

FOR SALE



ACCESS Commercial, LLC

Columbus, NE



RARE BIG BOX OPPORTUNITY

INCREDIBLE OPPORTUNITY

PROPERTY HIGHLIGHTS:

- Prime Columbus, NE location right on 23rd Street with high traffic counts of 11,746 VPD
- Anchored by Bomgaars & Hampton Inn
- Strong tenants in place - State of Nebraska and Allo Fiber
- Nearby national tenants include Hobby Lobby, Super Saver, Slumberland Furniture, Starbucks, Taco Bell and Freddy's Frozen Custard & Steakhouses
- Nationally high performing placere.ai data
- Great opportunity for Owner/user
- Warehouse space with 7 dock doors

CONTACT LISTING AGENTS FOR MORE INFORMATION:

Amber Olson
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C: (402) 618 - 5523

Kirk Hanson
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ADDRESS:

3620 23rd St.
Columbus, NE

VACANT SPACE:

39,351 SF

TOTAL SF:

58,577 SF

SALES PRICE:

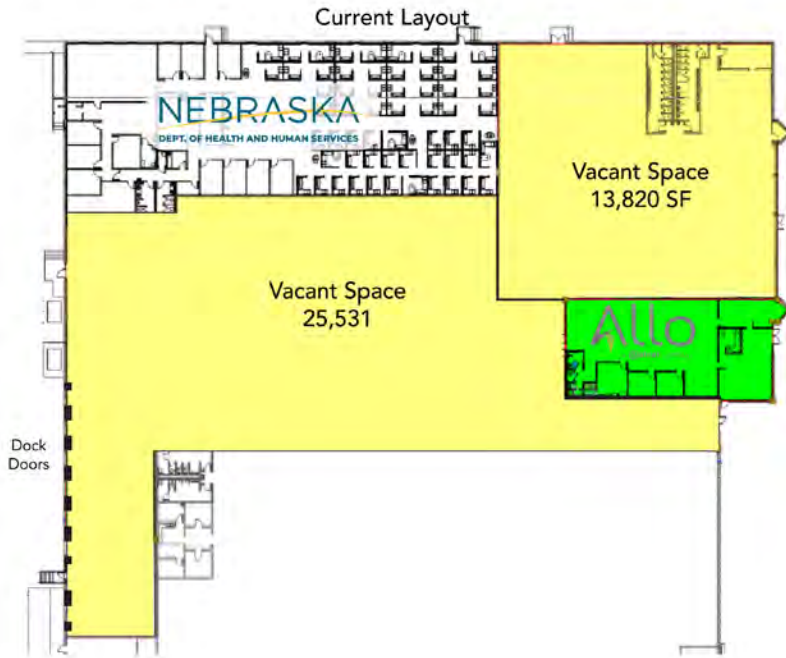
\$5.5 Million

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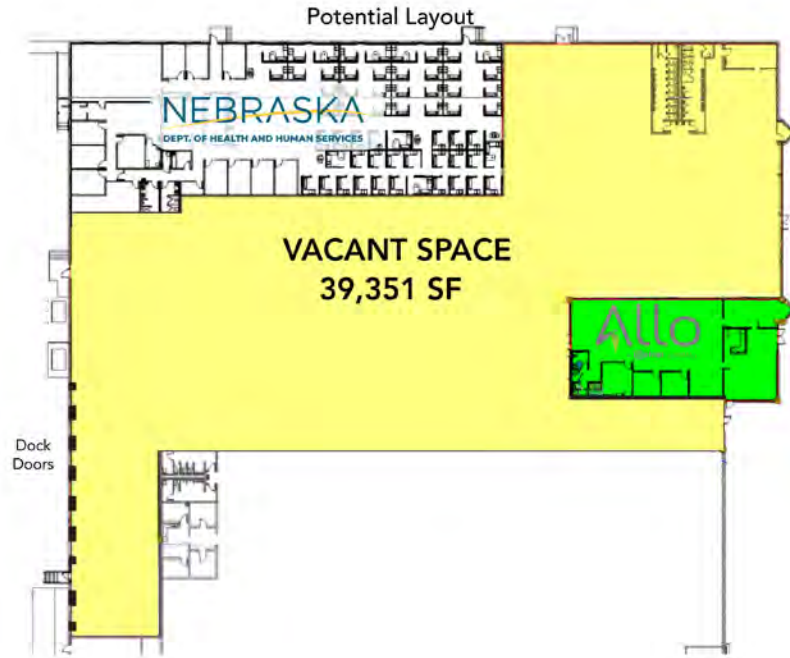
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2 TENANTS & RENT ROLL

Current Layout



Potential Layout



Tenant	SF	Rent \$ PSF	2024 Base Rent	Lease Expiration	Total-Rent \$ PSF	NNN	\$ Per Year
Vacant	39,351	-	-	-	-	-	-
DHHS	15,126	\$18.94	\$286,486	JUN 31, 31	\$30.90	-	\$410,519
Allo	4,100	\$12.50	\$51,250	OCT 31, 31	\$13.73	Yes	\$56,297
Total	58,577		\$337,736				\$466,816

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Total Building Area:

58,577 SF

Vacant:

39,351 SF

Leased:

19,226 SF

Zoning:

General Commercial District

Parcel Number:

710162102

Year Built:

1991

Number of Parking Stalls:

95

Parking Ratio:

1.83 stalls / 1,000 SF

Dock Doors:

7

Ceiling Height:

18'+

View to SE



View to NE



View to W



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4 PLACER.AI & DEMOGRAPHICS

PLACER.AI:



1.2 Million visits past 12 months



284K visits past 12 months
95th percentile nationwide



880K visits past 12 months
95th percentile nationwide

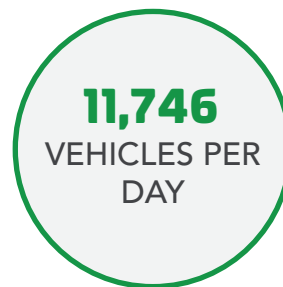
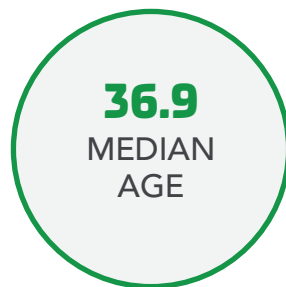


89K visits past 12 months
94th percentile nationwide



DEMOGRAPHICS:

	1 Mile:	3 Mile:	5 Mile:
Daytime Population	9,765	23,413	26,451
Population	11,050	25,570	27,803
Average HH Income	\$87,318	\$94,292	\$95,669



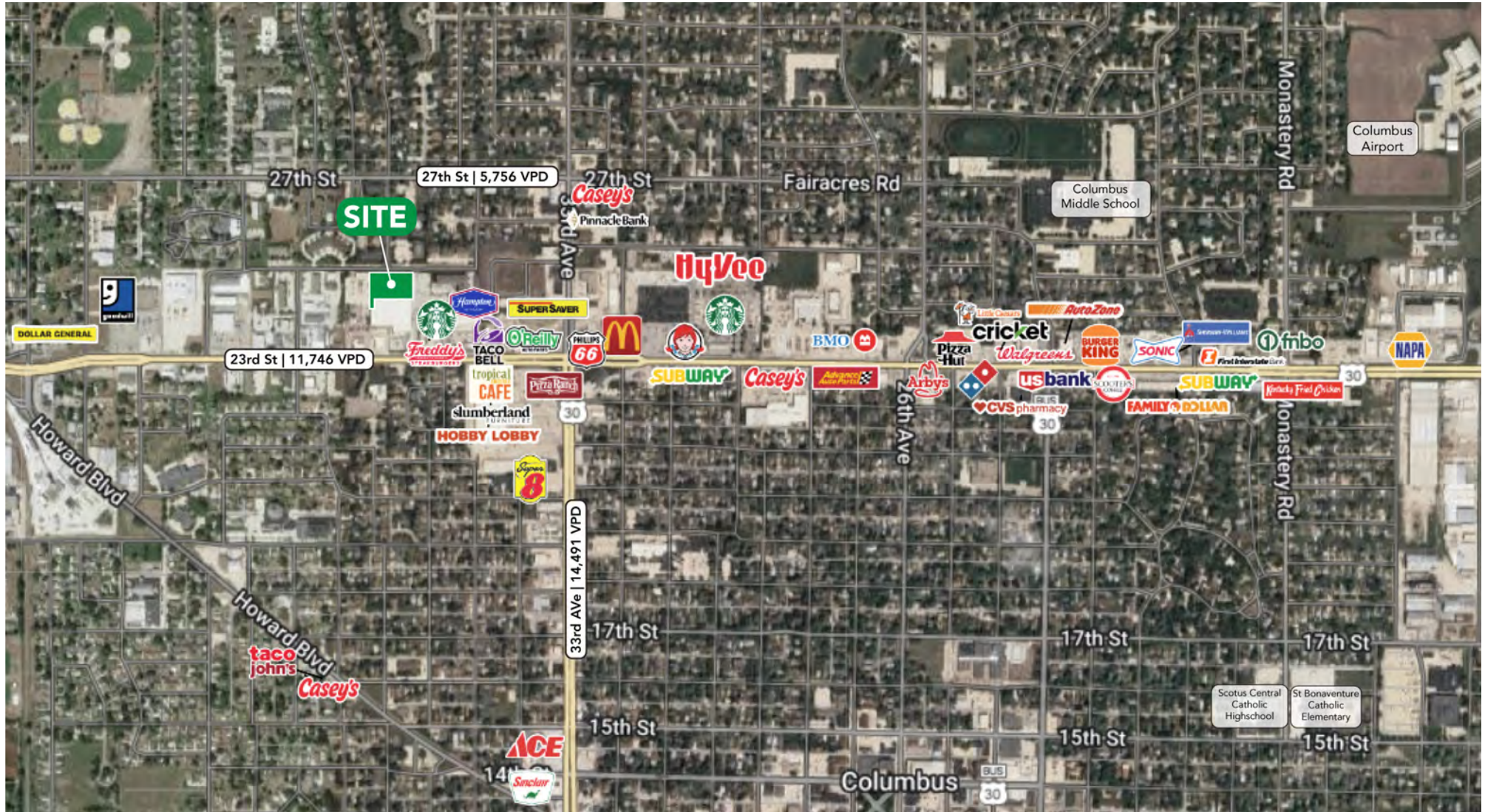
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6 ZOOMED AERIAL



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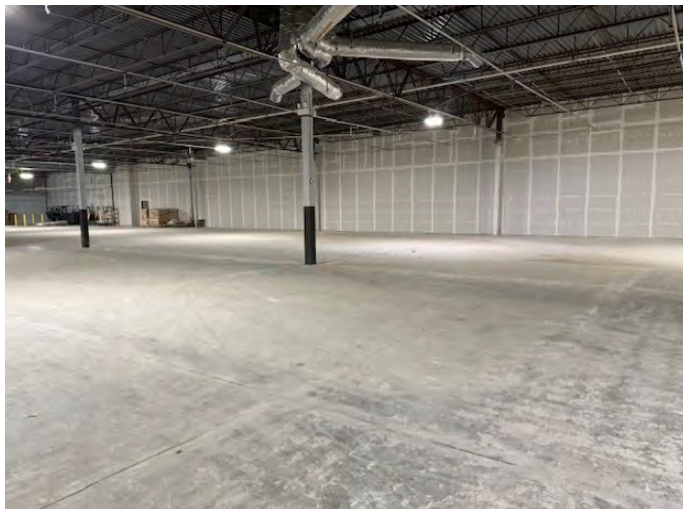
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7 INTERIORS & DOCK DOORS



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ABOUT ACCESS

ACCESS is focused on growth opportunities through a select grouping of strategic partnerships. We strive to maximize value for every stakeholder involved in our projects, and have a proven track record of over 400 successfully completed projects across 40 states. We focus on forming deep relationships with our clients and believe durable success in our industry requires the right mixture of talents and virtues, collaboration, and relentless execution.



AMBER OLSON BROKERAGE ASSOCIATE

Amber brings 20 years of commercial real estate experience to our team at ACCESS. Her role as a Senior Brokerage Associate is primarily focused on shopping center leasing at a national and local level, with over three million square feet represented. Her industry expertise enhances our team through her knowledge of sales, landlord and tenant representation, relationship building, property management, and development.

Amber majored in Business Administration at the University of Nebraska-Lincoln. She is a licensed Real Estate Agent in the State of Nebraska and has been a member of the International Council of Shopping Centers (ICSC) since 2008.



KIRK HANSON PRINCIPAL

Kirk is responsible for all business development and brokerage activities for Access and affiliated companies. He holds a Bachelor's Degree in Finance from the University of Nebraska at Lincoln and is a licensed broker in Nebraska, Iowa, Missouri and North Dakota. He is also a long-time member of the International Council of Shopping Centers (ICSC) and the Entrepreneurs Organization (EO).



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