

419 S 11TH STREET

NEBRASKA CITY, NE 68410

FOR SALE



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 infrastructure in place

Sale Price

\$517,000

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RETAIL ADVISORS



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419 S 11TH

419 S 11th St, Nebraska City, NE 68410



S 11th St

8,365 VPD

4,820 VPD

3,505 VPD

9,885 VPD

TODDY SHOP

Hong Kong Buffet

4th Corso

KwikShop

Walgreens

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419 S 11th Street

Nebraska City, NE 68410

Lat/Lon: 40.6732/-95.8588

419 S 11th St Nebraska City, NE 68410	1 mi radius	3 mi radius	5 mi 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