

Walmart

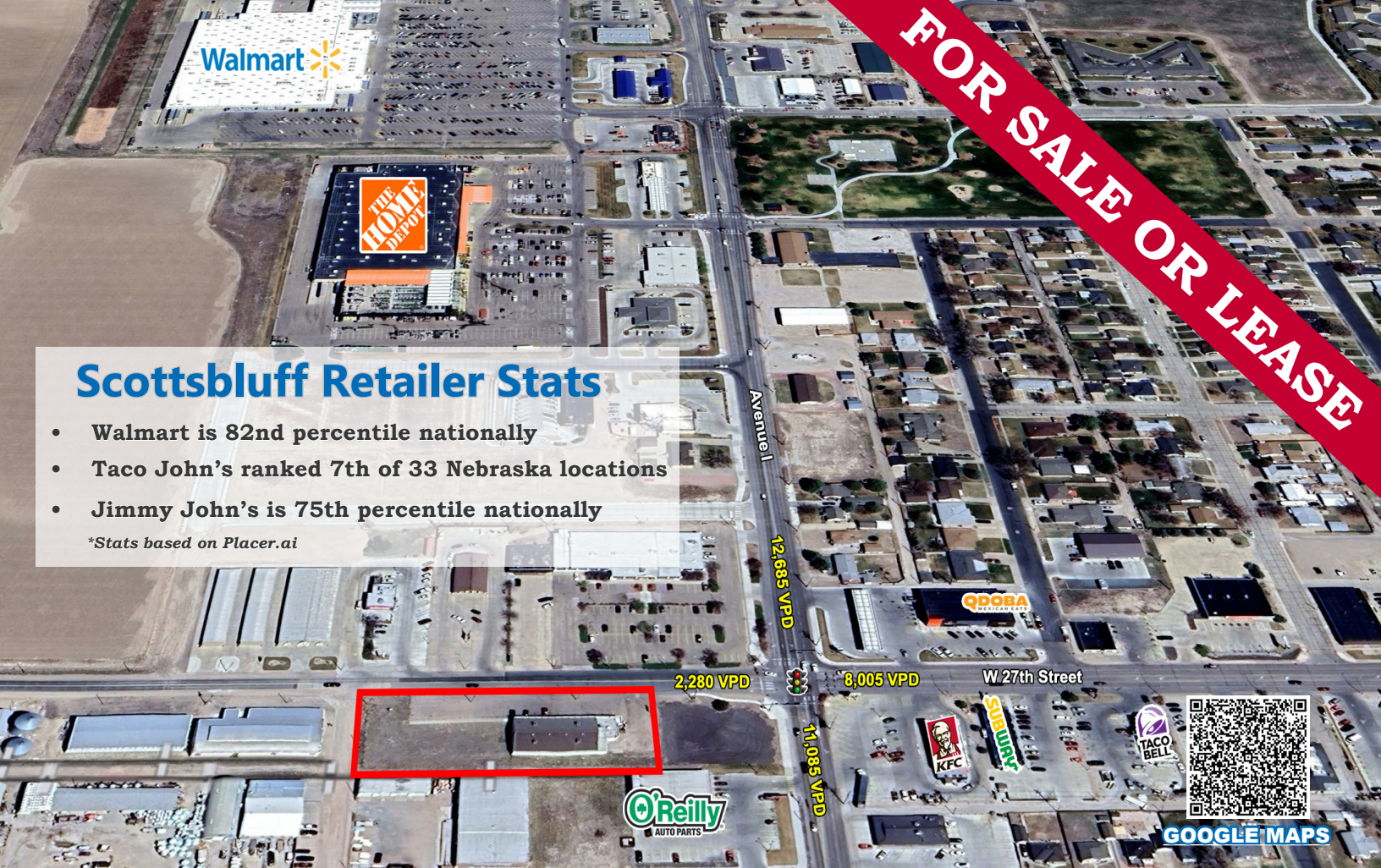


## Scottsbluff Retailer Stats

- Walmart is 82nd percentile nationally
- Taco John's ranked 7th of 33 Nebraska locations
- Jimmy John's is 75th percentile nationally

*\*Stats based on Placer.ai*

**FOR SALE OR LEASE**



- **Total Site: 1.08 AC; Total Available: 7,211 SF**
- **Traffic Counts: 17,028 VPD @ W 27th St & Avenue I**
- **Former Dollar General strategically located in Scottsbluff's most vibrant retail node**
- **Thriving community that sees 414k out of market visitors annually**
- **Nearly 80% of the Scottsbluff population are active workforce participants**
- **Potential to lease existing building, purchase or ground lease providing flexibility for future user**

Address	Space	Sale Price	Rent Rate	Type	Available
918 W 27th	7,211 SF	\$800,000	Contact Broker	NNN	Immediately

## SITE DATA

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

Tenant  
Tenant

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

5-10 Years  
CC

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

1970  
25 Spots

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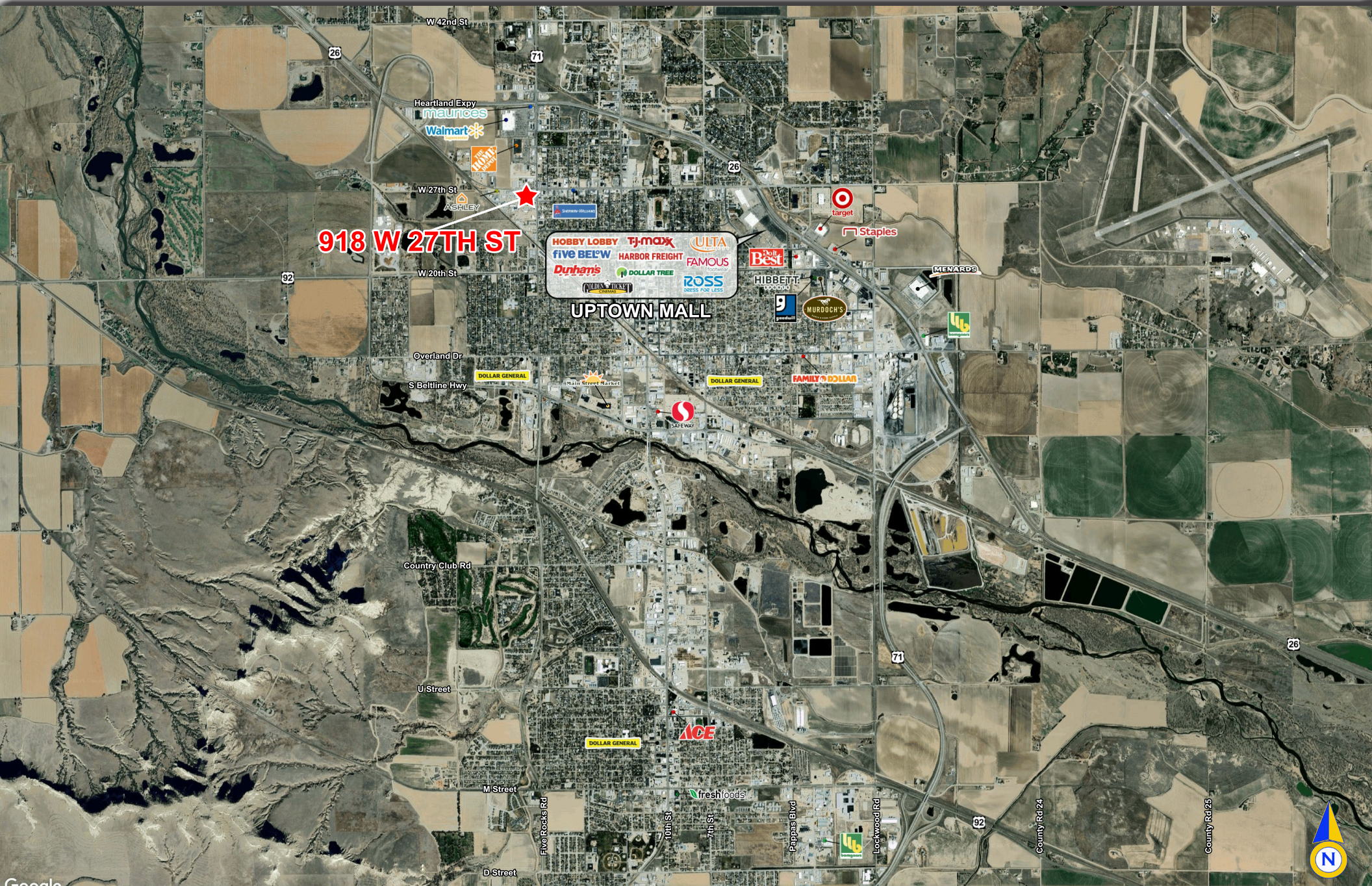
**The Lerner Company**  
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TENANT REPRESENTATION • INVESTMENT SALES  
A MEMBER OF  
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# 918 W 27th STREET

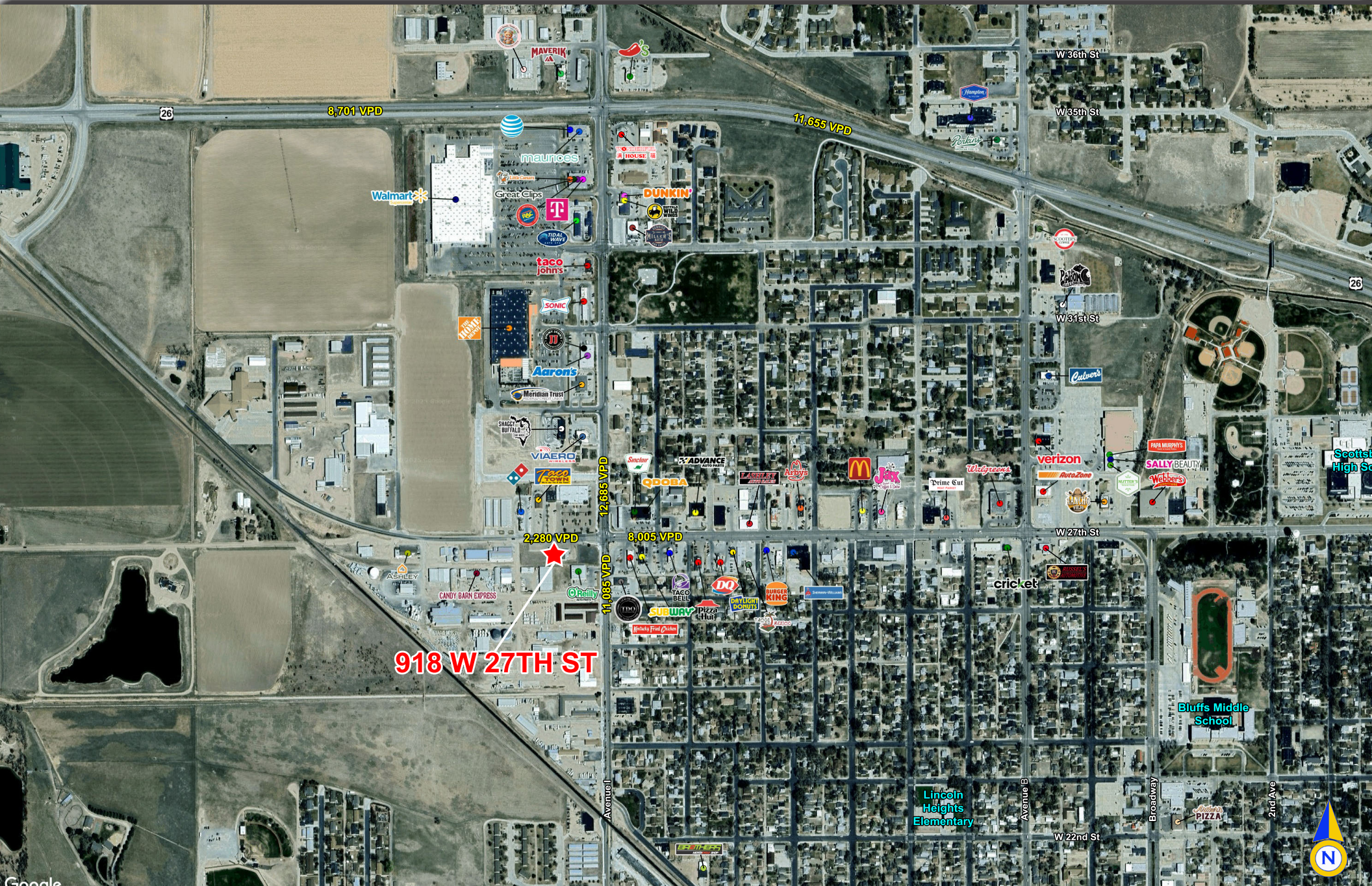
918 W 27th St, Scottsbluff, NE 69361





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## 918 W 27th St, Scottsbluff, NE 69361

Lat/Lon: 41.8735/-103.6766

918 W 27th St Scottsbluff, NE 69361	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2025 Estimated Population	5,996	18,867	26,895
2030 Projected Population	5,836	18,555	26,522
2020 Census Population	5,895	19,049	27,413
2010 Census Population	6,053	19,754	27,922
Projected Annual Growth 2025 to 2030	-0.5%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2025	-	-0.3%	-0.2%
2025 Median Age	35.8	37.8	38.4
<b>Households</b>			
2025 Estimated Households	2,630	7,793	10,983
2030 Projected Households	2,568	7,669	10,836
2020 Census Households	2,629	7,799	11,077
2010 Census Households	2,706	8,049	11,251
Projected Annual Growth 2025 to 2030	-0.5%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2025	-0.2%	-0.2%	-0.2%
<b>Race and Ethnicity</b>			
2025 Estimated White	78.8%	77.8%	79.1%
2025 Estimated Black or African American	2.0%	1.4%	1.4%
2025 Estimated Asian or Pacific Islander	2.0%	1.2%	1.1%
2025 Estimated American Indian or Native Alaskan	1.9%	2.1%	1.9%
2025 Estimated Other Races	15.4%	17.4%	16.5%
2025 Estimated Hispanic	25.4%	27.4%	25.5%
<b>Income</b>			
2025 Estimated Average Household Income	\$79,130	\$84,325	\$84,803
2025 Estimated Median Household Income	\$57,922	\$61,338	\$62,427
2025 Estimated Per Capita Income	\$34,777	\$35,079	\$34,890
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	3.4%	5.6%	4.7%
2025 Estimated Some High School (Grade Level 9 to 11)	3.2%	5.5%	5.5%
2025 Estimated High School Graduate	24.2%	25.4%	26.4%
2025 Estimated Some College	29.2%	25.0%	25.2%
2025 Estimated Associates Degree Only	12.3%	10.4%	10.6%
2025 Estimated Bachelors Degree Only	17.0%	17.2%	17.7%
2025 Estimated Graduate Degree	10.6%	10.9%	9.9%
<b>Business</b>			
2025 Estimated Total Businesses	370	1,106	1,331
2025 Estimated Total Employees	3,560	11,618	14,072
2025 Estimated Employee Population per Business	9.6	10.5	10.6
2025 Estimated Residential Population per Business	16.2	17.1	20.2