



ANYTIME FITNESS BUILDING

**333 23RD STREET
COLUMBUS, NEBRASKA**

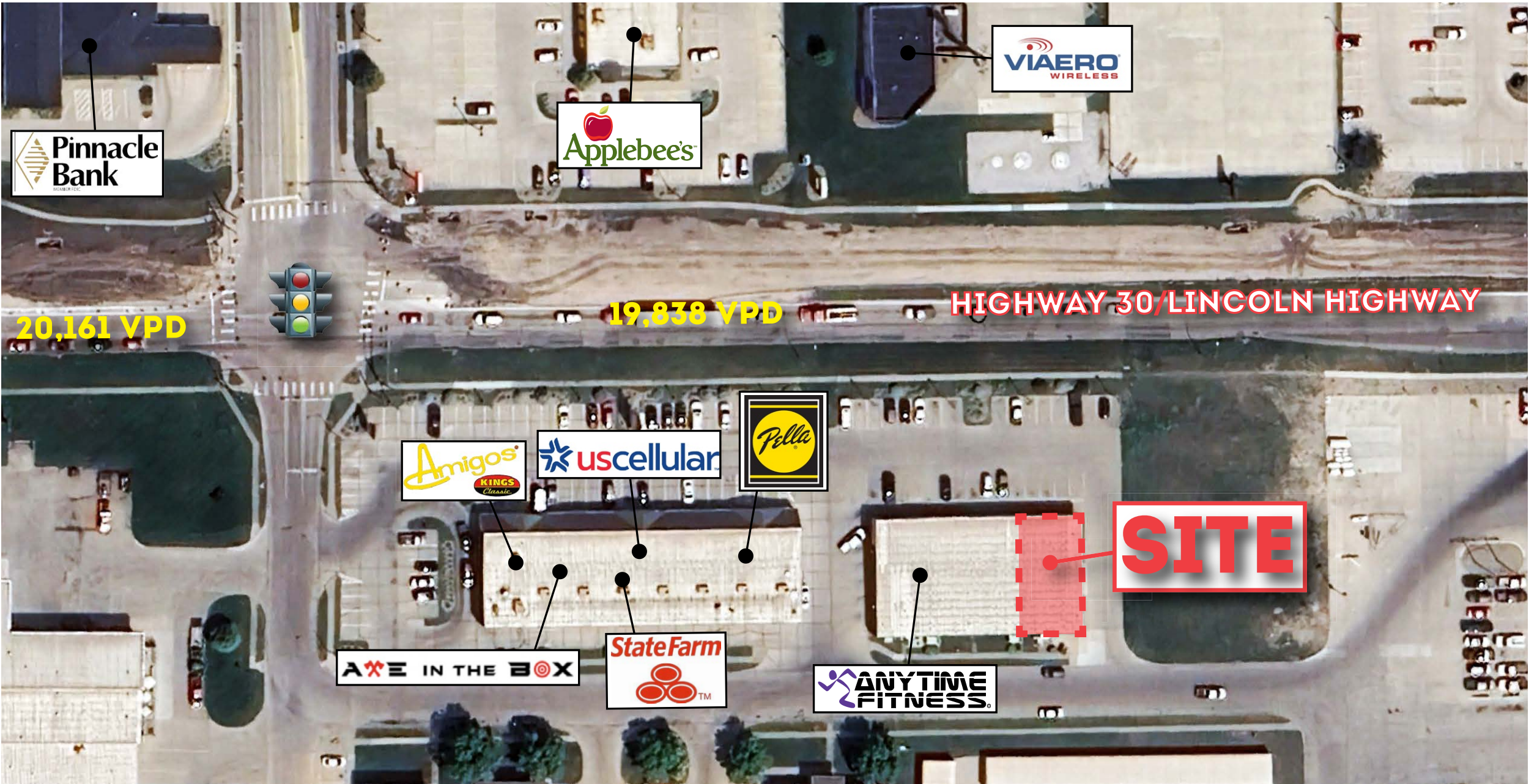
- Retail End-Cap *Available for Lease*
- 1,600 Square Feet Available
- Price: \$18.00 SF/NNN
- Great Visibility from Highway 30
- Nearby Retail Includes:
 - Walmart Supercenter
 - Menard's
 - US Cellular
 - Village Centre: JCPenney, Hibbett Sports, Dollar Tree, Maurice's, Cato & Buckle

DEMOGRAPHICS			
	1-MILE	3-MILE	5-MILE
POPULATION	2,363	23,176	28,237
AVERAGE HH INCOME	\$112,150	\$93,378	\$97,018

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**Pinnacle
Bank**

Applebee's

**VIAERO
WIRELESS**

20,161 VPD



19,838 VPD

HIGHWAY 30/LINCOLN HIGHWAY

Amigos
KINGS
Classic

uscellular

Pella

SITE

AXE IN THE BOX

State Farm

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FITNESS**

