



300 3rd AVENUE
300 3rd Ave, Kearney, NE 68845

FEATURES

- Ground lease opportunity for a high profile tenant
- 1.5 Acres, accommodates approximately a 2,225 SF building with drive-thru. Cross parking and cross easement with the entire development
- Ideal for a quick service restaurant, coffee shop, bank, etc.
- Located near Younes Campus, a 300-acre mixed-use development
- Excellent Visibility along 2nd Avenue with easy access to Interstate 80

Size	Price	Available
1.50 Acres	\$145,000/Yr	Spring 2027

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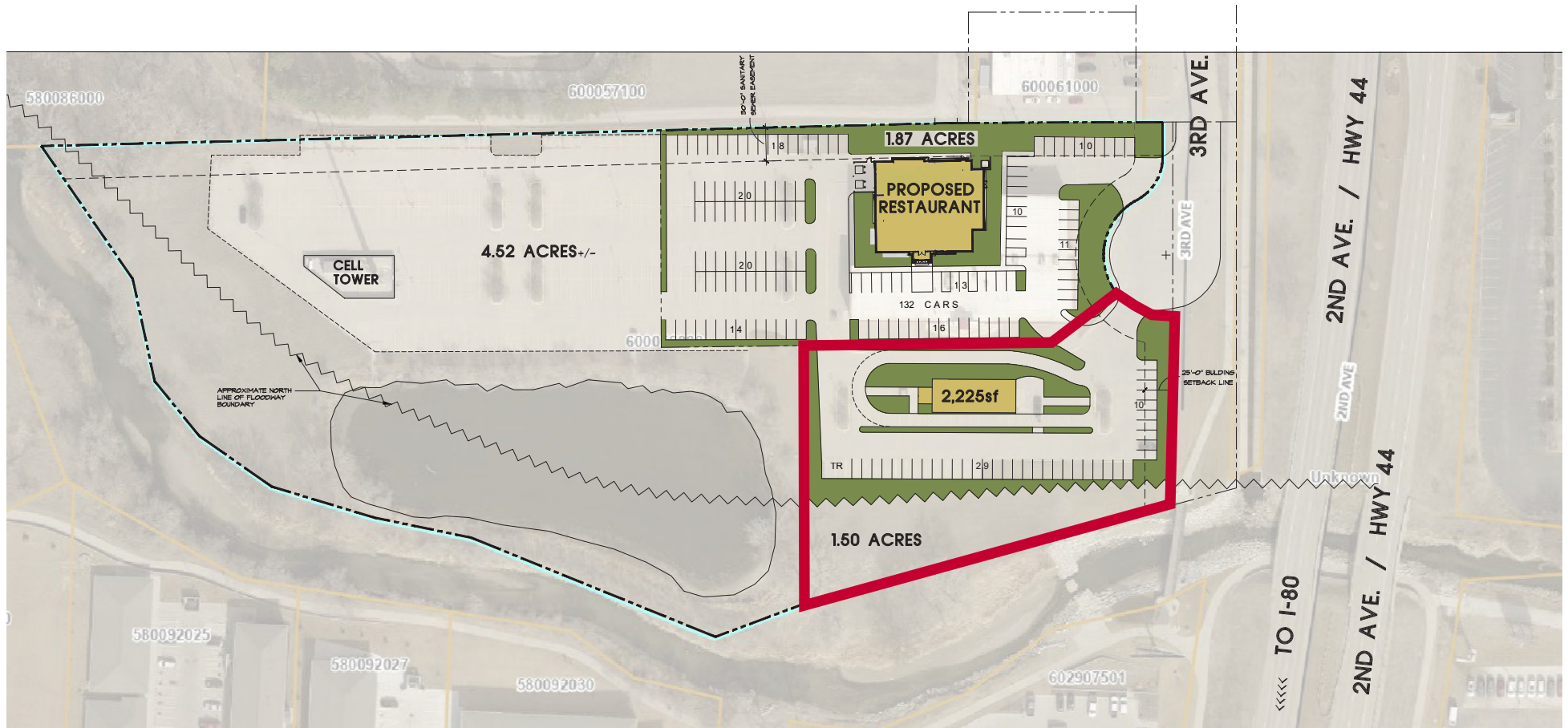
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CONCEPTUAL SITE PLAN

SCALE: 1" = 40'-0"



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Lat/Lon: 40.6766/-99.0864

300 3rd Ave Kearney, NE 68845	3 mi radius	5 mi radius	Kearney
Population			
2025 Estimated Population	27,425	37,997	58,060
2030 Projected Population	27,876	38,759	58,737
2020 Census Population	27,007	36,882	56,772
2010 Census Population	25,753	33,764	52,591
Projected Annual Growth 2025 to 2030	0.3%	0.4%	0.2%
Historical Annual Growth 2010 to 2025	0.4%	0.8%	0.7%
2025 Median Age	31.9	33.8	34.8
Households			
2025 Estimated Households	11,145	15,397	23,274
2030 Projected Households	11,765	16,284	24,315
2020 Census Households	10,661	14,589	22,317
2010 Census Households	10,064	13,281	20,718
Projected Annual Growth 2025 to 2030	1.1%	1.2%	0.9%
Historical Annual Growth 2010 to 2025	0.7%	1.1%	0.8%
Race and Ethnicity			
2025 Estimated White	85.4%	86.7%	88.8%
2025 Estimated Black or African American	1.8%	1.6%	1.2%
2025 Estimated Asian or Pacific Islander	2.1%	2.0%	1.4%
2025 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.4%
2025 Estimated Other Races	10.2%	9.2%	8.2%
2025 Estimated Hispanic	12.6%	11.3%	10.1%
Income			
2025 Estimated Average Household Income	\$91,099	\$99,398	\$102,467
2025 Estimated Median Household Income	\$69,117	\$75,249	\$75,747
2025 Estimated Per Capita Income	\$37,545	\$40,750	\$41,409
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.2%	1.9%	2.3%
2025 Estimated Some High School (Grade Level 9 to 11)	5.2%	4.1%	3.9%
2025 Estimated High School Graduate	25.0%	23.8%	24.4%
2025 Estimated Some College	24.3%	23.0%	23.4%
2025 Estimated Associates Degree Only	9.6%	9.4%	11.0%
2025 Estimated Bachelors Degree Only	22.7%	24.2%	23.6%
2025 Estimated Graduate Degree	11.2%	13.6%	11.5%
Business			
2025 Estimated Total Businesses	1,364	1,749	2,443
2025 Estimated Total Employees	16,670	21,784	25,942
2025 Estimated Employee Population per Business	12.2	12.5	10.6
2025 Estimated Residential Population per Business	20.1	21.7	23.8