

LEASE

The Shops at Grand Corners Last Retail Unit

206 WILMAR AVE

Grand Island, NE 68803



PRESENTED BY:

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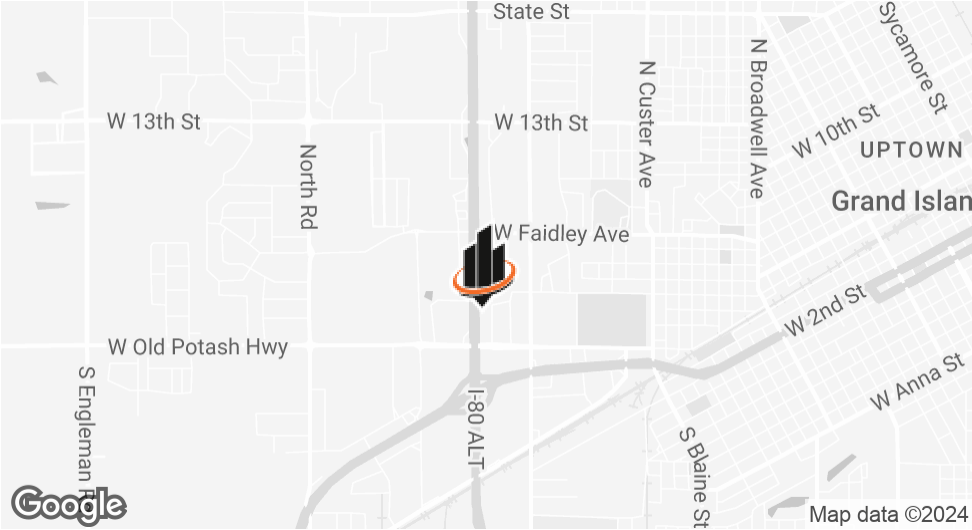
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PROPERTY SUMMARY



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

PROPERTY DESCRIPTION

SVN Chicago Commercial is pleased to present this unique retail opportunity at the bustling Shops at Grand Corners located at 206 Wilmar Avenue, Grand Island, Nebraska. This 7-unit Retail Center which is 89% occupied, has one ±1,440 SF retail space including 50' of frontage, high ceilings, and abundant light. The neighborhood center is anchored by HyVee, Kohl's, and TJ Maxx. Join high-end, national retailers such as Starbucks, Aspen Dental, Jimmy Johns, Great Clips, Cricket Wireless, and Cold Stone Creamery.

PROPERTY HIGHLIGHTS

- ±1,440 SF Open Concept Unit
- 50' of frontage | Abundant Parking
- High visibility | Signage | Window Wall
- Professionally Managed Neighborhood Center

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SITE PLAN

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

SITE PLAN

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



AERIAL PHOTO



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AREA RETAIL



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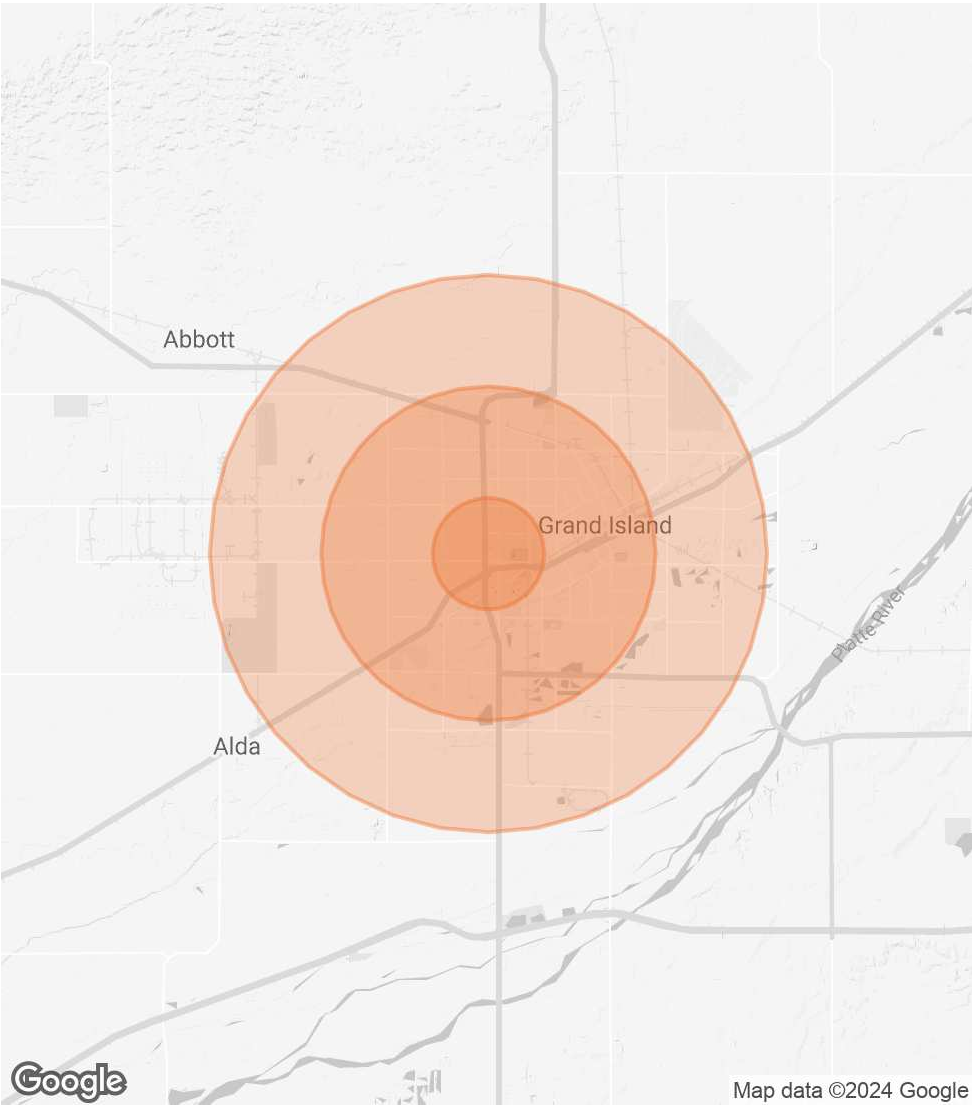
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DEMOGRAPHICS MAP & REPORT

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	1 MILE	3 MILES	5 MILES
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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