

- Total Site: 0.66 AC; Total Available: 2,563 SF
- Traffic Counts: 15,530 VPD @ Sixth St & Hwy 136
- Former bank with 3 drive thru lanes located on Beatrice's main Highway
- Thriving community that sees 405k out of market visitors annually
- This site is positioned between Southwest Community College (West -1,100 Students) and Beatrice High School (East - 650 Students)
- Located in TIF district with potential for significant economic benefits

Address	Space	Rent/Price	Туре	Available
200 N 6th	2,563 SF	Contact Broker	NNN	Immediately

## SITE DATA

Gas/Electrical:TenantLease Term:5-10 YearsYear Built:2004Sewer/Water:TenantZoning:CCParking:13.3/1,000 SF

Agent: Sam Rolfe Phone: (402) 502-4708 Email: srolfe@lernerco.com Agent: Jared Sullivan
Phone: (402) 502-4703
Email: jsullivan@lernerco.com





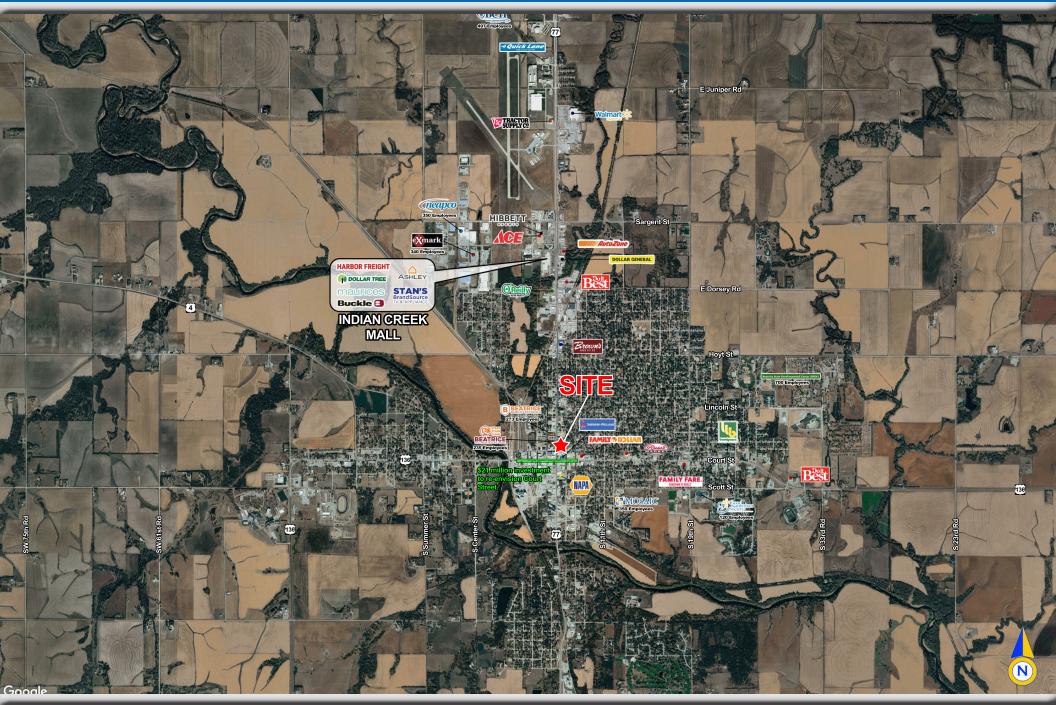




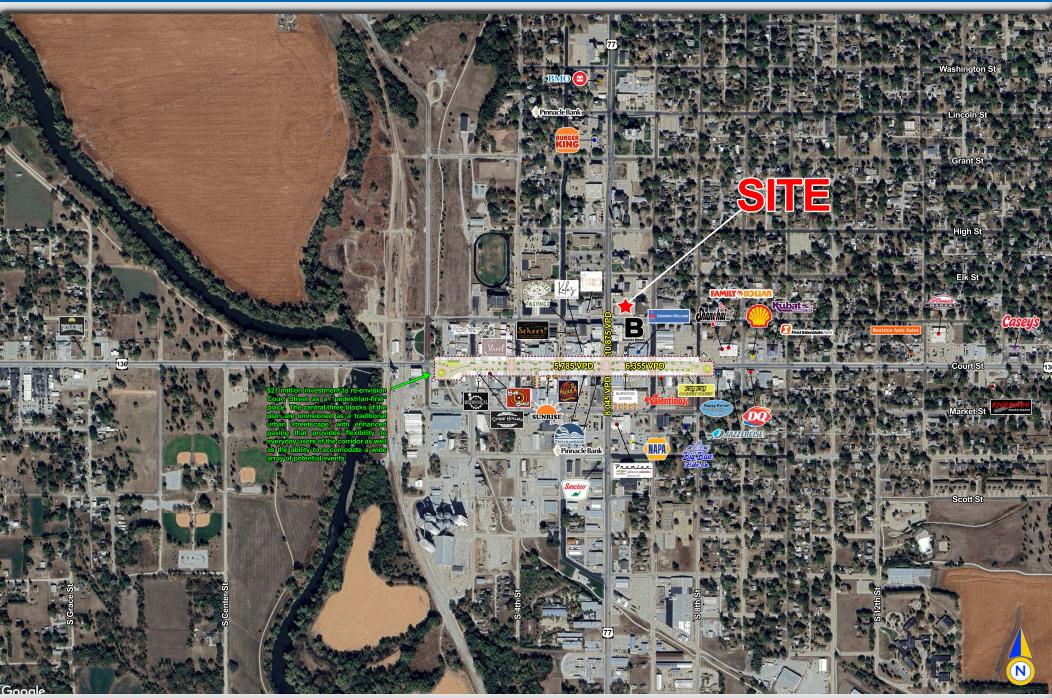












## 200 N SIXTH 200 N Sixth St, Beatrice, NE 68310



Lat/Lon: 40.2672/-96.7462

		_	
200 N 6th St Beatrice, NE 68310	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	6,026	12,629	13,141
2030 Projected Population	6,087	12,594	13,104
2020 Census Population	6,066	12,594	13,104
2010 Census Population	6,223	13.071	13,602
Projected Annual Growth 2025 to 2030	0.2%	13,071	13,002
Historical Annual Growth 2010 to 2025	-0.2%	-0.2%	-0.2%
2025 Median Age  Households	38.7	41.6	41.7
2025 Estimated Households	2,710	5,535	5,749
	2,688		5,686
2030 Projected Households 2020 Census Households	2,688	5,473 5,594	5,809
2010 Census Households	2,784	5,690	5,912
Projected Annual Growth 2025 to 2030	-0.2%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2025	-0.2%	-0.2%	-0.2%
Race and Ethnicity	01.70/	02.70/	02.00/
2025 Estimated White	91.7%	92.7%	92.9%
2025 Estimated Black or African American	1.5%	1.3%	1.3%
2025 Estimated Asian or Pacific Islander	1.2%	1.1%	1.0%
2025 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.4%
2025 Estimated Other Races	5.1%	4.5%	4.4%
2025 Estimated Hispanic	5.0%	4.4%	4.3%
Income			
2025 Estimated Average Household Income	\$67,223	\$76,605	\$77,196
2025 Estimated Median Household Income	\$46,760	\$56,241	\$56,770
2025 Estimated Per Capita Income	\$30,385	\$33,882	\$34,073
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.0%	1.5%	1.5%
2025 Estimated Some High School (Grade Level 9 to 11)	7.8%	6.1%	6.0%
2025 Estimated High School Graduate	34.4%	36.3%	36.3%
2025 Estimated Some College	22.0%	21.9%	21.7%
2025 Estimated Associates Degree Only	12.8%	13.0%	13.1%
2025 Estimated Bachelors Degree Only	17.4%	15.7%	15.6%
2025 Estimated Graduate Degree	4.6%	5.6%	5.6%
Business			
2025 Estimated Total Businesses	282	628	647
2025 Estimated Total Employees	2,471	6,974	7,107
2025 Estimated Employee Population per Business	8.8	11.1	11.0
2025 Estimated Residential Population per Business	21.3	20.1	20.3