

48TH & 2ND AVENUE

4700

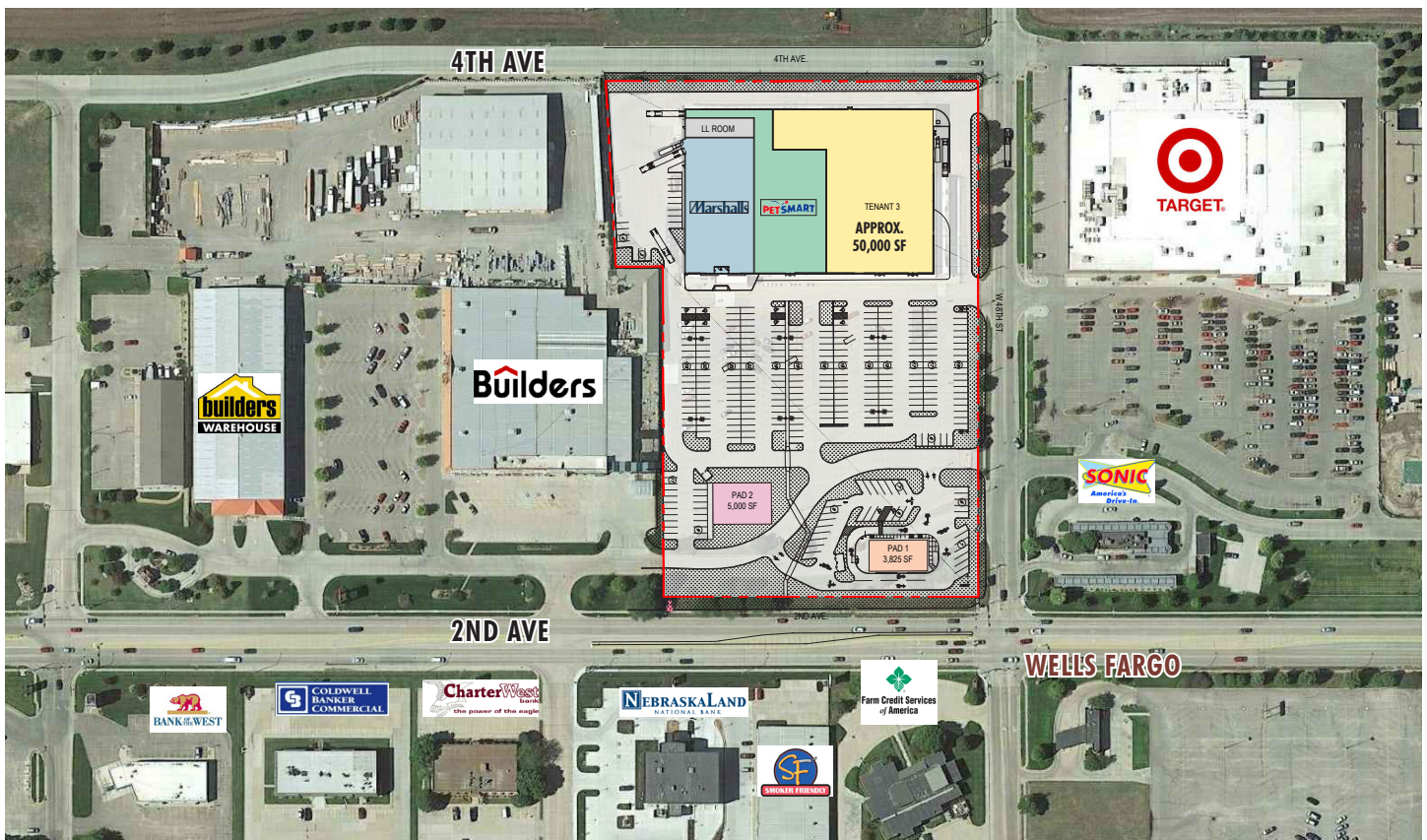
2ND AVENUE

Kearney, NE 68847



PROPERTY INFORMATION

- + LEASE RATE: SEE AGENT
- + AVAILABLE: 50,000 SF APPROX
Landlord may consider demising the space
- + PAD SITES AVAILABLE:
 - Pad 1: Land Lease or Build to Suit - can accommodate a 3,825 SF Building with Drive Thru
 - Pad 2: Land Lease or Build to Suit - can accommodate a 5,000 SF Building
- + BUILDING SIZE: 90,000 SF APPROX
- + Join Petsmart and Marshalls
- + High growth area to include expansion of UNK's University Campus
- + Enjoy pull from a large trade area



RETAIL FOR LEASE 48TH & 2ND AVENUE

4700
2ND AVENUE
Kearney, NE 68814



LOCATION AERIAL



CONTACT US

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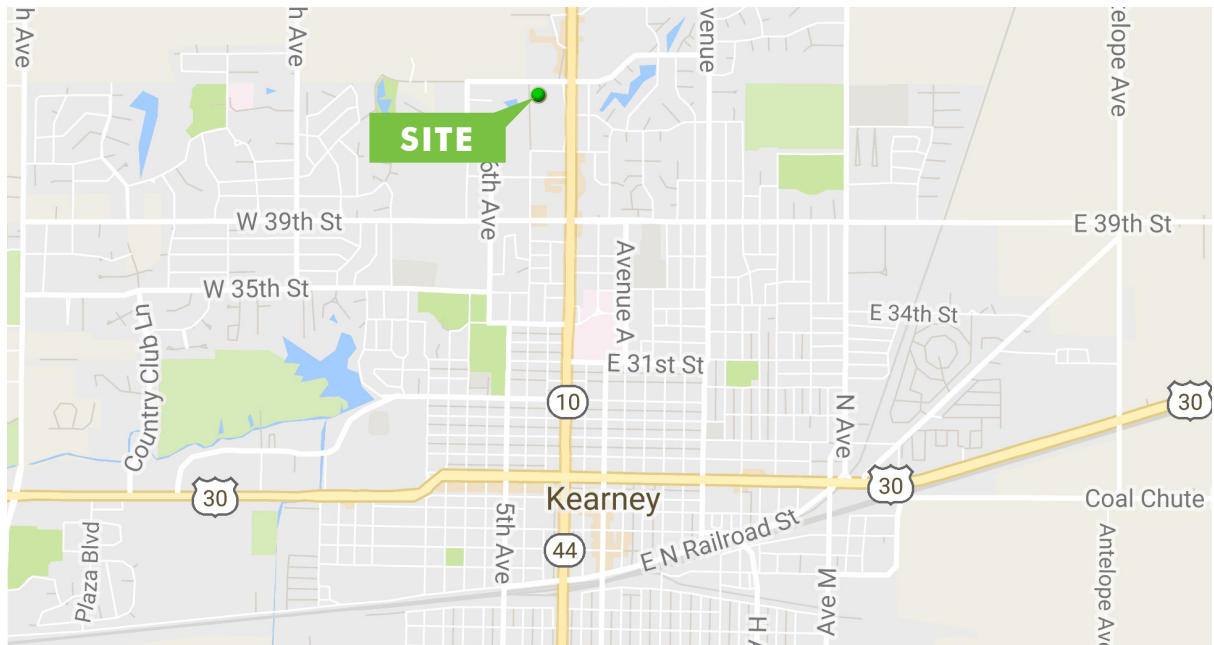
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LOCATION MAP AND DEMOS



2016 Demographics	1 mile	3 miles	5 miles
Population	6,479	34,512	37,032
Households	2,605	13,705	14,642
Avg Household Income	\$82,612	\$67,341	\$68,275
Growth 2016-2021	6.6%	4.5%	4.7%



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