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# MEMORANDUM

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**TO:** Planning Commission

**FROM:** Stephen Henrichsen, Planning

**SUBJECT:** *Background Information on Commercial Centers*

**DATE:** Updated June 12, 2006

**COPIES:** Planning staff  
City Council

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For your discussion today on "Neighborhood Centers" we have the following background information on commercial centers in Lincoln.

Summary of 2025 Lincoln/ Lancaster County Comprehensive Plan text, pages F 43- 47.

*"For the purpose of the Comprehensive Plan, Commerce Centers have been divided into three separate size categories. The size differences reflect the differing impacts that the centers have on adjacent land uses and the public infrastructure. The three categories of Commerce Centers are:*

- 1 - Regional Centers*
- 2 - Community Centers*
- 3 - Neighborhood Centers"*

### **Regional Centers**

*"typically contain one million or more square feet of developed building space. ...Many Regional Centers are large scale retailing centers that include a mall with several department store anchors and numerous small shops, as well as adjacent commercial development with stand-alone restaurants and stores, such as Gateway or SouthPointe Pavilions."*

### **Community Centers**

*"may vary in size from 300,000 to nearly a million square feet of commercial space. Typically, new Community Centers will range from 300,000 to 500,000 square feet... tend to be dominated by retailing and service activities, although they can also serve as campuses for corporate office facilities... One or two department stores or "big box" retailing operations may serve as anchors to the Community Center with smaller general merchandise stores located between any anchors or on surrounding site pads, such as Edgewood Shopping Center at S. 56th and Highway 2."*

### **Neighborhood Centers**

*"typically range in size from 150,000 to 250,000 square feet of commercial space. Existing centers may vary in size from 50,000 to 300,000 square feet... Neighborhood centers provide services and retail goods oriented to the neighborhood level, such as Lenox Village at S. 70th and Pioneers Boulevard, and Coddington Park Center at West A and Coddington."*

On the following pages are examples of neighborhood centers and individual stores of various sizes.

**Table 1**  
Neighborhood Centers in 2025 Comprehensive Plan

<u>Location</u>	<u>Major Tenant/ Name</u>
N. W. 48 <sup>th</sup> & West Adams	Unbuilt (Ashley Heights)
Coddington & West A St.	Russ's Market
N. 10 <sup>th</sup> & Belmont	Save-Mart grocery
S. 14 <sup>th</sup> & Old Cheney Road	Small retail, gas, restaurant, and unbuilt offices
S. 17 <sup>th</sup> & South Street	Sun Mart grocery
S. 27 <sup>th</sup> & Capitol Parkway	Ideal Grocery and vicinity
N. 27 <sup>th</sup> & Vine Street	Small stores
S. 27 <sup>th</sup> & Highway 2	Shopko & Russ's Market
S. 33 <sup>rd</sup> & Highway 2	Russ's Market & 84 Lumber
S. 40 <sup>th</sup> & Yankee Hill Road	Unbuilt on northwest corner (Pine Lake Heights South)
S. 40 <sup>th</sup> & Rokeby	Unbuilt ½ north of Rokeby (Wilderness Hills)
N. 48 <sup>th</sup> & Leighton	Hy-Vee grocery
S. 48 <sup>th</sup> & Van Dorn	Sun Mart grocery and Westlake Hardware
S. 48 <sup>th</sup> & Pioneers Blvd.	Former grocery store, renovation underway
S. 56 <sup>th</sup> & Pine Lake Road	Unbuilt (Village Gardens and Aspen)
N. 63 <sup>rd</sup> & Havelock Ave.	Historic Havelock
N. 66 <sup>th</sup> & Holdrege	Historic Bethany center
S. 70 <sup>th</sup> & Van Dorn	Russ's Market
S. 70 <sup>th</sup> & Pioneers Blvd.	(3) Pioneer Woods, Lenox Village & Elizabeth Park
N. 84 <sup>th</sup> & Adams	1/4 to ½ mile north (proposed Prairie Village North)
S. 84 <sup>th</sup> & Pioneers Blvd.	Pioneer Greens office park
S. 84 <sup>th</sup> & Old Cheney Road	Unbuilt (Vintage Heights)

**Table 2**  
Large Discount Retail & Home Improvement Stores

<b>Retailer</b>	<b>Address</b>	<b>Sq. Ft.</b>	<b>Comp Plan Designation</b>
Walmart	4700 N. 27th St.	210,050	Regional
Home Depot	3300 N. 27th St.	198,492	Regional
Walmart	8700 Andermatt Dr.	197,801	Regional
Menard's	8900 Andermatt Dr.	185,940	Regional
Super Target (unbuilt)	40 <sup>th</sup> & Yankee Hill Rd	175,000	Neighborhood
Menard's	3500 N. 27th St.	171,759	Regional
Sam's Club	4900 N. 27th St.	136,846	Regional
Shopko	6845 S. 27th St.	125,021	Regional
Shopko	3400 N. 27th St.	120,615	Regional
Home Depot	6800 S. 70th St.	120,362	Community
K-Mart (vacant)	5601 S. 59th St.	118,278	Community
Target	333 N. 48th St.	112,873	Regional
Shopko	100 S. 66th St.	98,613	Regional
Target	5330 S. 56th St.	95,303	Community
Shopko	4200 S. 27th St.	89,974	Neighborhood

**Table 3**  
Department Stores

<b>Retailer</b>	<b>Address</b>	<b>Sq. Ft.</b>	<b>Comp Plan Designation</b>
Dillards	Gateway	156,806	Regional
J. C. Penny's	Gateway	125,870	Regional
Sears	Gateway	124,516	Regional
Younkers	Gateway	102,225	Regional
Von Maur's	27 <sup>th</sup> & Pine Lake	95,691	Regional
Kohl's	84 <sup>th</sup> & O Street	85,684	Community

Source: Square footage from County Assessor's parcel information, except for Younkers which is from approved use permit.

**Table 4**  
**Large Grocery Stores**

<b>Retailer</b>	<b>Location</b>	<b>Sq. Ft.</b>	<b>Zoning</b>	<b>Comp Plan Designation</b>
Super Saver	27 <sup>th</sup> & Pine Lake	82,126	B-2	Regional
Super Saver	56 <sup>th</sup> & Old Cheney	76,120	B-5	Community
HyVee	40 <sup>th</sup> & Old Cheney	73,587	B-2	Community
Super Saver	27 <sup>th</sup> & Cornhusker	72,030	B-2	Regional
HyVee	27 <sup>th</sup> & Superior	68,263	B-5	Regional
HyVee	70 <sup>th</sup> & Pioneers	67,417	B-2	Neighborhood
Super Saver	48 <sup>th</sup> & O	62,152	B-1	Regional
Russ's Market	33 <sup>rd</sup> & Highway 2	51,288	H-4	Neighborhood
Russ's Market	70 <sup>th</sup> & Van Dorn	50,937	B-2	Neighborhood
Russ' Market	Coddington & Van Dorn	46,765	B-2	Neighborhood
HyVee	48 <sup>th</sup> & Leighton	44,600	B-3	Neighborhood
Russ's Market	17 <sup>th</sup> & Washington	37,169	B-3	Neighborhood
Sun Mart	48 <sup>th</sup> & Van Dorn	33,792	B-2	Neighborhood
Bag N Save	48 <sup>th</sup> & Vine	32,607	B-1	Regional
HyVee	70 <sup>th</sup> & O	32,540	B-1	Regional
Sun Mart	1340 West O	31,378	H-3	No designation
Russ's Market	63 <sup>rd</sup> & Havelock	30,643	B-3	Neighborhood
Sun Mart	16 <sup>th</sup> & South	26,227	B-3	Neighborhood
Russ's Market	66 <sup>th</sup> & O	25,973	B-5	Regional
Russ's Market	27 <sup>th</sup> & Highway 2	18,154	B-1	Neighborhood
Ideal Grocery	27 <sup>th</sup> & Randolph	17,700	B-3	Neighborhood
Leon's	2200 Winthrop Ave	13,576	B-1	No designation
Wagner's	3300 A Street	8,200	B-3	No designation

Source: Square footage from County Assessor's parcel information. Includes only free standing grocery stores and not grocery stores in combination with discount stores such as a Super Walmart.

**Table 5**  
Examples of Center Sizes in Lincoln

<b>2025 Plan Designation</b>	<b>Center Name/ Location / Concept</b>	<b>Square Feet (incl. anchors)</b>	<b>Acres</b>	<b># of Anchors</b>	<b>Type of Anchors</b>	<b>Anchor Ratio *</b>
Neighborhood	Coddington Park S. Coddington & W. A Street Neighborhood Retail	89,900	10	1	Russ's Market	52%
Neighborhood	Ashley Heights N. W. 48 <sup>th</sup> & W. Huntington Neighborhood Retail	93,500	15	1	Grocery Store (40,000 SF)	43%
Neighborhood	Elizabeth Park South 70 <sup>th</sup> & Pioneers, SW corner Office Park and retail	107,300	13	0	(80% of space is in office/ financial use)	0
Neighborhood	Lenox Village 70 <sup>th</sup> & Pioneers, SE corner Neighborhood Retail	121,000	16	1	HyVee Supermarket	56%
Neighborhood	Van Dorn Meadows 70 <sup>th</sup> & Van Dorn Neighborhood Retail & Office	132,700	14	1	Russ's Market	38%
Neighborhood	Pine Lake Heights 40 <sup>th</sup> & Yankee Hill, NW corner Neighborhood Retail	225,000	21	1	Super Target (announced)	78%
Neighborhood	Vintage Heights 84 <sup>th</sup> & Old Cheney Road Neighborhood Retail	250,000	35	1	Unknown – no anchor announced – includes floodplain and natural gas lines	not yet known
Neighborhood	Pioneer Woods 70 <sup>th</sup> & Pioneers, NE corner Mixed Use	278,000	40	0	No anchors (includes nearly 10 acres of floodplain easement)	0
Community	Firehorn Office Park 84 <sup>th</sup> & Van Dorn Office Park	459,000	49	n/a	Lincoln Benefit Life main occupant	n/a
Community	Edgewood 56 <sup>th</sup> & Highway 2, NE corner Major Retail Center	567,380	62	3	Super Saver, Target and vacant former KMart	51%
Community	Williamsburg Village 40 <sup>th</sup> south of Old Cheney Mixed Use	707,210	85	1	HyVee Supermarket	10%

\* The share of a center's total square footage that is attributable to its anchors  
 Anchor is defined as a retail store with more than 50,000 sq. feet.

**Table 6**  
**Big Boxes and Small Business:**

The following are over 40 examples of the types of smaller businesses that are located near “Big Box Retail” in Lincoln. These stores often provide services or goods not found in a large “super” store that includes both a grocery and discount store under one roof. If they do provide duplicate goods, such as a card store, the independent card store often provides a greater selection than may be found in a grocery or discount store.

Beauty Salon	Health club	Speciality Grocery & Deli
Bar/ Lounge	Auto parts sales	Pet store and supplies
Speciality Clothing Store	Formal Wear	Hotel/ Motel
Cell Phone store	Battery store	Shoe store
Bank	Dry Cleaners	Card/ gift store
Restaurant	Nail salon	Nutrition Center
Fast Food Restaurant	Physical Therapy	Picture Framing
Custom floor coverings	Child Care Center	Graphics sales/ supplies
Custom window coverings	Jewelry store	Mail/ copy store
Medical office	Insurance office	Tanning salon
Dental office	Financial services office	Small electronics
Chiropractic office	Funeral services	Religious book/ gift store
Video store	Credit Union	Printer cartridge refilling
Video game store	Business Equipment	