



C.S. Nelson Co.

REAL ESTATE

RESIDENTIAL • FARM • COMMERCIAL

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FOR LEASE

**PRIME SPACE
ON HIGHWAY 30
NEXT TO
WALMART
IN
COLUMBUS, NE**

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**Tenant Mix: Sally Beauty, GameStop,
Selectel Wireless, and
El Mezcal Mexican Restaurant**



LOCATED IN HIGH GROWTH AREA

**One Columbus Place Shopping Center
1012 E. 23rd Street
Columbus, NE 68601**

REMARKS: *Endcap opportunity for 2,700 sf and 1,507, 3,530 or 5,037 sf in a newer shopping center located at the SE corner of the WALMART Supercenter periphery on the actively developing east side of Columbus. Incredible traffic, ample parking and great visibility. Neighboring businesses include Walmart, Menards, JC Penney, Ernst Toyota, Tractor Supply, Columbus United Federal Credit Union, Gene Steffy Ford! Pylon signage along US Highway 30. Call today!*

FOR ADDITIONAL INFORMATION OR A PRIVATE SHOWING OF THIS PROPERTY,
PLEASE CONTACT US AT 402-562-8244

LISTING BROKER: CHRIS NELSON



SHOPPING CENTER HIGHLIGHTS	
TOTAL GLA	16,800 SQ FT
CURRENT TENANTS	GameStop, Sally Beauty, Selectel Wireless, and El Mezcal Mexican Restaurant
NEIGHBORING BUSINESSES	Walmart, Menards, Applebees Tractor Supply, Ernst Toyota, Panda Express, Pinnacle Bank
SPACE AVAILABLE: BASE RENT: NNN CHARGES (2018)	1,507 to 5,137 sq ft TO BE NEGOTIATED \$3.10 psf (ACTUAL)

