

# RARE PAD SITE RIGHT ON 2ND AVE - FOR LEASE OR SALE

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

- Ground Lease opportunity available or potential retail space
- 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**

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Senior Broker Associate

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## RETAIL MAP



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## LOCAL AERIAL



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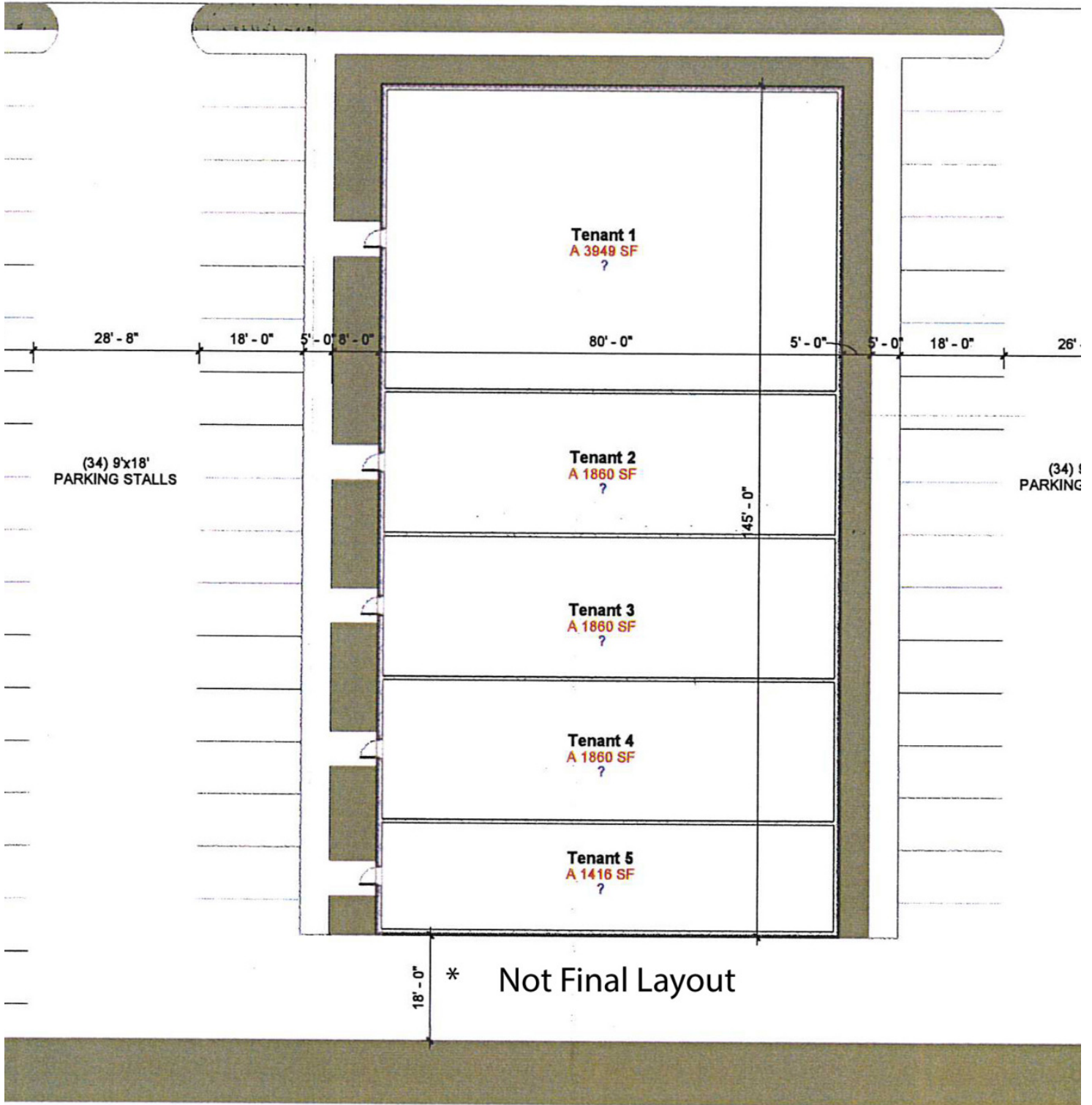
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## POTENTIAL SITE PLAN



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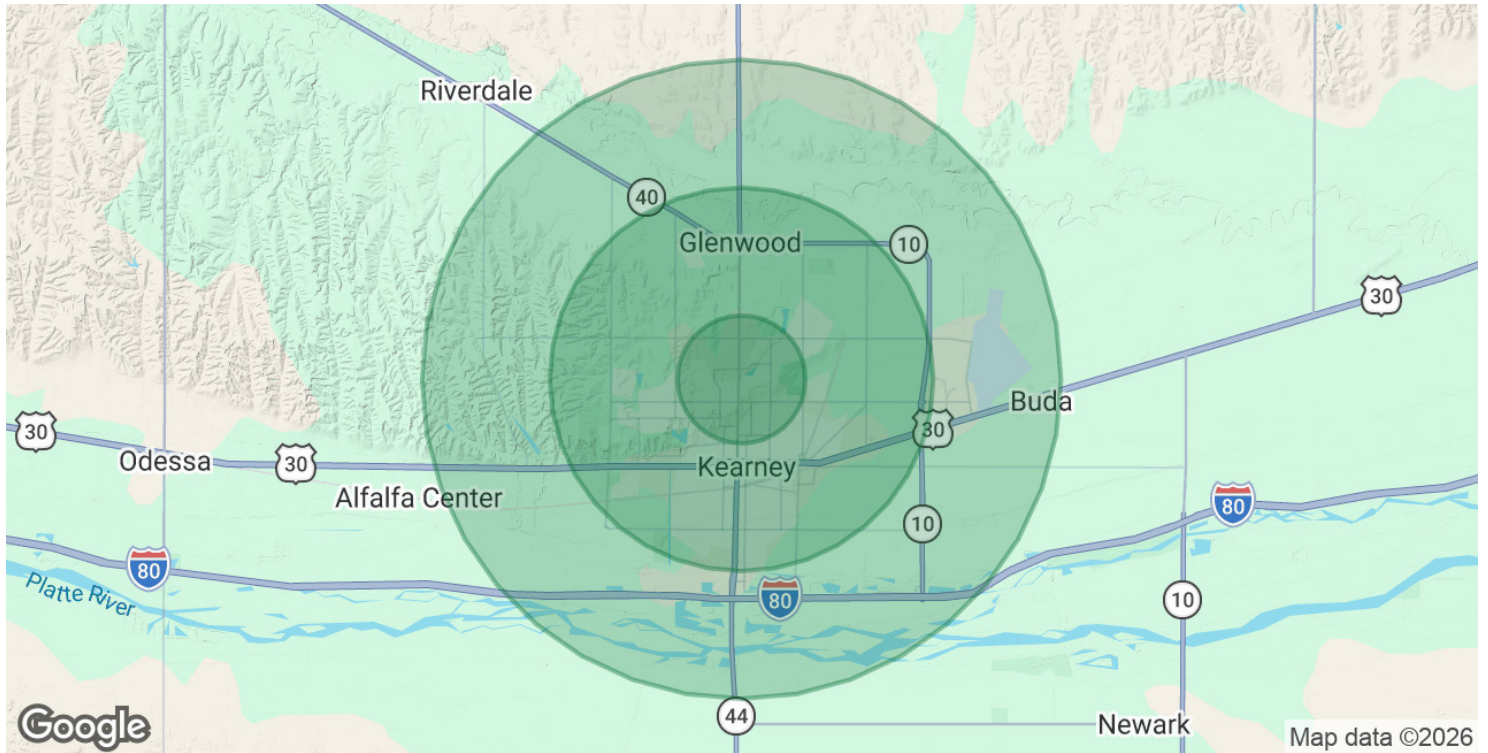
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## DEMOGRAPHICS MAP & REPORT



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)



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## LISTING TEAM



### AMBER OLSON

Senior Broker Associate

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### 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.

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