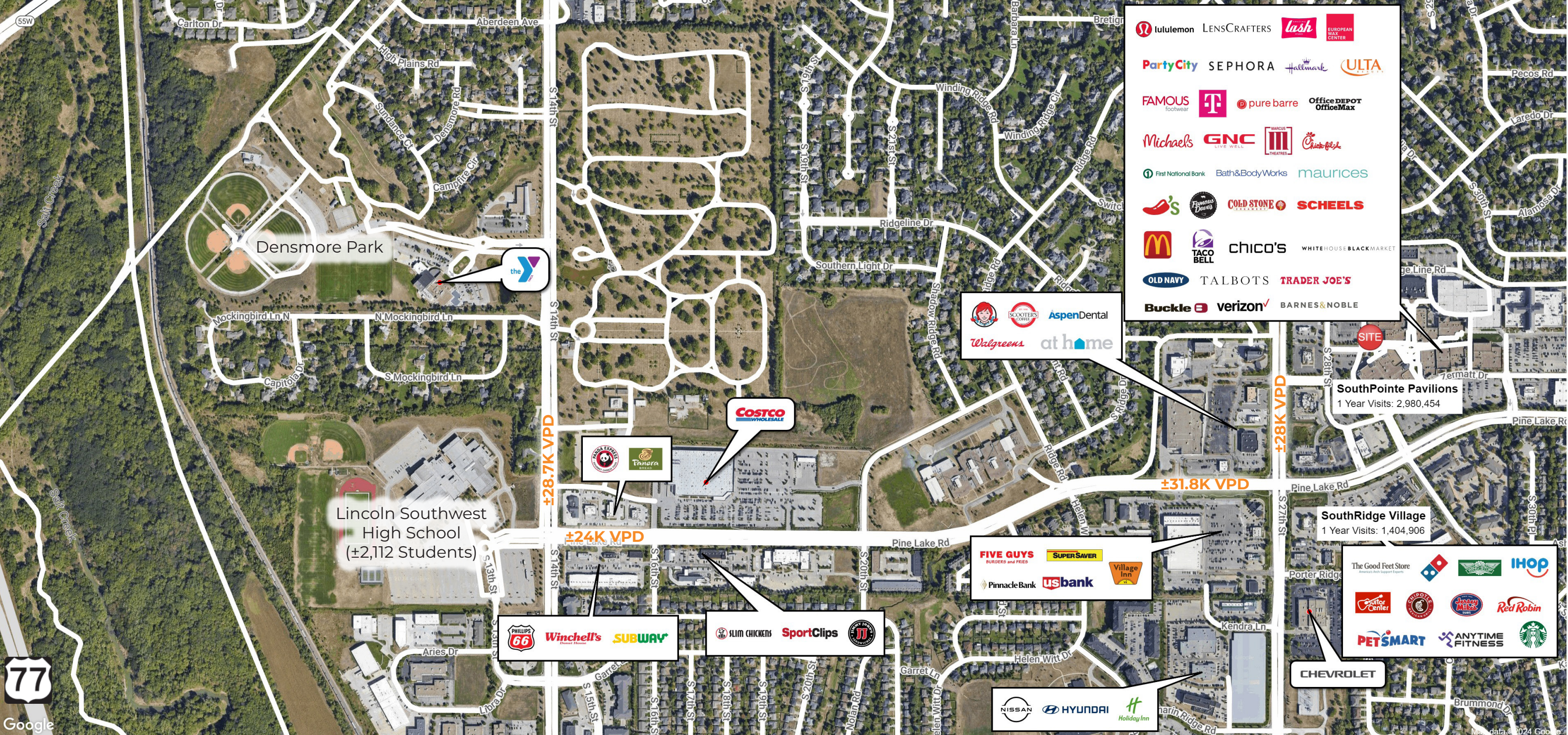
As the home of Nebraska's State Government, business is flourishing, especially within these leading industries: education, government, health care, banking and insurance. Furthermore, "Lincoln consistently ranks among the highest U.S. cities for livability thanks to low cost of living, great schools, and friendly, community-minded residents."<sup>1</sup>

<sup>1</sup> [University of Nebraska, Lincoln](#)





IMMEDIATE AREA OVERVIEW



| MILEAGE (2024)                    | 1 Mile    | 3 Mile    | 5 Mile    | 10 Mile   |
|-----------------------------------|-----------|-----------|-----------|-----------|
| Estimated Population (2024)       | 12,691    | 65,753    | 155,187   | 309,020   |
| Projected Population (2029)       | 12,781    | 67,334    | 159,351   | 317,541   |
| Estimated Average Income (2024)   | \$148,697 | \$127,693 | \$113,545 | \$104,866 |
| Estimated Total Households (2024) | 5,173     | 26,872    | 66,229    | 126,151   |

| MILEAGE (2024)                    | 1 Mile     | 3 Mile    | 5 Mile    | 10 Mile   |
|-----------------------------------|------------|-----------|-----------|-----------|
| Median Age                        | 40.8       | 38.6      | 37.9      | 35.1      |
| Owner-Occupied Median Home Value  | \$348,074  | \$317,684 | \$302,073 | \$279,604 |
| Total Annual Consumer Expenditure | \$512.03 M | \$2.34 B  | \$5.22 B  | \$9.4 B   |
| Total Annual Retail Expenditure   | \$240.12 M | \$1.1 B   | \$2.45 B  | \$4.42 B  |

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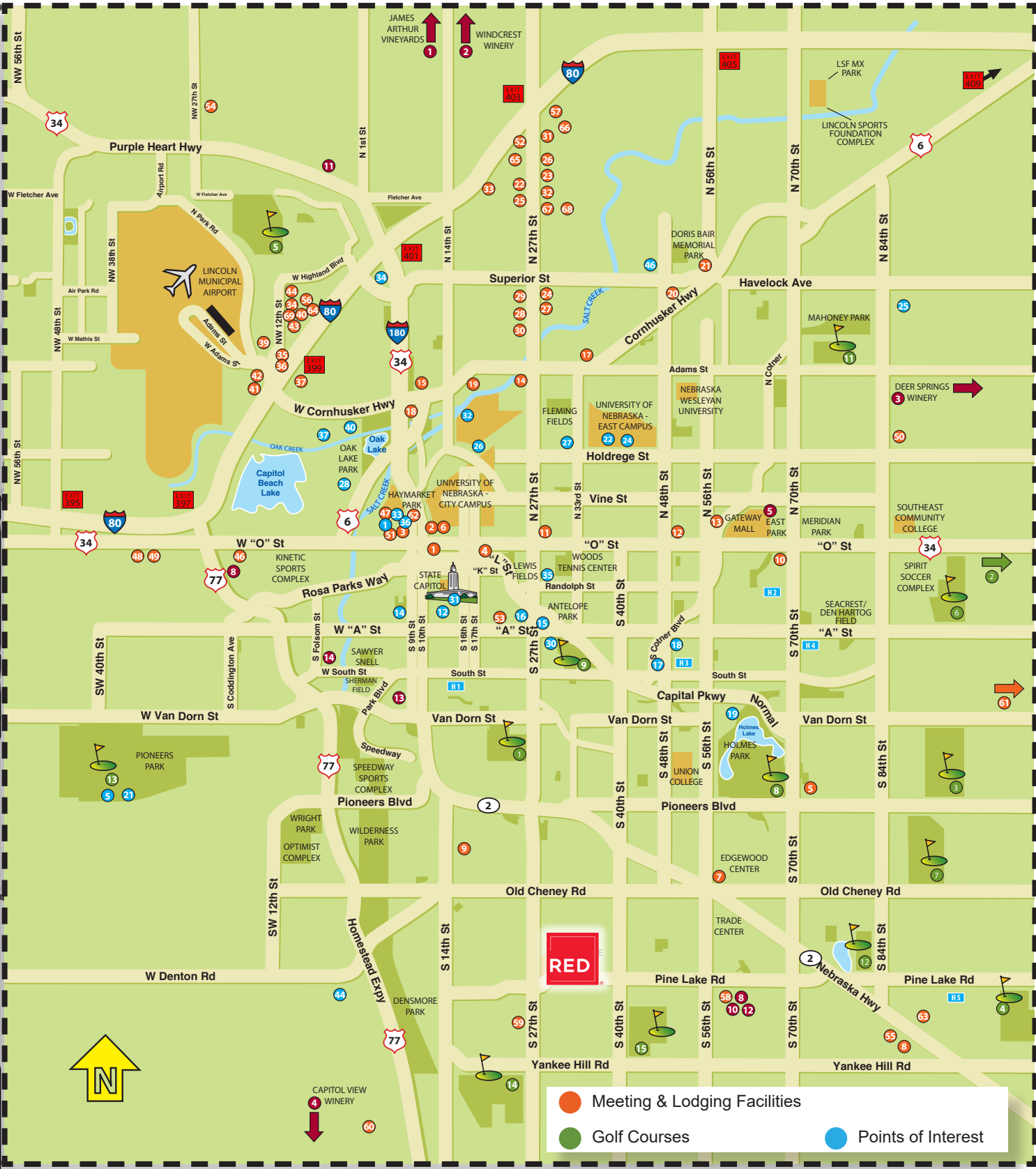
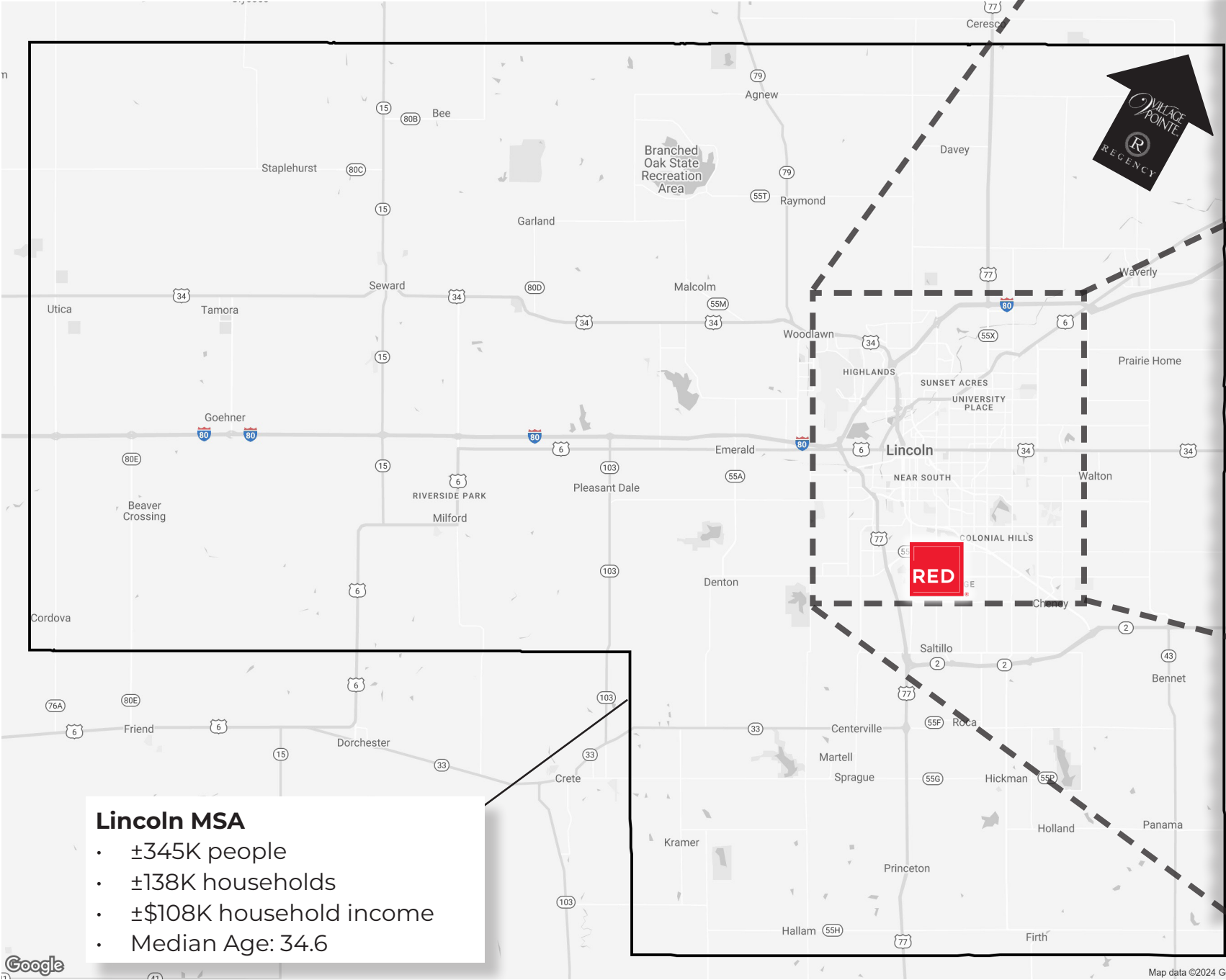


# GREATER AREA OVERVIEW

**SouthPointe Pavilions** is a regional destination for shopping, entertainment and dining. The center features a movie theatre complex, more than 55 shops and upscale restaurants, including nine adjacent pad sites.

The open-air center includes strolling walkways, lush gardens and a spacious central courtyard.

The courtyard provides ongoing entertainment through community-oriented events. The outdoor venue offers summer concerts, firework





PROPERTY OBLIQUE MAP: Southwest







# SOUTH POINTE P A V I L I O N S

SOUTH POINTE PAVILIONS





## SOUTHPOINTE PAVILIONS **Lincoln, NE**

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