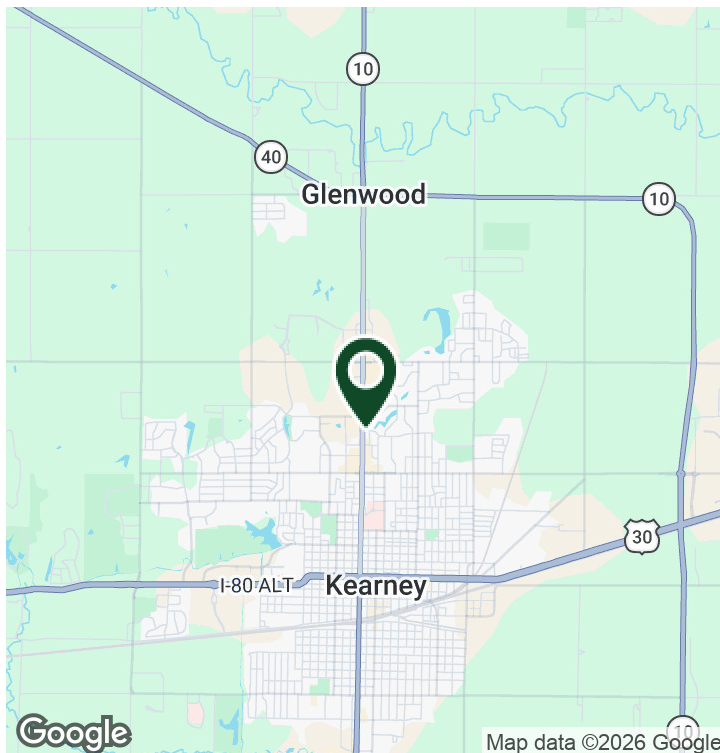


# RARE SPACE AVAILABLE RIGHT ON 2ND AVE IN KEARNEY!

124 West 46th Street, Kearney, NE 68847

## FUTURE RETAIL REDEVELOPMENT



### LOCATION DESCRIPTION

This prime location on 2nd Ave in Kearney is in the heart of the city's retail corridor. Surrounded by national retailers such as Walmart, Target, Hobby Lobby, Ross Dress for Less and more. With Hilltop Mall just to the north and Kearney high school just to the south this position enjoys high traffic with over 22,000VPD With up to 9,000 SF available join this vibrant retail landscape in this new development and become a part of Kearney's thriving community.

### PROPERTY HIGHLIGHTS

- New-construction Class A retail center
- Modern façade and upgraded storefront design
- Flexible tenant suites from ±1,200–9,000 SF
- Potential drive-thru capability on endcaps as well as free-standing options
- Attractive to national, regional, and local tenants
- Strong visibility from West 46th Street
- Easy access to major retail and residential growth areas



ACCESS Commercial, LLC

**AMBER OLSON**

amber@accesscommercial.com

402.618.5523

Senior Broker Associate

# RARE SPACE AVAILABLE RIGHT ON 2ND AVE IN KEARNEY!

124 West 46th Street, Kearney, NE 68847

## RETAIL MAP



**AMBER OLSON**  
amber@accesscommercial.com  
402.618.5523  
Senior Broker Associate

# RARE SPACE AVAILABLE RIGHT ON 2ND AVE IN KEARNEY!

124 West 46th Street, Kearney, NE 68847

## LOCAL AERIAL



ACCESS Commercial, LLC

**AMBER OLSON**

amber@accesscommercial.com

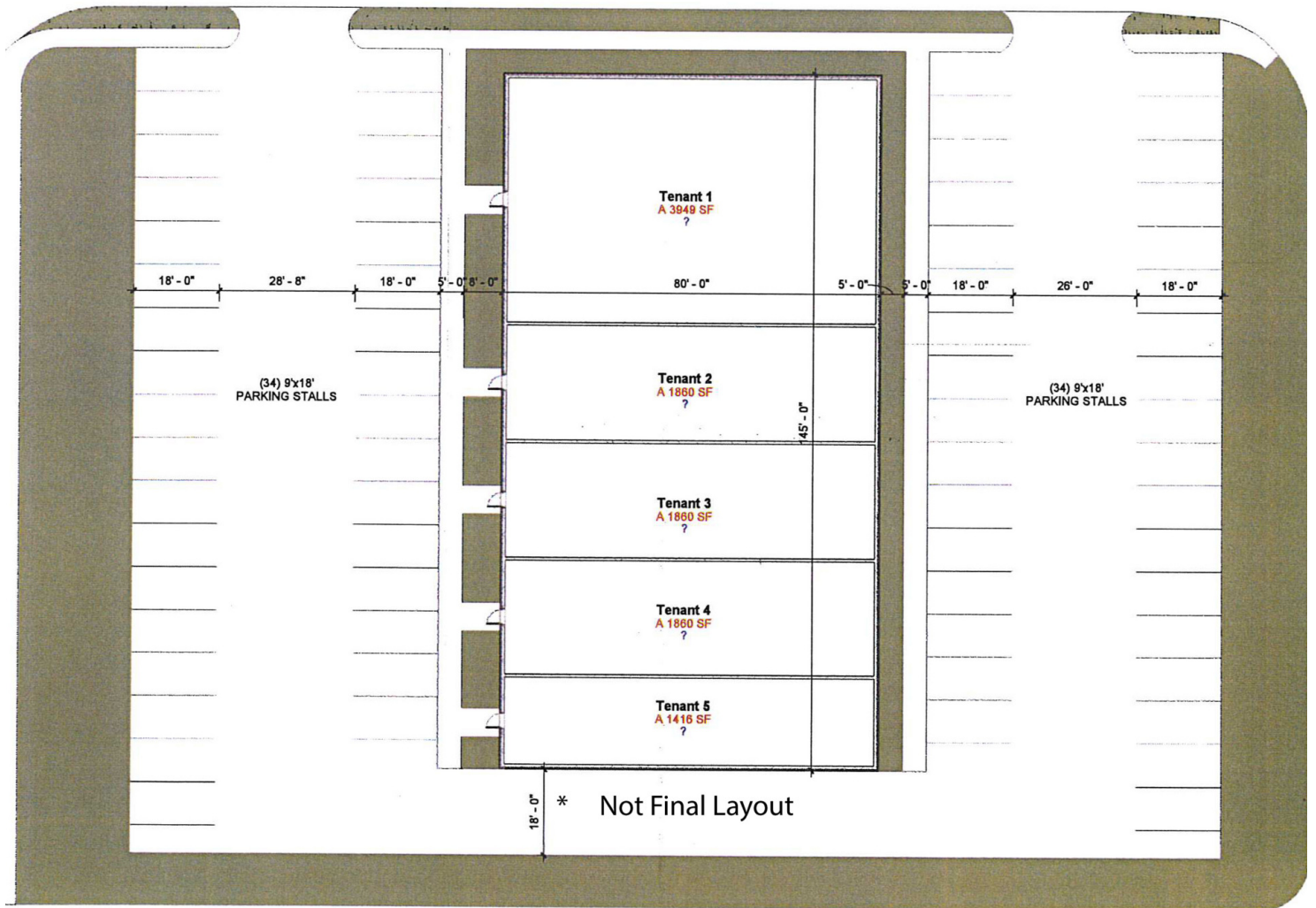
402.618.5523

Senior Broker Associate

# RARE SPACE AVAILABLE RIGHT ON 2ND AVE IN KEARNEY!

124 West 46th Street, Kearney, NE 68847

## POTENTIAL SITE PLAN



ACCESS Commercial, LLC

AMBER OLSON

amber@accesscommercial.com

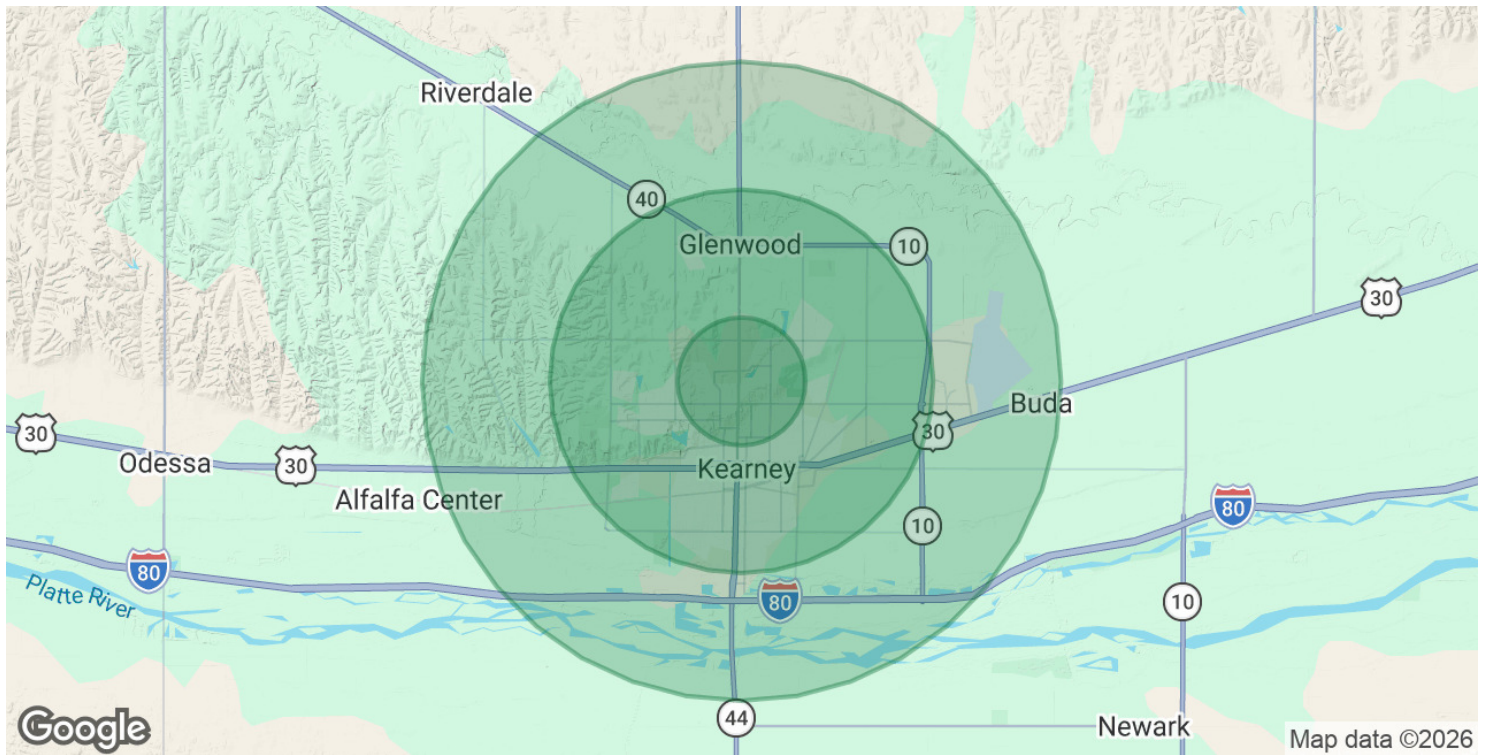
402.618.5523

Senior Broker Associate

# RARE SPACE AVAILABLE RIGHT ON 2ND AVE IN KEARNEY!

124 West 46th Street, Kearney, NE 68847

## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Population	9,083	35,976	36,845
Daytime Population	12,200	48,993	49,995
Businesses in area	510	1,588	1,604
Employees in area	6,892	22,027	22,278

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,843	14,550	14,877
Average HH Income	\$101,132	\$89,063	\$91,340
Median HH Income	\$84,128	\$71,921	\$72,459

2024 Census (ACS)



ACCESS Commercial, LLC

**AMBER OLSON**

amber@accesscommercial.com

402.618.5523

Senior Broker Associate

# RARE SPACE AVAILABLE RIGHT ON 2ND AVE IN KEARNEY!

124 West 46th Street, Kearney, NE 68847

pg. 6

## RETAIL PROPERTY FOR LEASE

## LISTING TEAM



### AMBER OLSON

Senior Broker Associate

[amber@accesscommercial.com](mailto:amber@accesscommercial.com)

Direct: 402.618.5523

### PROFESSIONAL BACKGROUND

Amber brings 20 years of commercial real estate experience to our team at ACCESS. Her role as a Senior Brokerage Associate is primarily focused on shopping center leasing at a national and local level, with over three million square feet represented. Her industry expertise enhances our team through her knowledge of sales, landlord and tenant representation, relationship building, property management, and development. Amber majored in Business Administration at the University of Nebraska-Lincoln.

All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. ACCESS Commercial, LLC, makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. ACCESS and the ACCESS logo are service marks of ACCESS Commercial, LLC. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of ACCESS. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. (021523\_JR)



ACCESS Commercial, LLC

### AMBER OLSON

[amber@accesscommercial.com](mailto:amber@accesscommercial.com)

402.618.5523

Senior Broker Associate