

## Beatrice Retailer Stats

- Taco John's ranked 3rd in Nebraska (27th out of 309 total stores in chain)
- Subway in 88th percentile out of 13,769 total stores nationwide
- Scooters ranked #7 out of 757 total stores nationwide

*\*Stats based on Placer.ai*

**FOR SALE OR LEASE**



- 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	Type	Available
200 N 6th	2,563 SF	Contact Broker	NNN	Immediately

## SITE DATA

**Gas/Electrical:**  
**Sewer/Water:**

Tenant  
Tenant

**Lease Term:**  
**Zoning:**

5-10 Years  
CC

**Year Built:**  
**Parking:**

2004  
13.3/1,000 SF

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# 200 N SIXTH

200 N Sixth St, Beatrice, NE 68310

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**INDIAN CREEK MALL**

HARBOR FREIGHT	ASHLEY
DOLLAR TREE	STAN'S
maurices	BrandSource
Buckle	TV & APPLANCE

437 Employees

Quick Lane

TRACTOR SUPPLY CO.

Walmart

E Juniper Rd

350 Employees

340 Employees

HIBBETT

ACE

Sargent St

AutoZone

DOLLAR GENERAL

E Dorsey Rd

Best

**SITE**

273 Employees

233 Employees

\$21 million investment to re-envision Court Street

FAMILY DOLLAR

NAPA

350 Employees

MOSAIC

FAMILY FARE

120 Employees

Scott St

Court St

Lincoln St

Hoyt St

E Dorsey Rd

Sargent St

E Juniper Rd



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# 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
<b>Population</b>			
2025 Estimated Population	6,026	12,629	13,141
2030 Projected Population	6,087	12,594	13,104
2020 Census Population	6,066	12,670	13,177
2010 Census Population	6,223	13,071	13,602
Projected Annual Growth 2025 to 2030	0.2%	-	-
Historical Annual Growth 2010 to 2025	-0.2%	-0.2%	-0.2%
2025 Median Age	38.7	41.6	41.7
<b>Households</b>			
2025 Estimated Households	2,710	5,535	5,749
2030 Projected Households	2,688	5,473	5,686
2020 Census Households	2,727	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%
<b>Race and Ethnicity</b>			
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%
<b>Income</b>			
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
<b>Education (Age 25+)</b>			
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%
<b>Business</b>			
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