



LEASE

The Shops at Grand Corners Last Retail Unit

206 WILMAR AVE

Grand Island, NE 68803

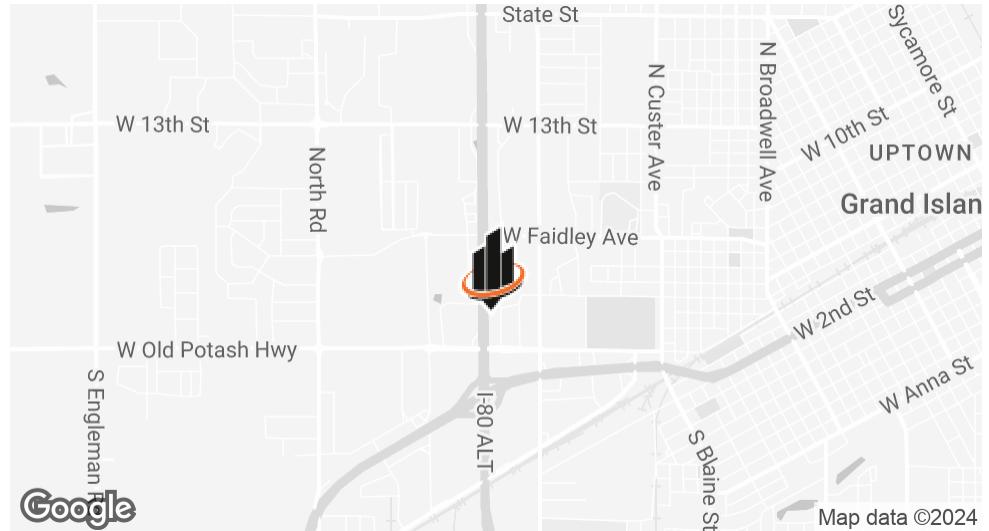


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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$24.00 SF/yr (NNN) NNN/SF \$9.00 (2024)
NUMBER OF UNITS:	7
AVAILABLE SF:	1,440 SF
LOT SIZE:	2.07 Acres
BUILDING SIZE:	12,814 SF

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SITE PLAN

Grand Corners Shopping Center | 206 Wilmar Avenue, Grand Island, NE 68803

<u>SITE PLAN</u>	
Starbucks	1,800
Cricket Wireless	1,080
Great Clips	1,440
Aspen Dental	4,014
Coldstone Creamery	1,600
VACANT	1,440
Jimmy John's	1,440



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AERIAL PHOTO



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AREA RETAIL



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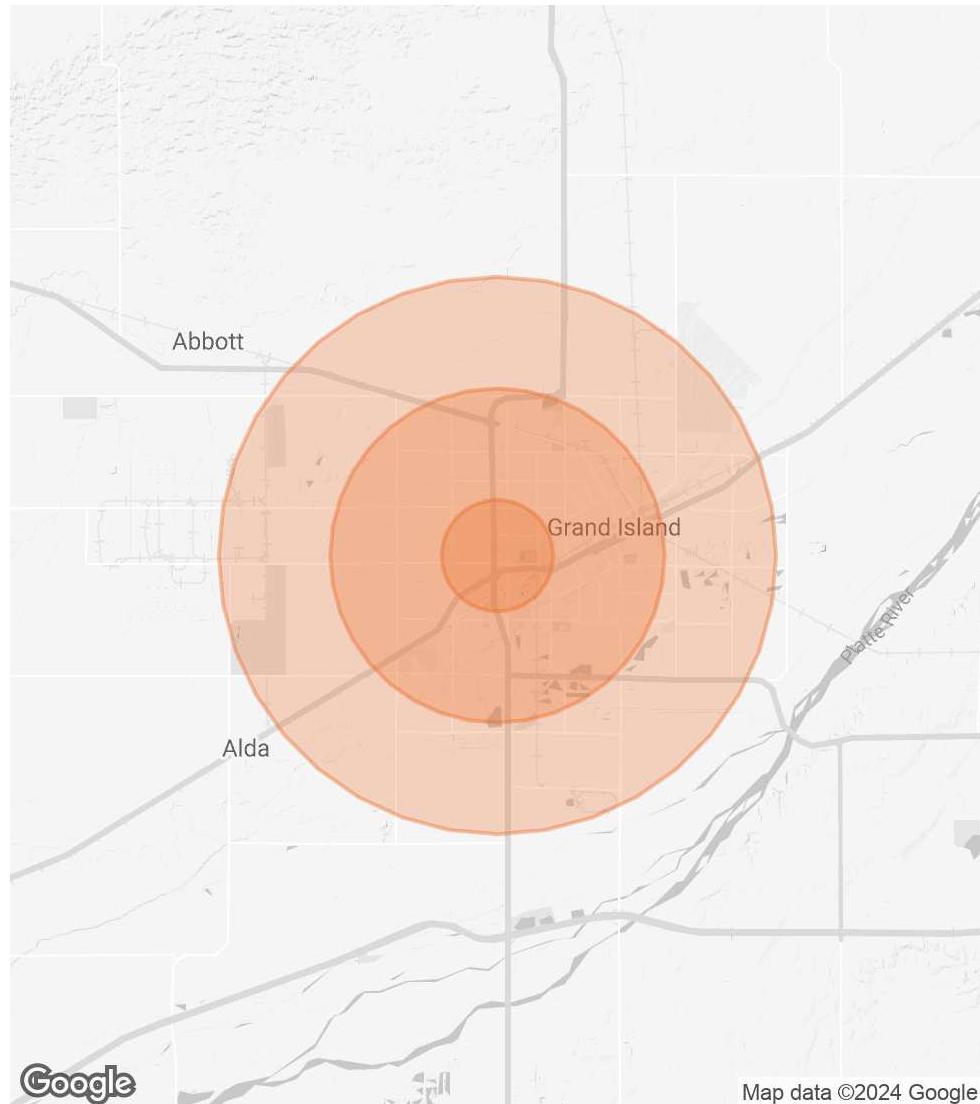
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,855	50,173	55,825
AVERAGE AGE	39	38	38
AVERAGE AGE (MALE)	38	37	37
AVERAGE AGE (FEMALE)	41	39	39
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	1,915	18,987	21,021
# OF PERSONS PER HH	2.5	2.6	2.7
AVERAGE HH INCOME	\$85,579	\$88,485	\$89,278
AVERAGE HOUSE VALUE	\$236,801	\$215,354	\$217,105

Demographics data derived from AlphaMap



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