



INVESTMENT OFFICE SPACE FOR SALE

121 & 125 E 31ST STREET | KEARNEY, NEBRASKA
OFFERED AT \$879,900 | 6.02% INITIAL CAP RATE | 6.83% PRO-FORMA

AGENT COMMENTS

This is an excellent investment opportunity just 2 blocks from CHI Health / Good Samaritan Hospital! The asset is secured by 2 multiple-year leases with regular rent increases, offering investors stable, growing income with minimal ownership responsibilities. The property benefits from being a professional office building whose Tenants are a pediatric dentistry and an insurance brokerage. This investment opportunity is well-suited for buyers seeking predictable income, low management intensity, and stable real estate returns.

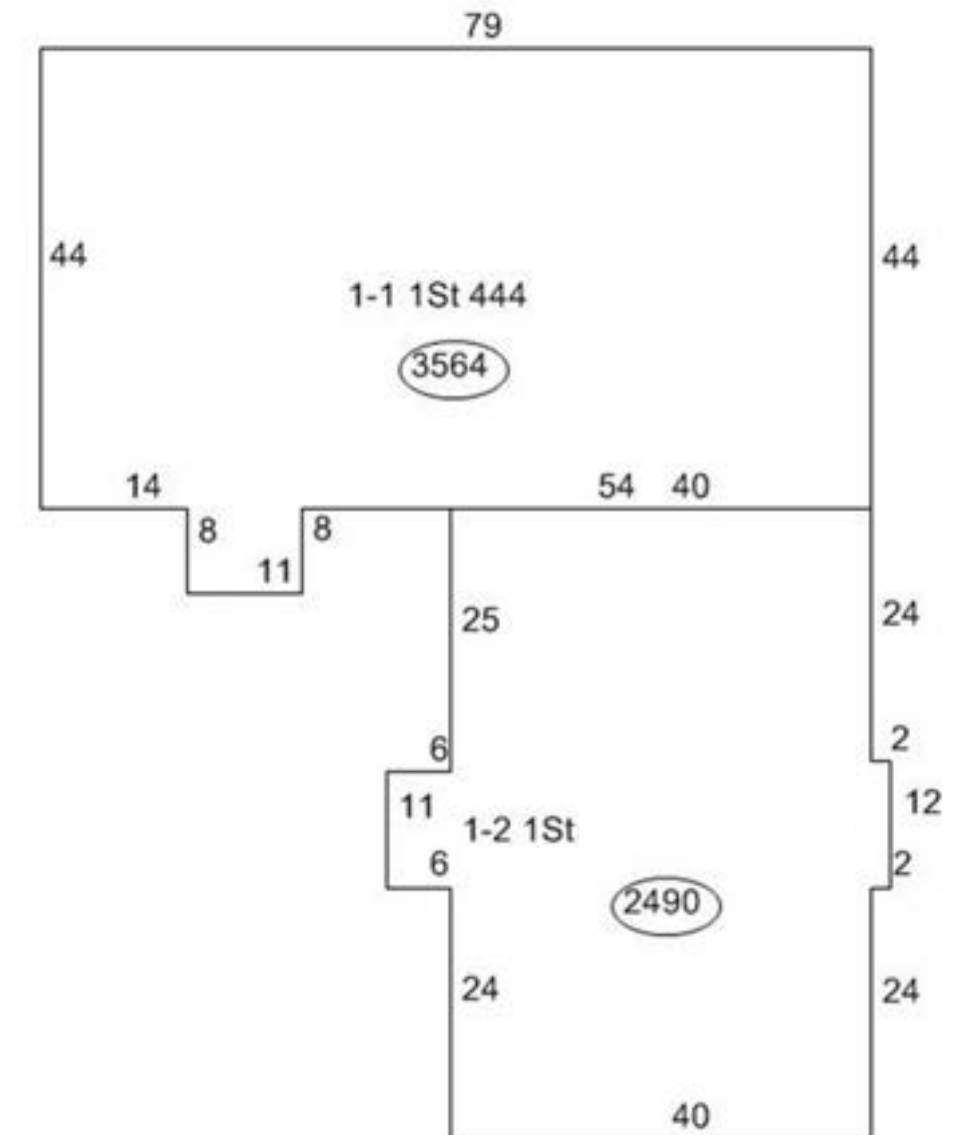
INVESTMENT HIGHLIGHTS

- Current cap rate: 6.02% - with current property management
- Pro-forma cap rate: 6.83% - if self-managed
- Passive, Management-Light Ownership
- All internal utilities are Tenant's responsibility
- Includes 2 private parking lots
- Dedicated monument sign along 31st Street
- Has been professionally managed by Century 21-Midlands Property Management for many years
- Full due diligence including property management annual income and expense statement available

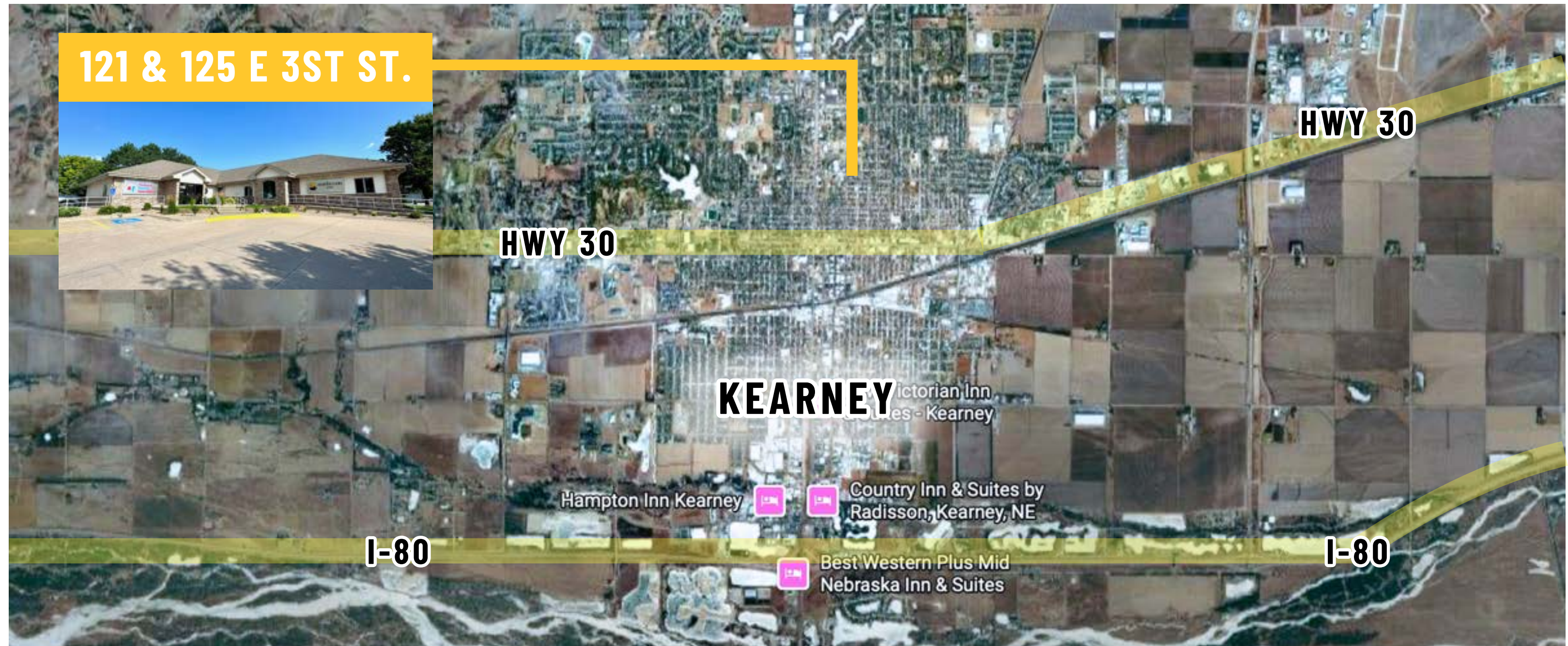
Brief Legal: Building - SW1/4 SS ADD KY LTS 554 & 555 DR95-8225
Parking Lot - SW1/4 SS ADD KY LT 515



PARCEL MAP



FLOOR PLAN



MAP 1



MAP 1









Trade Area Report

Kearney, NE 68845



Trade Area Summary

Attribute Summary for Kearney, NE 68845

Median Household Income	Median Age	Total Population	1st Dominant Segment
\$72,771	31.1	22,342	In Style
Source: 2024/2029 Income (Esri)	Source: 2024/2029 Age: 5 Year Increments (Esri)	Source: 2024 Age: 1 Year Increments (Esri)	Source: 2024 Tapestry Market Segmentation (Households)

Consumer Segmentation

LIFE MODE - What are the people like that live in this area? GenXurban Gen X in middle age, families with fewer kids and a mortgage	URBANIZATION - Where do people like this usually live? Metro Cities Affordable city life, including smaller metros, satellite cities
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Top Tapestry Segments	In Style	College Towns	Middleburg	Emerald City	Green Acres
% of Households	2,890 (33.5%)	1,463 (16.9%)	1,458 (16.9%)	1,102 (12.8%)	686 (7.9%)
Lifestyle Group	GenXurban	Scholars and Patriots	Family Landscapes	Middle Ground	Cozy Country Living
Urbanization Group	Metro Cities	Metro Cities	Semirural	Metro Cities	Rural
Residence Type	Single Family	Multi-Unit Rentals; Single Family	Single Family	Single Family; Multi-Units	Single Family
Household Type	Married Couples w/No Kids	Singles	Married Couples	Singles	Married Couples
Average Household Size	2.32	2.06	2.69	2.04	2.64
Median Age	41.7	26	37.6	37.7	43.8
Diversity Index	51.5	65.4	60.4	59	38.5
Median Household Income	\$97,100	\$49,000	\$83,700	\$88,700	\$103,400
Median Net Worth	\$354,300	\$14,500	\$277,100	\$179,100	\$537,400
Median Home Value	\$390,100	\$309,500	\$306,900	\$456,900	\$374,800
Homeownership	69.8%	26.2%	76.1%	51.2%	88%
Employment	Professional or Mgmt/Bus/Financial	Professional or Services	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial
Education	Bachelor's Degree	Bachelor's Degree	High School Diploma	Bachelor's Degree	High School Diploma
Preferred Activities	Support arts, concerts, theaters, museums. Prefer organic foods, grow their own vegetables.	Go out to the movies and out for drinks. Popular activities: backpacking, Pilates, and Frisbee.	Spending priorities also focus on family. Enjoy hunting, fishing, bowling and baseball.	Place importance on learning new things to keep life fresh and variable. Buy natural, green, and environmentally friendly products.	Pursue physical fitness vigorously. Active in communities and social organizations.
Financial	Variety of investments often managed by a financial planner	Limited incomes result in thrifty purchases	Carry some debt; invest for future	Contribute to NPR, PBS	Comfortable with debt, and investments.
Media	Connected and knowledgeable via smartphones	Use the Internet for social media, blogging, watch movies and TV.	TV and magazines provide entertainment and information	Read books, magazines and use the web for news	Provided by satellite service, radio and television

Trade Area Report

Kearney, NE 68847



Trade Area Summary

Attribute Summary for Kearney, NE 68847

Median Household Income	Median Age	Total Population	1st Dominant Segment
\$61,390	37.2	18,731	Bright Young Professionals
Source: 2024/2029 Income (Esri)	Source: 2024/2029 Age: 5 Year Increments (Esri)	Source: 2024 Age: 1 Year Increments (Esri)	Source: 2024 Tapestry Market Segmentation (Households)

Consumer Segmentation

LIFE MODE - What are the people like that live in this area? Middle Ground Lifestyles of thirtysomethings	URBANIZATION - Where do people like this usually live? Urban Periphery City life for starting families in neighborhoods that fringe major cities
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Top Tapestry Segments	Bright Young Professionals	Down the Road	Set to Impress	Manufacturing Traditions	Comfortable Empty Nesters
% of Households	1,968 (25.5%)	1,029 (13.3%)	917 (11.9%)	880 (11.4%)	710 (9.2%)
Lifestyle Group	Middle Ground	Rustic Outposts	Midtown Singles	GenXurban	GenXurban
Urbanization Group	Urban Periphery	Semirural	Metro Cities	Urban Periphery	Suburban Periphery
Residence Type	Single Family; Multi-Units	Mobile Homes; Single Family	Multi-Unit Rentals; Single Family	Single Family	Single Family
Household Type	Married Couples	Married Couples	Singles	Married Couples	Married Couples
Average Household Size	2.37	2.69	2.06	2.42	2.48
Median Age	34.7	36.6	35	39.1	46.4
Diversity Index	76	79.9	72.9	60.9	47
Median Household Income	\$74,200	\$56,000	\$49,300	\$68,900	\$97,600
Median Net Worth	\$102,300	\$130,000	\$21,100	\$199,800	\$509,700
Median Home Value	\$337,700	\$178,200	\$244,500	\$201,400	\$323,300
Homeownership	45.9%	67.7%	30.1%	72.1%	87.4%
Employment	Professional or Mgmt/Bus/Financial	Services or Professional	Services or Professional	Professional or Services	Professional or Mgmt/Bus/Financial
Education	Some College No Degree	High School Diploma	High School Diploma	High School Diploma	Bachelor's Degree
Preferred Activities	Go to bars/clubs; attend concerts. Eat at fast food, family restaurants.	Place importance on preserving time-honored customs. Go hunting, fishing.	Maintain close relationships with family. Enjoy going to rock concerts, night clubs, and the zoo.	Value time spent at home. Watching television and gaming are common pastimes.	Play golf, ski and work out regularly. Home maintenance a priority among these homeowners.
Financial	Own retirement savings and student loans	Shop at Walmart Supercenters, Walgreens and dollar stores	Prefer name brands, buy generic when it's a better deal	Budget aware shoppers	Portfolio includes stocks, CDs, mutual funds and real estate
Media	Get most of their information from the Internet	Use the Internet to stay connected, listen to radio at work	Use the Internet for social media, video games and watching TV	Read newspapers, especially Sunday editions	Listen to sports radio, watch sports on TV



BRANDON BENITZ

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2025 **TOP 10** SALES AGENT for C21 in Nebraska

- 2024
 - #1 Sales Agent for C21 in Nebraska
 - Top 1% of all C21 Agents worldwide
- 2023
 - #4 Sales Agent for C21 in Nebraska
 - Top 5% of all C21 Commercial Agents worldwide
- 2022
 - Top 25% of all C21 Agents worldwide
- 2021
 - Top 3% of all New C21 Agents worldwide