

CINEMA 8

300 3rd Ave, Kearney, NE 68845

FOR SALE



GOOGLE MAPS

FEATURES

- Turn-key movie theater space with furniture, fixtures, and equipment
- Flat concrete floors throughout, suitable for a variety of retail or industrial users
- Prominent location along 2nd Avenue with convenient access to Interstate 80
- Property offers excellent visibility and ample parking
- Recent capital improvements include a new roof and HVAC units in 2022

SITE DATA

Building Size:	26,254 SF	Sale Price:	\$4,900,000	Parking Ratio:	12.25/1,000 SF
Property Size:	7.91 AC	Zoning:	Commercial	Year Built:	2007

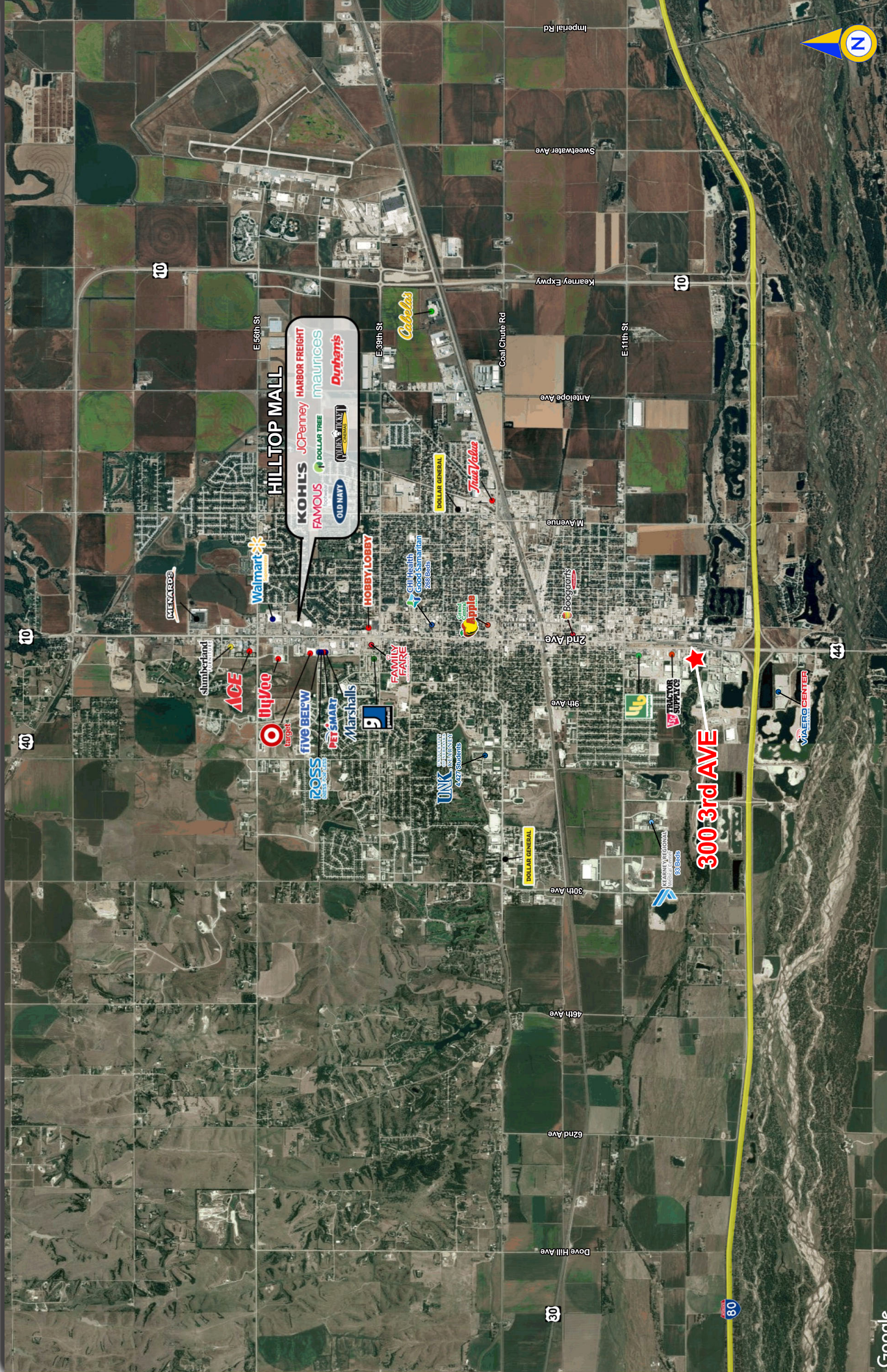
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CINEMA 8

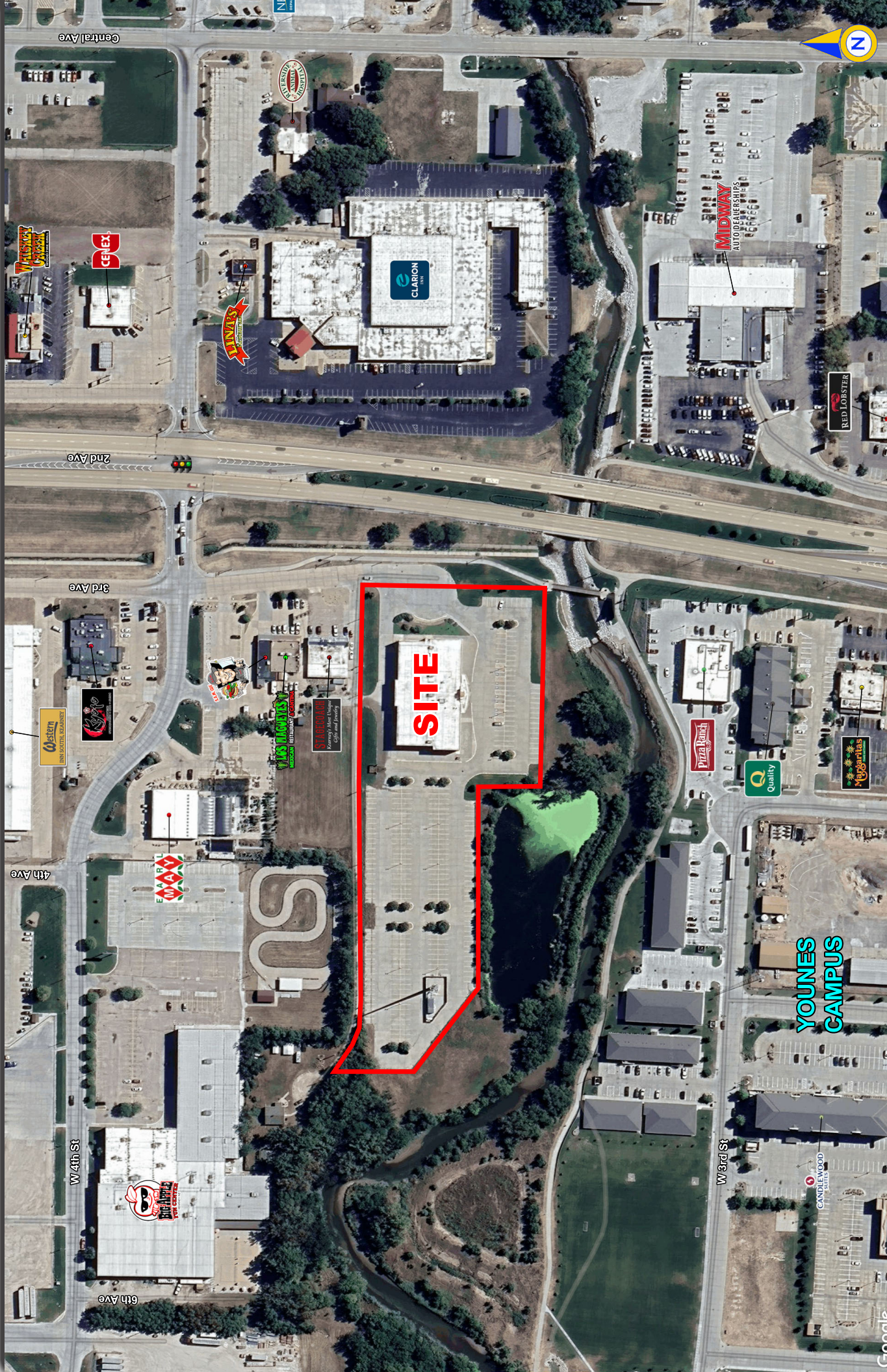
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Looking from 2nd Ave



Lat/Lon: 40.6766/-99.0864

300 3rd Ave Kearney, NE 68845	3 mi radius	5 mi radius	Kearney MSA
Population			
2024 Estimated Population	26,966	37,430	70,094
2029 Projected Population	27,196	37,956	71,237
2020 Census Population	27,007	36,882	69,243
2010 Census Population	25,753	33,764	65,459
Projected Annual Growth 2024 to 2029	0.2%	0.3%	0.3%
Historical Annual Growth 2010 to 2024	0.3%	0.8%	0.5%
2024 Median Age	32.1	34.0	36.9
Households			
2024 Estimated Households	11,050	15,305	28,364
2029 Projected Households	11,510	16,017	29,329
2020 Census Households	10,661	14,589	27,341
2010 Census Households	10,064	13,281	25,832
Projected Annual Growth 2024 to 2029	0.8%	0.9%	0.7%
Historical Annual Growth 2010 to 2024	0.7%	1.1%	0.7%
Race and Ethnicity			
2024 Estimated White	86.0%	87.3%	89.2%
2024 Estimated Black or African American	1.8%	1.6%	1.2%
2024 Estimated Asian or Pacific Islander	2.1%	2.0%	1.3%
2024 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.4%
2024 Estimated Other Races	9.6%	8.7%	8.0%
2024 Estimated Hispanic	11.7%	10.6%	10.0%
Income			
2024 Estimated Average Household Income	\$91,211	\$99,781	\$101,217
2024 Estimated Median Household Income	\$68,000	\$74,631	\$75,389
2024 Estimated Per Capita Income	\$37,855	\$41,225	\$41,227
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.1%	1.9%	2.1%
2024 Estimated Some High School (Grade Level 9 to 11)	5.3%	4.3%	4.4%
2024 Estimated High School Graduate	24.5%	23.4%	25.4%
2024 Estimated Some College	23.7%	22.4%	23.2%
2024 Estimated Associates Degree Only	8.6%	8.5%	10.4%
2024 Estimated Bachelors Degree Only	24.3%	25.6%	23.6%
2024 Estimated Graduate Degree	11.4%	13.9%	10.9%
Business			
2024 Estimated Total Businesses	1,316	1,679	3,020
2024 Estimated Total Employees	16,655	21,108	31,290
2024 Estimated Employee Population per Business	12.7	12.6	10.4
2024 Estimated Residential Population per Business	20.5	22.3	23.2