

FEATURES

- Total Lot Size: 0.28 Acres
- Total Building Size: 1,924 SF
- Traffic Counts: 13,288 VPD @ 4th Corso & S 11th St
- Rare purchase opportunity within Nebraska City's retail Corridor
- Located on light controlled hard corner of 4th Corso & S 11th Street
- Drive-thru window
- Restaurant infastructure in place

Sale Price

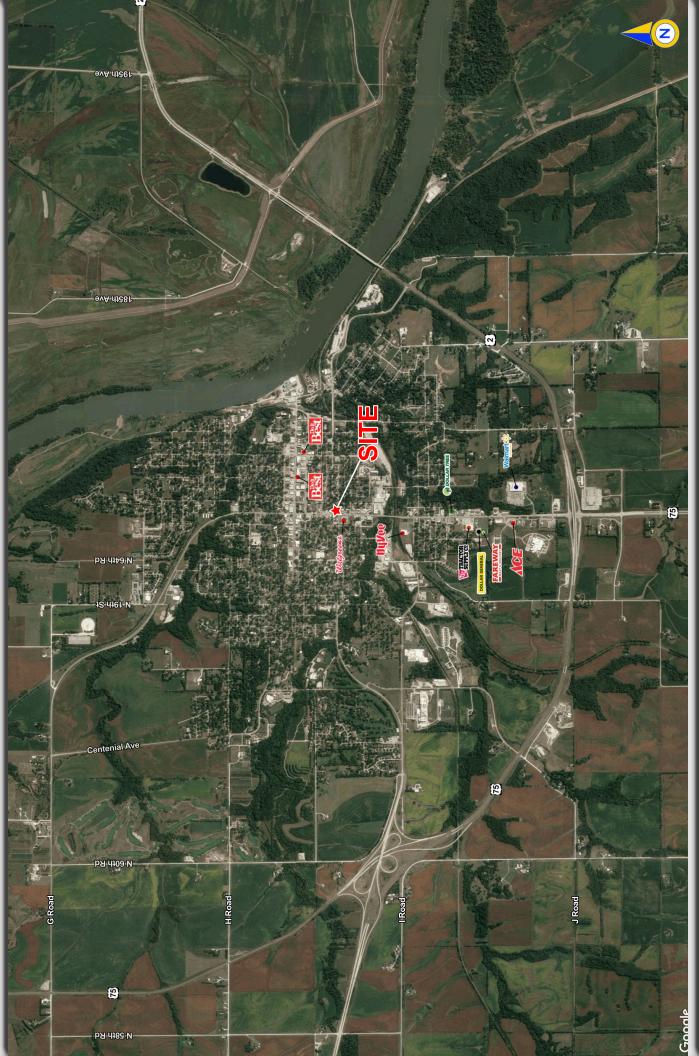
\$517,000

Agent: Brian Houlihan Phone: (402) 763-2929 Email: bhoullihan@lernerco.com Agent: Sam Rolfe Phone: (402) 502-4708 Email: srofle@lernerco.com



419 S 11th Street Nebraska City, NE 68410

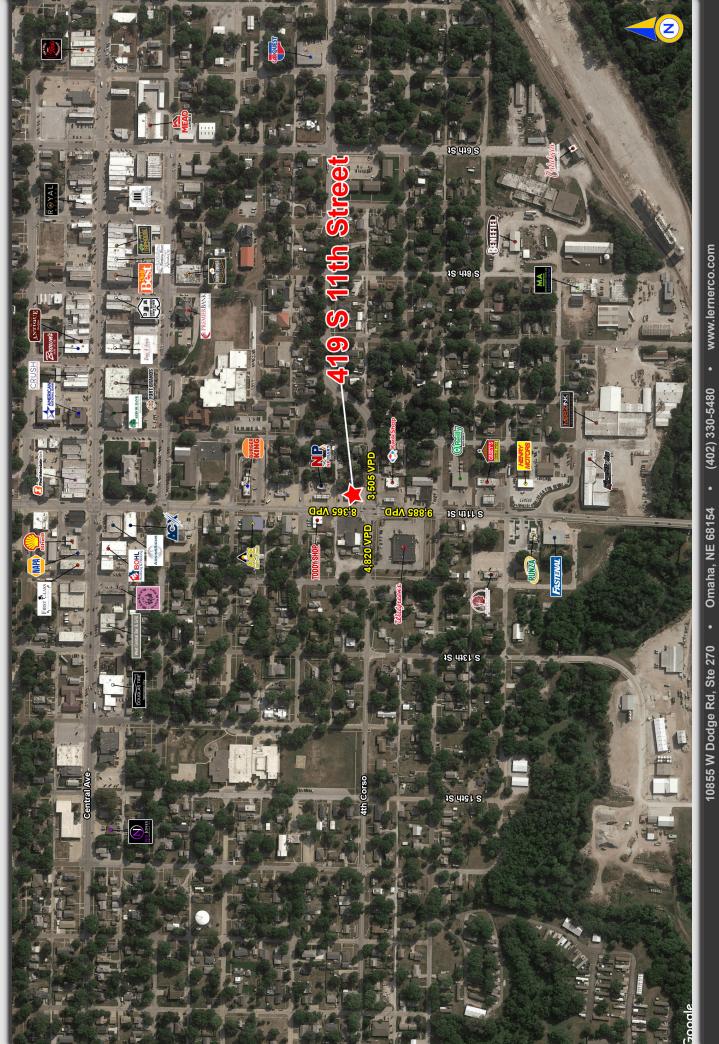




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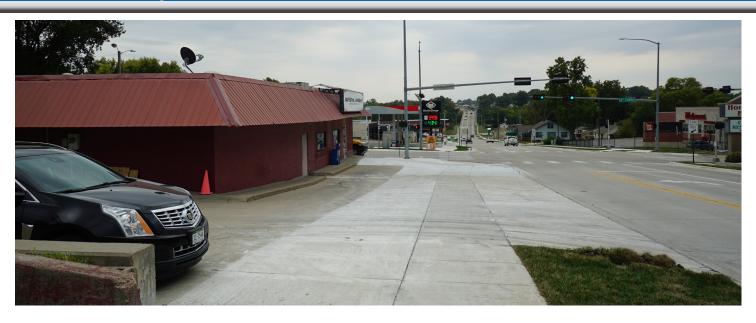


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Lat/Lon: 40.6732/-95.8588

419 S 11th St	1 mi	3 mi	5 mi
Nebraska City, NE 68410	radius	radius	radius
Population		-	
2023 Estimated Population	5,796	7,524	8,106
2028 Projected Population	5,660	7,438	8,034
2020 Census Population	5,928	7,586	8,137
2010 Census Population	5,958	7,654	8,221
Projected Annual Growth 2023 to 2028	-0.5%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2023	-0.2%	-0.1%	-0.1%
2023 Median Age	38.0	38.8	39.0
Households			
2023 Estimated Households	2,376	3,056	3,280
2028 Projected Households	2,256	2,939	3,164
2020 Census Households	2,403	3,052	3,263
2010 Census Households	2,434	3,099	3,316
Projected Annual Growth 2023 to 2028	-1.0%	-0.8%	-0.7%
Historical Annual Growth 2010 to 2023	-0.2%	-0.1%	-
Race and Ethnicity			
2023 Estimated White	84.3%	84.8%	85.3%
2023 Estimated Black or African American	2.5%	2.3%	2.2%
2023 Estimated Asian or Pacific Islander	1.2%	1.2%	1.2%
2023 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.6%
2023 Estimated Other Races	11.3%	11.2%	10.7%
2023 Estimated Hispanic	14.3%	14.0%	13.3%
Income			
2023 Estimated Average Household Income	\$82,273	\$83,580	\$87,175
2023 Estimated Median Household Income	\$60,105	\$62,573	\$64,682
2023 Estimated Per Capita Income	\$33,961	\$34,231	\$35,540
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	4.7%	4.4%	4.4%
2023 Estimated Some High School (Grade Level 9 to 11)	4.3%	4.0%	4.1%
2023 Estimated High School Graduate	38.4%	37.2%	36.5%
2023 Estimated Some College	19.6%	20.3%	20.5%
2023 Estimated Associates Degree Only	10.6%	10.6%	10.6%
2023 Estimated Bachelors Degree Only	13.4%	14.7%	15.2%
2023 Estimated Graduate Degree	9.0%	8.7%	8.7%
Business			
2023 Estimated Total Businesses	277	375	405
2023 Estimated Total Employees	2,332	3,399	3,644
2023 Estimated Employee Population per Business	8.4	9.1	9.0
2023 Estimated Residential Population per Business	21.0	20.0	20.0

The Lerner Company

CHAIN_INKS