

SECOND AVENUE NORTH

221 W 44TH ST KEARNEY, NE

BASE LEASE RATES START AT \$11.00/RSF/YR

OFFERING MEMORANDUM

QUICK NOTES

WELCOME TO 2ND AVENUE NORTH OFFICE AND RETAIL SPACE. OFFERING THREE SEPARATE, UPPER LEVEL SPACES AVAILABLE FOR LEASE. CONSISTING OF: SPACE #1- 2340 SQFT, SPACE #2 1022 SQFT OR SPACE #3 2115 SQFT. BASE LEASE RATES START AT \$11.00/RSF/YR. ADDITIONAL CAM, UTILITIES AND BUILD-OUT, IF ANY, WILL APPLY TO FINAL LEASE RATE. PROPERTY IS ZONED C-2. COMMON AREA ELEVATOR AND ENTRANCE. MODERNIZED FACILITY WITH EXCELLENT OFF STREET PARKING IN HIGH TRAFFIC VISIBILITY

Space #1

2340 sqft

Space #2

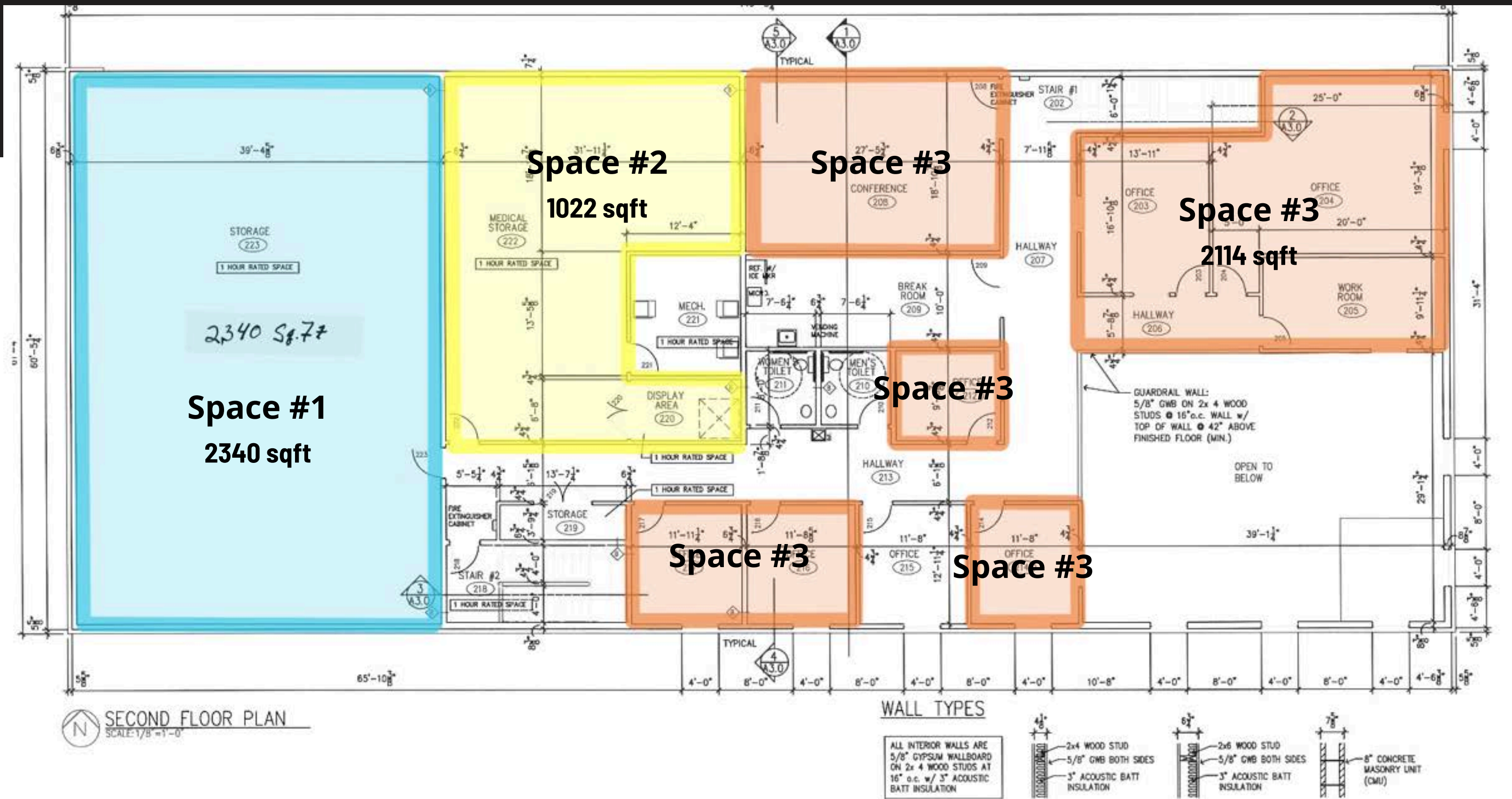
1022 sqft

Space #3

2114 sqft

Zoning

C-2





MAP



TRAFFIC COUNT



ZONING

Criteria Used for Analysis

| | | | |
|--|---|---|---|
| 2022 Income (Esri): Median Household Income \$75,921 | 2022 Age: 5 Year Increments (Esri): Median Age 32.0 | 2022 Key Demographic Indicators (Esri): Total Population 21,522 | 2022 Tapestry Market Segmentation (Households): 1st Dominant Segment In Style |
|--|---|---|---|

Consumer Segmentation

| | | | |
|---|---|---|--|
| Life Mode What are the people like that live in this area? | GenXurban Gen X in middle age; families with fewer kids and a mortgage | Urbanization Where do people like this usually live? | Metro Cities Affordable city life, including smaller metros, satellite cities |
|---|---|---|--|

| Top Tapestry Segments | In Style | College Towns | Middleburg | Emerald City | Green Acres |
|-------------------------|--|--|--|--|---|
| % of Households | 2,822 (33.4%) | 1,427 (16.9%) | 1,399 (16.5%) | 1,099 (13.0%) | 654 (7.7%) |
| % of Buffalo County | 2,835 (14.3%) | 1,435 (7.2%) | 1,772 (8.9%) | 1,100 (5.5%) | 1,467 (7.4%) |
| Lifestyle Group | GenXurban | Scholars and Patriots | Family Landscapes | Middle Ground | Cozy Country Living |
| Urbanization Group | Metro Cities | Metro Cities | Semirural | Metro Cities | Rural |
| Residence Type | Single Family | Multi-Unit Rentals; Single Family | Single Family | Single Family; Multi-Units | Single Family |
| Household Type | Married Couples Without Kids | Singles | Married Couples | Singles | Married Couples |
| Average Household Size | 2.33 | 2.08 | 2.7 | 2.05 | 2.66 |
| Median Age | 42.8 | 24.7 | 37 | 38.4 | 44.8 |
| Diversity Index | 49.9 | 64.2 | 58.6 | 57.6 | 36.4 |
| Median Household Income | \$88,900 | \$43,200 | \$76,600 | \$80,700 | \$94,600 |
| Median Net Worth | \$241,500 | \$13,200 | \$177,100 | \$113,500 | \$347,000 |
| Median Home Value | \$319,300 | \$252,800 | \$239,300 | \$364,200 | \$300,900 |
| Homeownership | 70.5 % | 27.9 % | 75.7 % | 52.7 % | 87.9 % |
| Employment | Professional or Mgmt/Bus/Financial | Professional or Services | Professional or Mgmt/Bus/Financial | Professional or Mgmt/Bus/Financial | Professional or Mgmt/Bus/Financial |
| Education | Bachelor's Degree | Bachelor's Degree | High School Diploma | Bachelor's Degree | High School Diploma |
| Preferred Activities | Support arts, concerts, theaters, museums . Prefer organic foods, grow their own vegetables. | Go out to the movies and out for drinks . Popular activities: backpacking, Pilates, and Frisbee. | Spending priorities also focus on family . Enjoy hunting, fishing, bowling and baseball. | Place importance on learning new things to keep life fresh and variable. . Buy natural, green, and environmentally friendly products.. | Pursue physical fitness vigorously, . Active in communities and social organizations. |
| Financial | Variety of investments often managed by a financial planner | Limited incomes result in thrifty purchases | Carry some debt; invest for future | Contribute to NPR, PBS | Comfortable with debt, and investments. |
| Media | Connected and knowledgeable via smartphones | Use the Internet for social media, blogging, watch movies and TV. | TV and magazines provide entertainment and information | Read books, magazines and use the web for news | Provided by satellite service, radio and television |
| Vehicle | Partial to late model SUVs and compact SUVs | Prefer vehicle with good gas mileage | Like to drive trucks, SUVs, or motorcycles | Take public transportation | Late model trucks SUVs, ATVs and motorcycles |

Criteria Used for Analysis

| | | | |
|-------------------------------------|--------------------|----------------------------|--|
| Median Household Income \$65,466 | Median Age 35.6 | Total Population 18,655 | 1st Dominant Segment Bright Young Professionals |
|-------------------------------------|--------------------|----------------------------|--|

Consumer Segmentation

| | | | |
|---|---|---|--|
| Life Mode What are the people like that live in this area? | Middle Ground Lifestyles of thirtysomethings | Urbanization Where do people like this usually live? | Urban Periphery City life for starting families in neighborhoods that fringe major cities |
|---|---|---|--|

| Top Tapestry Segments | Bright Young Professionals | Down the Road | Set to Impress | Manufacturing Traditions | Comfortable Empty Nesters |
|-------------------------|---|--|--|--|---|
| % of Households | 2,026 (26.6%) | 970 (12.8%) | 908 (11.9%) | 882 (11.6%) | 708 (9.3%) |
| % of Buffalo County | 2,129 (10.7%) | 970 (4.9%) | 1,370 (6.9%) | 1,652 (8.3%) | 708 (3.6%) |
| Lifestyle Group | Middle Ground | Rustic Outposts | Midtown Singles | GenXurban | GenXurban |
| Urbanization Group | Urban Periphery | Semirural | Metro Cities | Urban Periphery | Suburban Periphery |
| Residence Type | Single Family; Multi-Units | Mobile Homes; Single Family | Multi-Unit Rentals; Single Family | Single Family | Single Family |
| Household Type | Married Couples | Married Couples | Singles | Married Couples | Married Couples |
| Average Household Size | 2.39 | 2.71 | 2.07 | 2.43 | 2.5 |
| Median Age | 33.9 | 35.8 | 34.9 | 39.8 | 49 |
| Diversity Index | 74.9 | 79.1 | 71.7 | 59.4 | 45.2 |
| Median Household Income | \$67,400 | \$50,700 | \$44,200 | \$62,200 | \$89,300 |
| Median Net Worth | \$72,800 | \$83,500 | \$16,300 | \$152,400 | \$363,500 |
| Median Home Value | \$261,900 | \$133,800 | \$190,600 | \$165,100 | \$262,100 |
| Homeownership | 46.4 % | 66.9 % | 31 % | 72.1 % | 87.7 % |
| Employment | Professional or Mgmt/Bus/Financial | Services or Professional | Services or Professional | Professional or Services | Professional or Mgmt/Bus/Financial |
| Education | Some College No Degree | High School Diploma | High School Diploma | High School Diploma | Bachelor's Degree |
| Preferred Activities | Go to bars/clubs; attend concerts . Eat at fast food, family restaurants. | Place importance on preserving time-honored customs . Go hunting, fishing. | Maintain close relationships with family . Enjoy going to rock concerts, night clubs, and the zoo. | Value time spent at home . Watching television and gaming are common pastimes. | Play golf, ski and work out regularly . Home maintenance a priority among these homeowners. |
| Financial | Own retirement savings and student loans | Shop at Walmart Supercenters, Walgreens and dollar stores | Prefer name brands, buy generic when it's a better deal | Budget aware shoppers | Portfolio includes stocks, CODs, mutual funds and real estate |
| Media | Get most of their information from the Internet | Use the Internet to stay connected, listen to radio at work | Use the Internet for social media, video games and watching TV | Read newspapers, especially Sunday editions | Listen to sports radio; watch sports on TV |
| Vehicle | Own newer cars | Bought used vehicle last year | Own used, imported vehicles | Own 2-3 vehicles | Own 1-2 vehicles |

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Midlands



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