

**RETAIL SPACES FOR LEASE  
2,600 SF -20,500 SF**



# ALLIANCE PLAZA

1305-1325 West 3<sup>rd</sup> Street, Alliance, Nebraska 69301

CHRIS NIELSEN, CCIM  
PRINCIPAL  
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## SITE HIGHLIGHTS

- Regional retail center serving Alliance and the surrounding Nebraska, Wyoming, and South Dakota trade area
- Frontage along W. 3rd Street (Highway 2)
- Approx. 9,000 VPD on Highway 2
- Signalized intersection at W. 3rd Street & Cody Street
- Ample parking with 163 spaces
- Existing national tenants including Goodwill, Family Dollar, and Verizon
- Flexible retail, office, service, medical, fitness, and entertainment uses
- Large anchor opportunity and inline shop space available
- Rare 1-acre development parcel available for sale

## MARKET HIGHLIGHTS

- Alliance serves as the primary retail hub for Western Nebraska
- Draws consumers from Box Butte, Sheridan, Dawes, and surrounding counties
- Strong daytime population supported by healthcare, agriculture, railroad, education, and government employers
- Limited availability of large-format retail space in the market
- Established commercial corridor with national and regional retailers nearby
- Strategic location near Highway 2 and Highway 87
- Major employers in include: BNSF Railway (500+ employees), Box Butte General Hospital (300+ employees), Western Nebraska Community College (950+ students) and City of Alliance (100+ employees)

## CITY INFORMATION

POPULATION	8,151
COUNTY POPULATION	10,842

## DEMOGRAPHICS

RADIUS	POPULATION	MEDIAN AGE	MEDIAN INCOME	HOUSEHOLDS (2025)
1 MILE	3,091	36.5	\$158,532	1,052
3 MILE	33,807	37.2	\$114,210	12,118
5 MILE	99,588	35.9	\$105,798	36,967

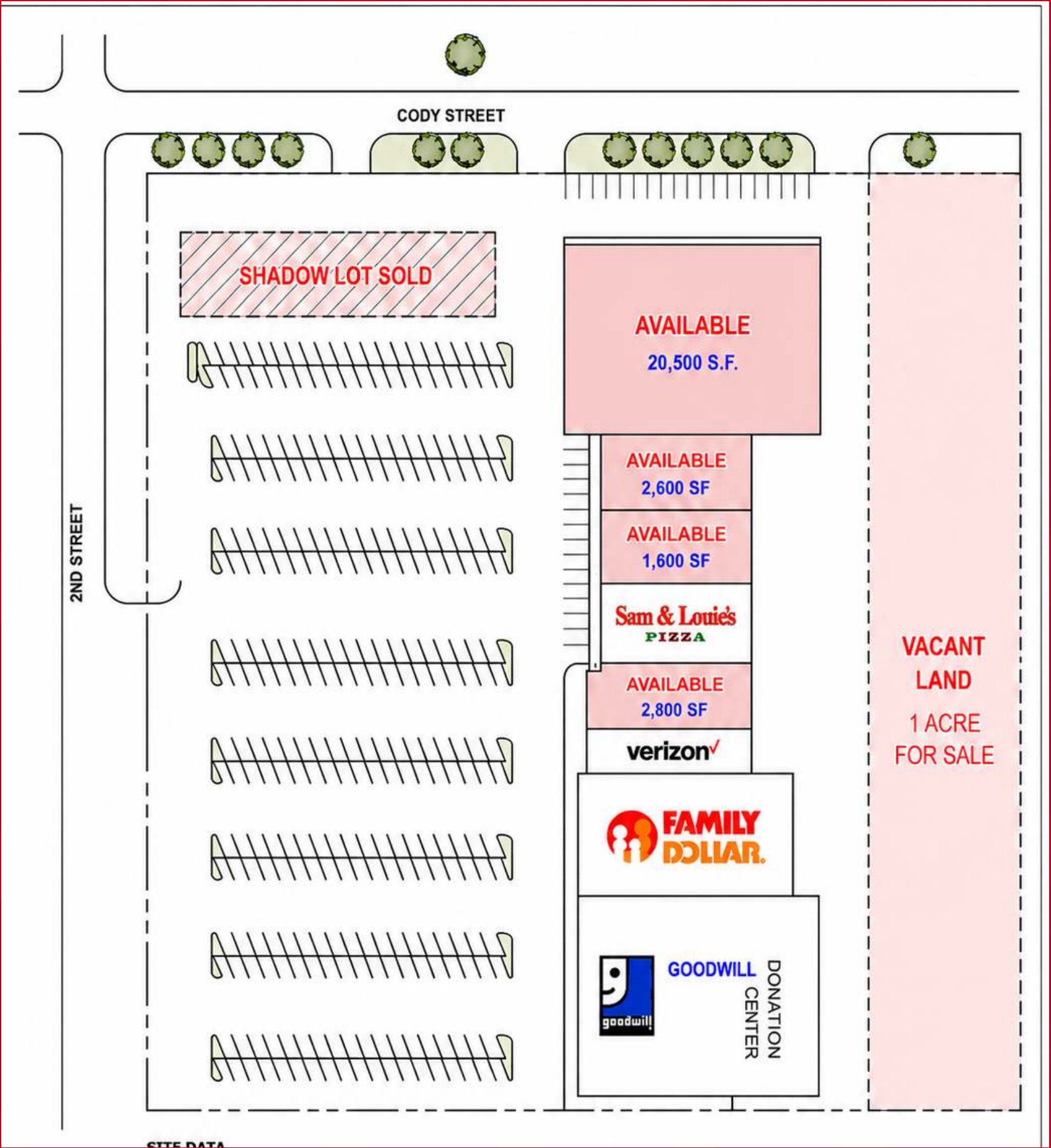
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## SITE PLAN AND AVAILABLE SPACES



SUITE	SQUARE FOOTAGE	RENT PSF	MONTHLY RENT	AVAILABILITY
ANCHOR B	20,569 SF	\$4.00 PSF	\$6,856.34	IMMEDIATE
SUITES 1 & 2	2,600 SF	\$7.00 PSF	\$1,516.67	IMMEDIATE
SUITE 3	1,600 SF	\$6.25 PSF	\$833.34	IMMEDIATE
SUITES 6 & 7	2,800 SF	\$7.00 PSF	\$1,633.34	IMMEDIATE

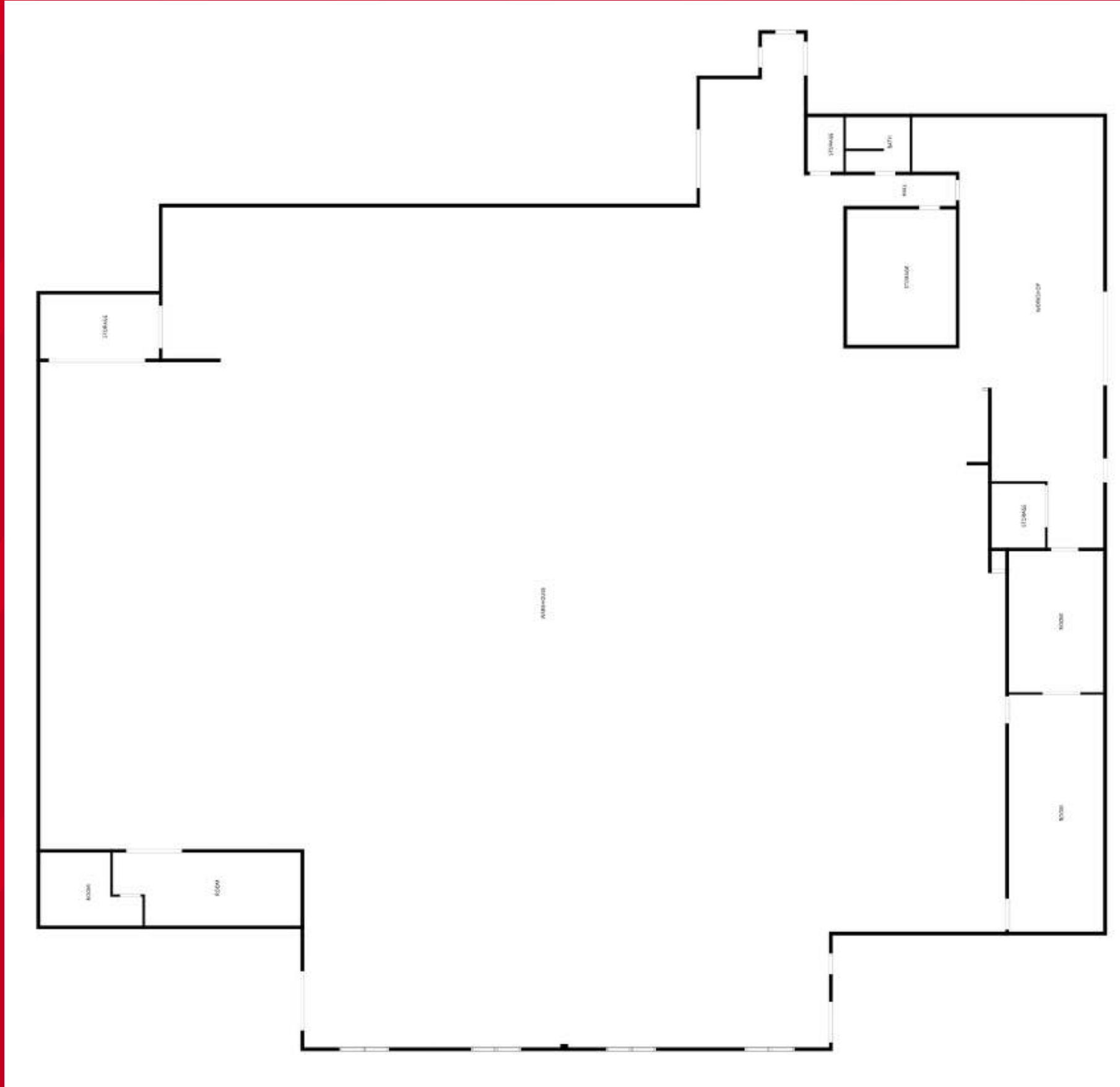
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**FLOOR PLAN - ANCHOR B - 20,569 SF**



**IMAGES - ANCHOR B- 20,569 SF**



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**IMAGES - ANCHOR B- 20,569 SF**



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**INTERIOR IMAGES - SUITE 3**



**INTERIOR IMAGES - SUITE 6 & 7**



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**ANCHOR & CO-TENANTS**



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# SITE AERIAL VIEW



Scottsbluff 58 miles away via 385

- Largest Western NE city
- Regional Retail Hub for multiple states
- Strong Agricultural economy

**ALLIANCE, NE:**

- Major railroad hub for Western, NE.
- Draws consumers from Box Butte, Sheridan, Dawes, and surrounding counties
- Major employers in include: BNSF Railway (500+ employees), Box Butte General Hospital (300+ employees), Western Nebraska Community College (950+ students) and City of Alliance (100+ employees)

**ALLIANCE PLAZA**  
FOR LEASE OR FOR SALE

FAMILY DOLLAR, Verizon, Goodwill, Sam's Club

# TRAFFIC COUNTS

HWY 2 & W 3 <sup>rd</sup> Street	9,000 VPD
HWY 2 & Cody Street	9,000 VPD
Highway 2 & Highway 87	11,000 VPD

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