



ACCESS Commercial, LLC



HIBBETT
ESTABLISHED 1944

HARBOR
FREIGHT
Quality Tools at Ridiculously Low Prices



SITE
0.75 AC

Casey's

Burlington

DISCOUNT
TIRE



Walmart

verizon

Highway 281 | 16,137 VPD

W Capital Ave | 11,797 VPD

3427 W Capital Ave
Grand Island, NE 68803

LOT - FOR SALE

PROPERTY HIGHLIGHTS



ADDRESS:

3427 W Capital Ave
Grand Island, NE 68803



LOT SIZE:

0.75 Acres



SALE PRICE:

Negotiable



ZONING:

Commercial



ACCESS Commercial, LLC
www.accesscommercial.com
10730 Pacific Street, Suite 230
Omaha, NE 68114 | 402.502.1983

ABOUT THE PROPERTY

Highly visible and accessible corner lot with direct frontage on Capital Ave and exposure to over 32,000 vehicles per day. Surrounded by a strong mix of national retailers including Walmart, Menards, Big O Tires, Culver's, and Verizon, this high-visibility site is located near the anticipated redevelopment of Conestoga Marketplace, soon to be anchored by Target and 140,000 SF of additional national brands. With strong local demographics within a 3-mile radius and flexible Commercial zoning, this site is ideal for a bank, car wash, QSR, or other high demand retail concepts.

Amber Olson

amber@accesscommercial.com
402.618.5523

Emily Faltys

emily@accesscommercial.com
402.992.0848



3427 W Capital Ave
Grand Island, NE 68803

[illegible]

www.AccessCommercial.com

amber@accesscommercial.com
402.618.5523

emily@accesscommercial.com
402.992.0848



ACCESS Commercial, LLC

LOT | FOR SALE

3427 W Capital Ave

Grand Island, NE 68803

LOCAL AERIAL



	Population	Median HH Income	No. of Households	Daytime Population	Employees In The Area	Businesses In The Area
1-mile	5,561	\$73,449	2,324	5,501	4,072	344
3-mile	39,558	\$65,208	14,827	28,116	18,252	1,637
5-mile	55,990	\$68,401	20,865	38,687	24,933	2,141

Contact Listing Agents For More Information:

www.AccessCommercial.com

Amber Olson

amber@accesscommercial.com
402.618.5523

Emily Faltys

emily@accesscommercial.com
402.992.0848



ACCESS Commercial, LLC

LOT | FOR SALE

3427 W Capital Ave

Grand Island, NE 68803

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

2250 Diers Ave, Grand Island NE



VISITS

2.8 Million

in the last 12 months



RANKING

91st

percentile statewide

five BELOW

3420 W State St, Grand Island NE



VISITS

392,000

in the last 12 months



RANKING

95th

percentile nationwide
#1 Store in Nebraska



3323 W State St, Grand Island NE



VISITS

931,900

in the last 12 months



RANKING

98th

percentile nationwide
#1 Store in Nebraska

SUBWAY

2134 N Webb Rd, Grand Island NE



VISITS

120,900

in the last 12 months



RANKING

98th

percentile nationwide
#3 Store in Nebraska

Contact Listing Agents For More Information:

www.AccessCommercial.com

Amber Olson

amber@accesscommercial.com

402.618.5523

Emily Faltys

emily@accesscommercial.com

402.992.0848



ACCESS Commercial, LLC

LOT | FOR SALE

3427 W Capital Ave
Grand Island, NE 68803

LISTING TEAM



Amber Olson

Senior Broker 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.



Emily Faltys

Broker Associate

Emily is a dynamic and motivated graduate from the University of Nebraska - Lincoln, graduating in two and a half years with a Bachelor of Science in Business Administration with a focus on Management and Marketing. During her college career, Emily was a member of the Center for Sales Excellence where she collaborated with peers and mentors focusing on analyzing and improving sales techniques, as well as effective communication. Emily is an avid traveler, independently visiting 17 countries over the course of two years. This experience honed her skills of adaptability, resilience, and has grown her ability to communicate with all individuals.

Returning to her Nebraskan roots, Emily supports our Senior Brokerage team at ACCESS throughout the entire listing and transaction processes. She is currently focusing primarily on shopping centers and third-party leasing efforts as a Junior Brokerage Associate.

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.



ACCESS Commercial, LLC

ACCESS Commercial, LLC
10730 Pacific Street, Suite 230
Omaha, NE 68114 | 402.502.1983

All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. ACCESS Commercial, LLC, makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. ACCESS and the ACCESS logo are service marks of ACCESS Commercial, LLC. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of ACCESS. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. (021523_JR)

WWW.ACCESSCOMMERCIAL.COM



facebook.com/accesscommercial



instagram.com/accessretail