



SITE

ACCESS Commercial, LLC



RUNZA

maurices



**Security
First
Bank**

**taco
john's**
SINCE 1969

CONOCO
SUBWAY



Hwy 20/3rd St | 8,214 VPD

247 Ash St

Chadron, NE 69337

LOT - FOR SALE

PROPERTY HIGHLIGHTS



ADDRESS:

247 Ash St
Chadron, NE 69337



LOT SIZE:

0.78 Acres



SALE PRICE:

Negotiable



ZONING:

Commercial



ACCESS Commercial, LLC
www.accesscommercial.com
10730 Pacific Street, Suite 230
Omaha, NE 68114 | 402.502.1983

ABOUT THE PROPERTY

Prime commercial outlot available in an easily accessible location adjacent to a busy Holiday Inn, with exposure to over 13,900 vehicles per day (VPD). This site is surrounded by a strong mix of national retailers including Walmart, Maurices, Subway, Taco John's, and McDonald's, making it an ideal location for retail, service, or restaurant use. With 0.78 acres this site offers flexible development opportunities to suit your business needs.

Amber Olson

amber@accesscommercial.com
402.618.5523



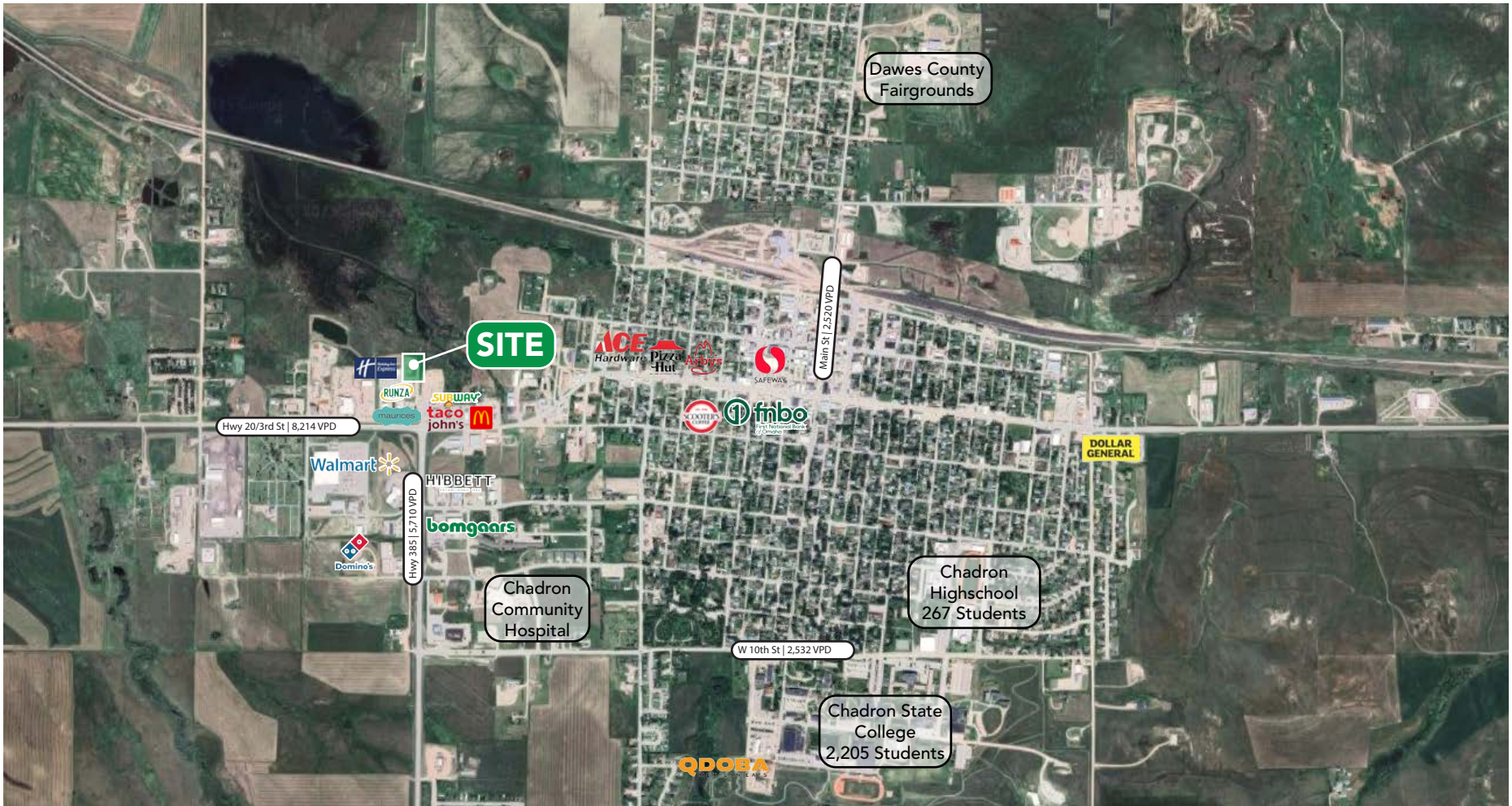
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MARKET MAP



Contact Listing Agents For More Information:

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LOCAL AERIAL



	Population	Median HH Income	No. of Households	Daytime Population	Employees In The Area	Businesses In The Area
1-mile	2,021	\$50,914	911	2,391	1,653	197
3-mile	5,303	\$53,632	2,105	5,080	3,068	288
5-mile	5,483	\$54,385	2,173	5,179	3,082	290

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SITE PLAN'S



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LISTING TEAM



Amber Olson Senior Broker Associate

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. She is a licensed Real Estate Agent in the State of Nebraska and has been a member of the International Council of Shopping Centers (ICSC) since 2008.

ACCESS is focused on growth opportunities through a select grouping of strategic partnerships. We strive to maximize value for every stakeholder involved in our projects, and have a proven track record of over 400 successfully completed projects across 40 states. We focus on forming deep relationships with our clients and believe durable success in our industry requires the right mixture of talents and virtues, collaboration, and relentless execution.



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