

FOR SALE - ZIGGI'S COFFEE

1409 K ST, FAIRBURY, NE 68352

RETAIL | 904 SF | \$1,400,000



Empowered Brokers. Exceptional Results.

PRESENTED BY:

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PROPERTY DESCRIPTION

Ziggie's Coffee is a rapidly expanding national Drive-thru coffee brand with strong reported unit sales and proven performance across Midwest markets. The property features new construction completed in 2025 and is secured by a newly executed 10-year absolute NNN lease.

PROPERTY HIGHLIGHTS

- NOI \$78,000.00
- New construction built in 2025
- Brand New 10-year lease
- High visibility site with excellent access
- Absolute corner location at Hwy 136 and Hwy 15, the primary retail intersection

LOCATION DESCRIPTION

The property is surrounded by established local retail, service providers, and daily needs businesses that drive consistent traffic to the area. Positioned on the corner at Highway 136 and Highway 15, the site sits at the community's primary retail intersection and benefits from exceptional visibility along with excellent ingress and egress for customers.

OFFERING SUMMARY

Sale Price:	\$1,400,000
Lot Size:	0.76 Acres
Building Size:	904 SF

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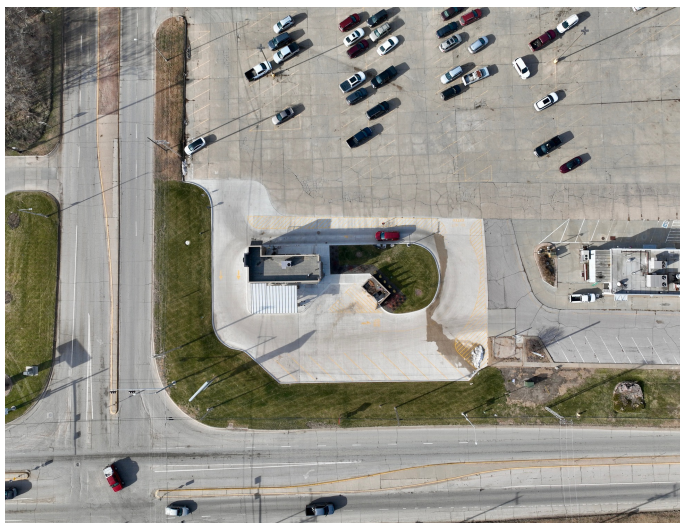
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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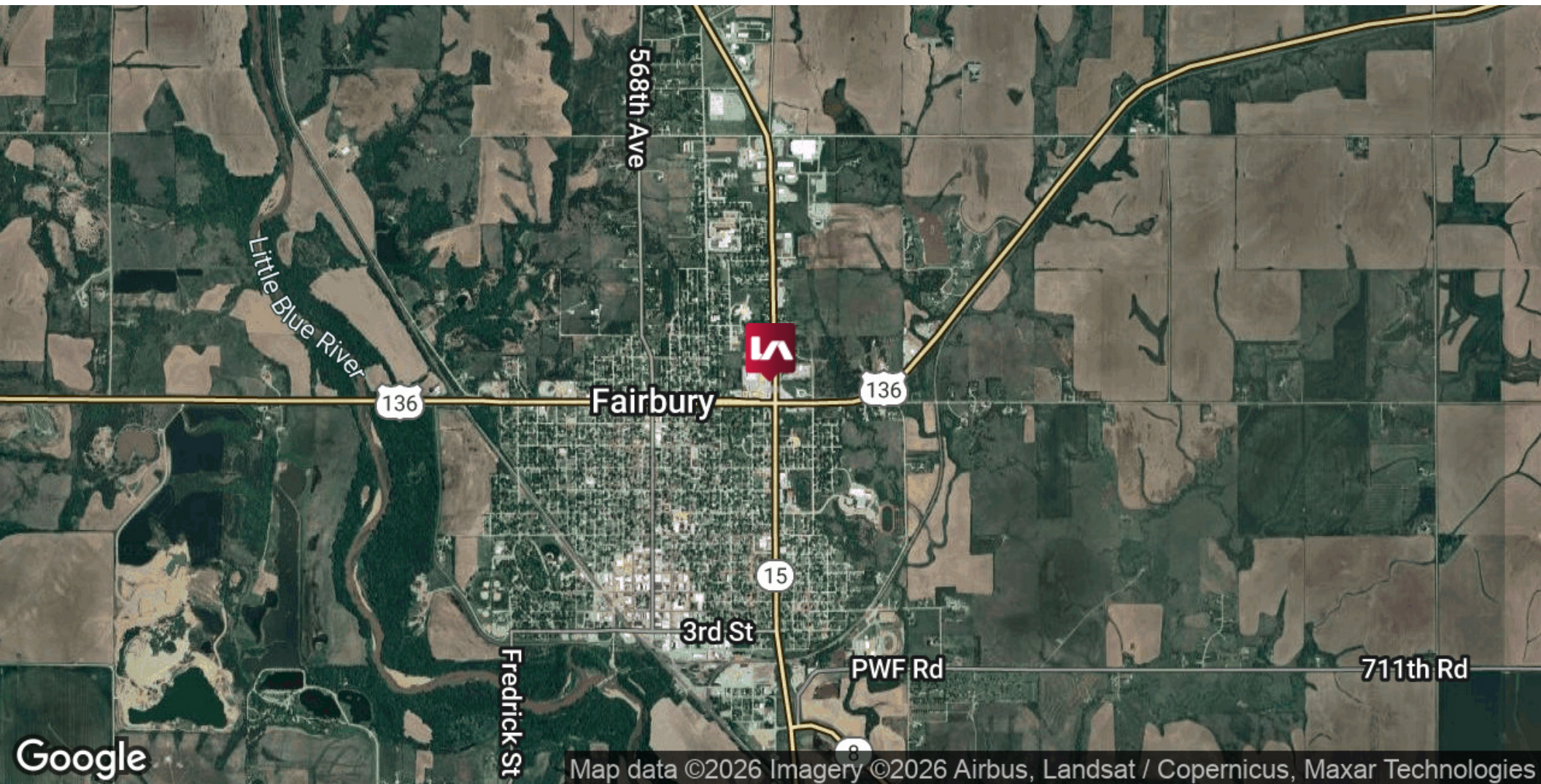
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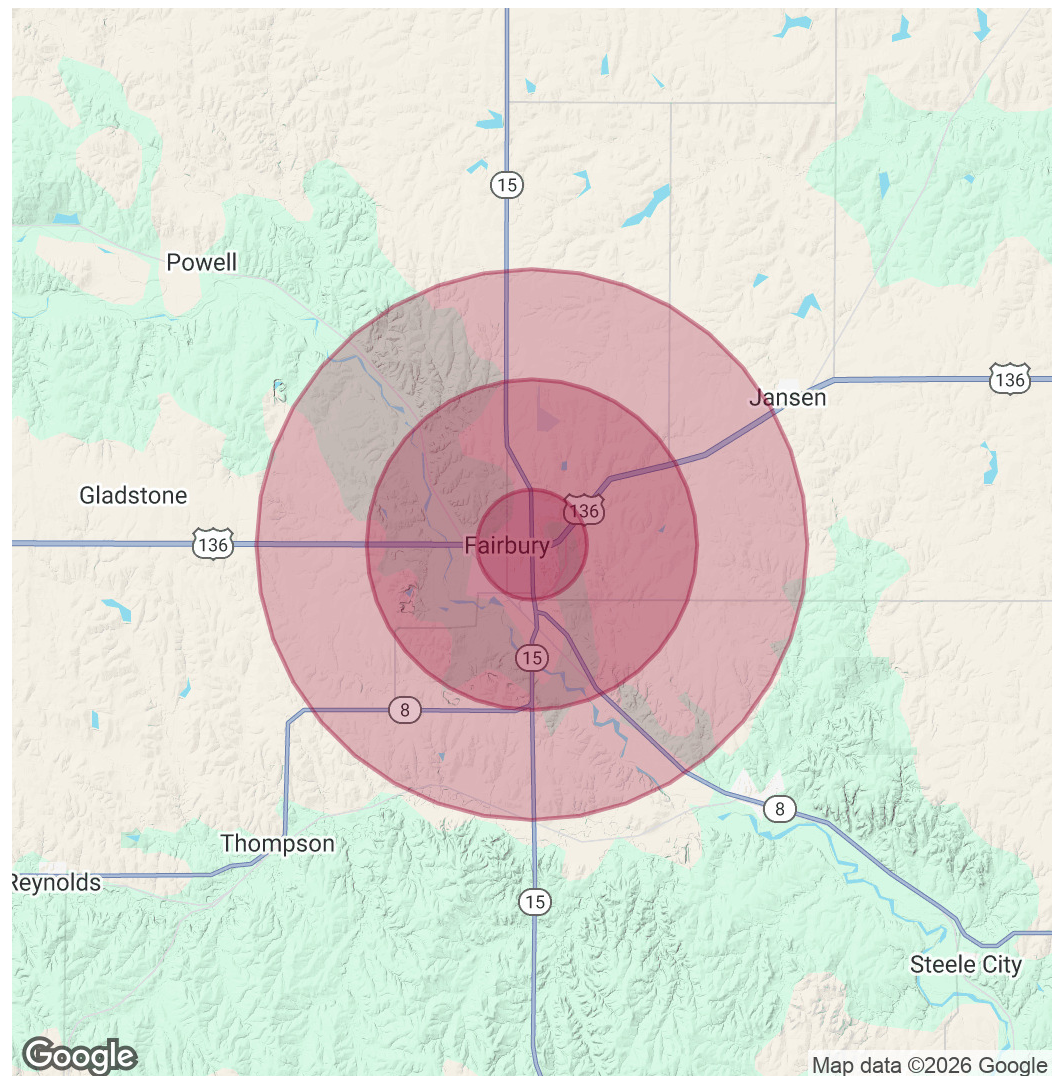
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,631	4,293	4,453
Average Age	43	43	43
Average Age (Male)	41	41	41
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,560	1,847	1,921
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$74,347	\$73,919	\$74,525
Average House Value	\$139,714	\$141,480	\$144,899

Demographics data derived from AlphaMap



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