

# SECOND AVENUE NORTH

221 W 44TH ST KEARNEY, NE

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

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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**

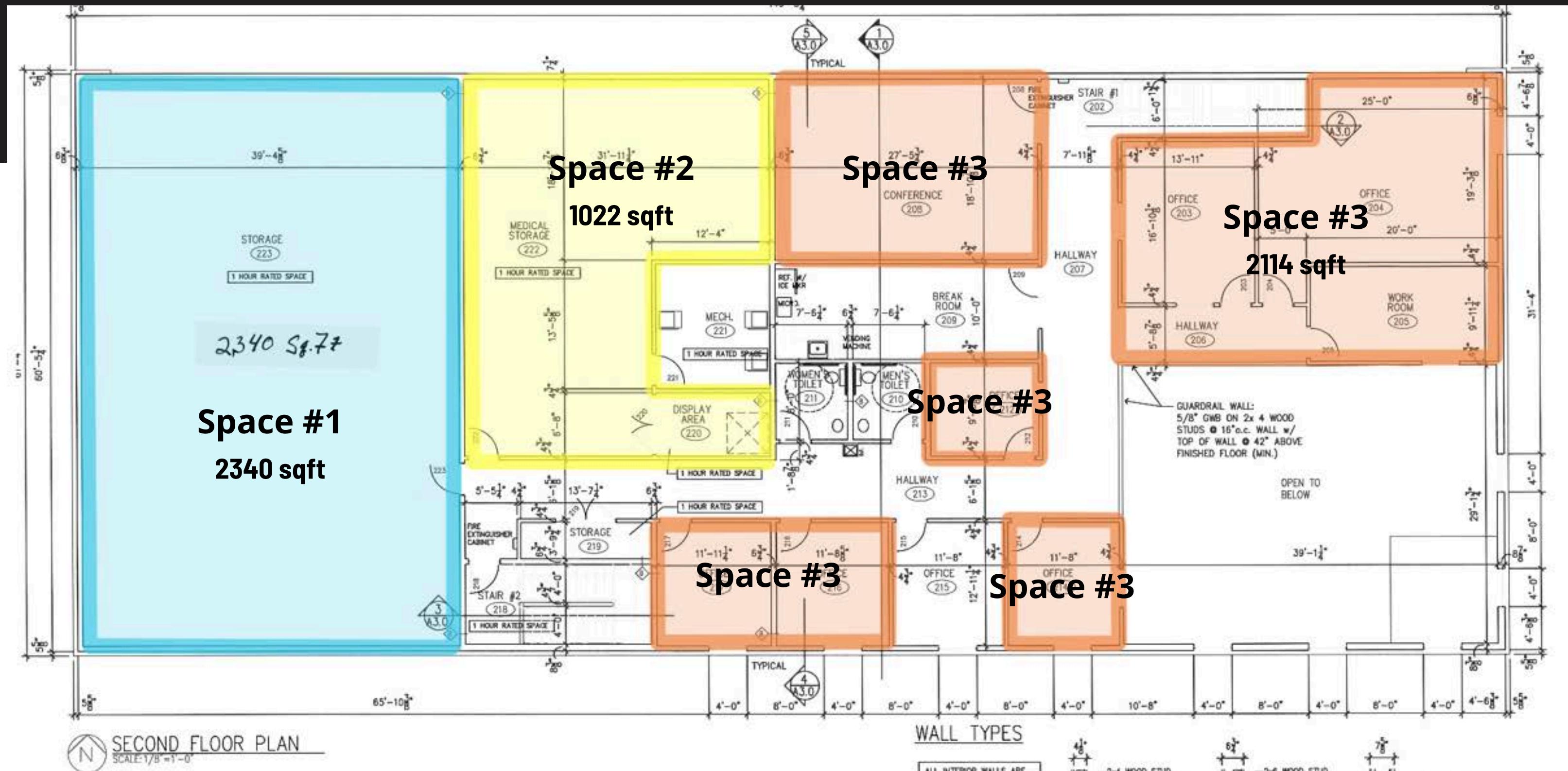
1022 sqft

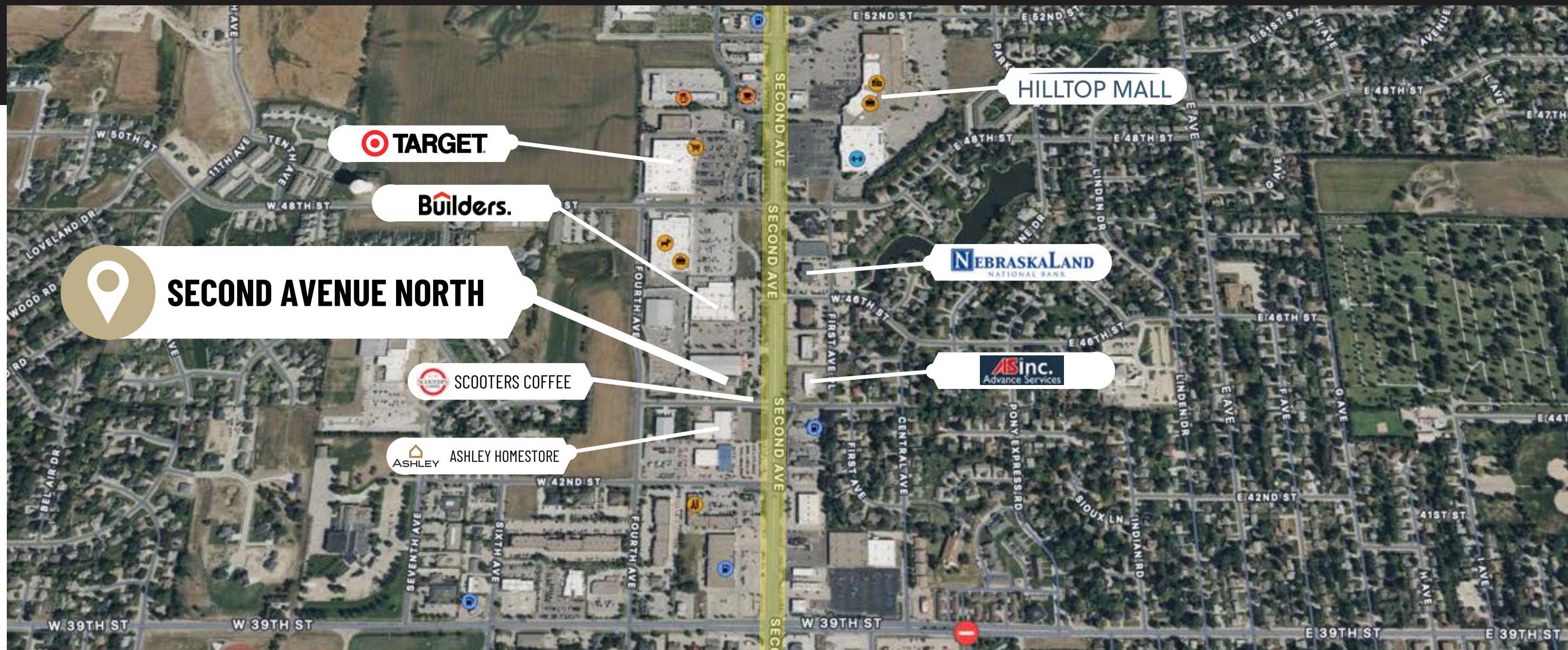
**Space #3**

2114 sqft

**Zoning**

C-2





# MAP



# TRAFFIC COUNT



# ZONING

CENTURY 21 Midlands		Trade Area Report			Kearney, NE 68845
<b>Criteria Used for Analysis</b>					
2022 Income (Esri): <b>Median Household Income</b> <b>\$75,921</b>	2022 Age: 5 Year Increments (Esri): <b>Median Age</b> <b>32.0</b>	2022 Key Demographic Indicators (Esri): <b>Total Population</b> <b>21,522</b>	2022 Tapestry Market Segmentation (Households): <b>1st Dominant Segment</b> <b>In Style</b>		
<b>Consumer Segmentation</b>					
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		
<b>Top Tapestry Segments</b>	<b>In Style</b>	<b>College Towns</b>	<b>Middleburg</b>	<b>Emerald City</b>	<b>Green Acres</b>
<b>% of Households</b>	2,822 (33.4%)	1,427 (16.9%)	1,399 (16.5%)	1,099 (13.0%)	654 (7.7%)
<b>% of Buffalo County</b>	2,835 (14.3%)	1,435 (7.2%)	1,772 (8.9%)	1,100 (5.5%)	1,467 (7.4%)
<b>Lifestyle Group</b>	GenXurban	Scholars and Patriots	Family Landscapes	Middle Ground	Cozy Country Living
<b>Urbanization Group</b>	Metro Cities	Metro Cities	Semirural	Metro Cities	Rural
<b>Residence Type</b>	Single Family	Multi-Unit Rentals; Single Family	Single Family	Single Family; Multi-Units	Single Family
<b>Household Type</b>	Married Couples Without Kids	Singles	Married Couples	Singles	Married Couples
<b>Average Household Size</b>	2.33	2.08	2.7	2.05	2.66
<b>Median Age</b>	42.8	24.7	37	38.4	44.8
<b>Diversity Index</b>	49.9	64.2	58.6	57.6	36.4
<b>Median Household Income</b>	\$88,900	\$43,200	\$76,600	\$80,700	\$94,600
<b>Median Net Worth</b>	\$241,500	\$13,200	\$177,100	\$113,500	\$347,000
<b>Median Home Value</b>	\$319,300	\$252,800	\$239,300	\$364,200	\$300,900
<b>Homeownership</b>	70.5 %	27.9 %	75.7 %	52.7 %	87.9 %
<b>Employment</b>	Professional or Mgmt/Bus/Financial	Professional or Services	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial
<b>Education</b>	Bachelor's Degree	Bachelor's Degree	High School Diploma	Bachelor's Degree	High School Diploma
<b>Preferred Activities</b>	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.
<b>Financial</b>	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.
<b>Media</b>	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
<b>Vehicle</b>	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

CENTURY 21 Midlands		Trade Area Report			Kearney, NE 68847
<b>Criteria Used for Analysis</b>					
<b>Median Household Income</b> <b>\$65,466</b>		<b>Median Age</b> <b>35.6</b>		<b>Total Population</b> <b>18,655</b>	<b>1st Dominant Segment</b> <b>Bright Young Professionals</b>
<b>Consumer Segmentation</b>					
Life Mode What are the people like that live in this area?	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	
<b>Top Tapestry Segments</b>	<b>Bright Young Professionals</b>	<b>Down the Road</b>	<b>Set to Impress</b>	<b>Manufacturing Traditions</b>	<b>Comfortable Empty Nesters</b>
<b>% of Households</b>	2,026 (26.6%)	970 (12.8%)	908 (11.9%)	882 (11.6%)	708 (9.3%)
<b>% of Buffalo County</b>	2,129 (10.7%)	970 (4.9%)	1,370 (6.9%)	1,652 (8.3%)	708 (3.6%)
<b>Lifestyle Group</b>	Middle Ground	Rustic Outposts	Midtown Singles	GenXurban	GenXurban
<b>Urbanization Group</b>	Urban Periphery	Semirural	Metro Cities	Urban Periphery	Suburban Periphery
<b>Residence Type</b>	Single Family; Multi-Units	Mobile Homes; Single Family	Multi-Unit Rentals; Single Family	Single Family	Single Family
<b>Household Type</b>	Married Couples	Married Couples	Singles	Married Couples	Married Couples
<b>Average Household Size</b>	2.39	2.71	2.07	2.43	2.5
<b>Median Age</b>	33.9	35.8	34.9	39.8	49
<b>Diversity Index</b>	74.9	79.1	71.7	59.4	45.2
<b>Median Household Income</b>	\$67,400	\$50,700	\$44,200	\$62,200	\$89,300
<b>Median Net Worth</b>	\$72,800	\$83,500	\$16,300	\$152,400	\$363,500
<b>Median Home Value</b>	\$261,900	\$133,800	\$190,600	\$165,100	\$262,100
<b>Homeownership</b>	46.4 %	66.9 %	31 %	72.1 %	87.7 %
<b>Employment</b>	Professional or Mgmt/Bus/Financial	Services or Professional	Services or Professional	Professional or Services	Professional or Mgmt/Bus/Financial
<b>Education</b>	Some College No Degree	High School Diploma	High School Diploma	High School Diploma	Bachelor's Degree
<b>Preferred Activities</b>	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.
<b>Financial</b>	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
<b>Media</b>	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
<b>Vehicle</b>	Own newer cars	Bought used vehicle last year	Own used, imported vehicles	Own 2-3 vehicles	Own 1-2 vehicles

**CENTURY 21** COMMERCIAL.<sup>®</sup>  
Midlands







# PATRICK SLACK

OWNER - BROKER

Century 21 Midlands  
(308) 234-5550  
[pat@c21midlands.pro](mailto:pat@c21midlands.pro)