

3901 2nd Ave  
Kearney, NE 68847



ACCESS Commercial, LLC

**RETAIL | FOR LEASE**



## PROPERTY HIGHLIGHTS



**ADDRESS:**

3901 2nd Ave  
Kearney, NE 68847



**SPACE AVAILABLE:**

2,383 SF



**LEASE RATE:**

Negotiable



**ZONING:**

Commercial



**Access Commercial, LLC**

[www.accesscommercial.com](http://www.accesscommercial.com)  
10730 Pacific Street, Suite 230  
Omaha, NE 68114 | 402.502.1983

## ABOUT THE PROPERTY

Formerly a high-traffic cellphone store, this prime retail space is located on a hard corner with outstanding visibility and direct access to over 36,000 VPD. The property is surrounded by national brands like Family Fresh Market, Hobby Lobby, and Raising Cane's, driving consistent foot and vehicle traffic. With high-performing Placer.ai data and built-in retail infrastructure, this space is ideal for a variety of tenant types looking to capitalize on strong consumer demand and a proven location.

**Amber Olson**

[amber@accesscommercial.com](mailto:amber@accesscommercial.com)  
402.618.5523



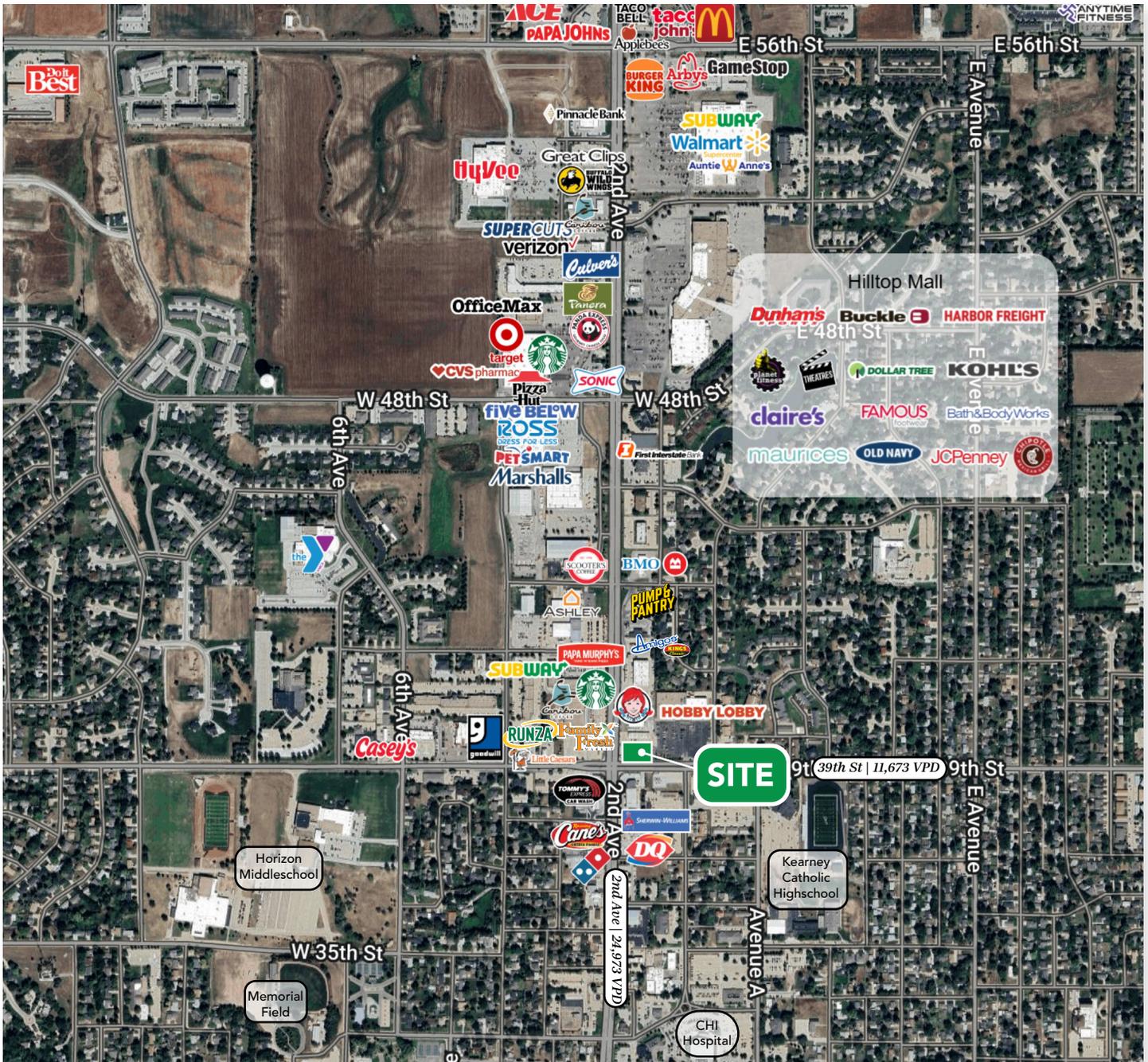
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MARKET MAP



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LOCAL AERIAL



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SITE PLAN



	Population	Median HH Income	No. of Households	Daytime Population	Employees In The Area	Businesses In The Area
1-mile	9,306	\$75,014	3,968	8,658	6,221	479
3-mile	35,649	\$71,293	14,573	28,142	19,160	1,545
5-mile	38,888	\$73,936	15,788	30,714	20,957	1,682

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## PLACER.AI

**Placer.ai Software** offers transformative benefits for businesses by providing real-time, location-based consumer insights that drive smarter decision-making. With its robust data analytics capabilities, ACCESS uses it to help business owners glean insight into foot traffic, understand customer behavior, and analyze competitive trends with unparalleled accuracy. Whether optimizing site selection, tailoring marketing strategies, or measuring the effectiveness of campaigns, we use Placer.ai to equip businesses with actionable intelligence to stay ahead in dynamic markets. Its intuitive interface and visual reports make complex data accessible, empowering teams to make data-driven decisions that enhance operational efficiency and boost ROI.



**Walmart**

5411 2nd Ave, Kearney NE



**VISITS**  
2.9 Million  
in the last 12 months



**RANKING**  
86th  
percentile nationwide

**PETSMART**

4700 2nd Ave, Kearney NE



**VISITS**  
324,600  
in the last 12 months



**RANKING**  
87th  
percentile nationwide  
#1 Store statewide

**SONIC**

4807 3rd Ave, Kearney NE



**VISITS**  
614,000  
in the last 12 months



**RANKING**  
98th  
percentile nationwide  
#1 Store statewide

**DQ**

3711 2nd Ave, Kearney NE



**VISITS**  
291,800  
in the last 12 months



**RANKING**  
89th  
percentile nationwide

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## LISTING TEAM



### 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.

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.



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