

# 48TH & 2ND AVENUE

4700

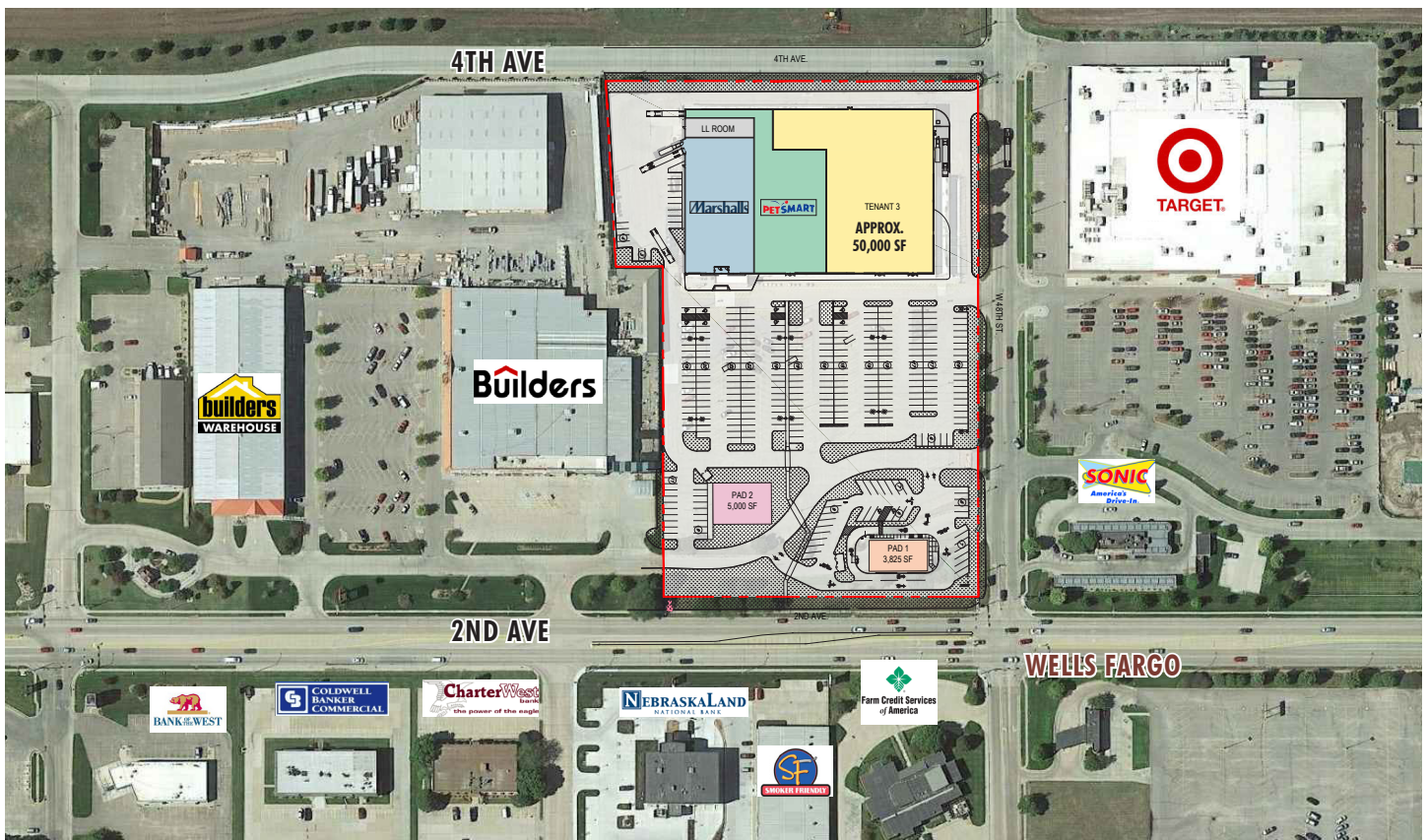
2ND AVENUE

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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## LOCATION MAP AND DEMOS



2017 Demographics	1 mile	3 miles	5 miles
Population	6,838	35,148	37,634
Households	2,816	13,905	14,811
Avg Household Income	\$81,214	\$67,147	\$68,445
Annual Growth Rate 2017-2022	1.12%	1.20%	1.21%



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