



# For sale/ lease

Commercial land available  
in Grand Island, Nebraska

## 1.84 acres

3509 S Locust Street  
Grand Island, NE 68801

### Property overview

Availability: 1.84 acres

Pricing: Contact broker for pricing

- Walmart out lot
- Build-to-suit available
- Lighted intersection
- Located along South Locust Street, one of the city's primary commercial corridors

**Contact broker for  
additional information**

[jll.com/des-moines](http://jll.com/des-moines)

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# Renderings

*Conceptual BTS rendering for marketing purposes only. Subject to change.*

Rate: \$22.50-\$25.50/SF NNN,  
pending construction costs.



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Demographics	Radius of the Property		
	3-mile	5-miles	10-miles
Population	23,057	52,402	56,144
Daytime Population	28,614	58,536	65,073
Households	8,865	19,916	23,199
Avg Household Income	\$85,063	\$84,483	\$86,358

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Inc., a licensed real estate  
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