

FOR LEASE



Kearney, NE



FORMER CELLPHONE STORE

PROPERTY HIGHLIGHTS:

- High traffic area at over 36,000 VPD with easy access
- Great visibility on hard corner
- Close proximity to Family Fresh Market, Hobby Lobby, Raising Canes and other national tenants
- High performing Placer.ai Data

ADDRESS:
3901 2nd Ave
Kearney, NE

LEASE RATE:
\$30 / SF
\$3.15 NNN

SPACE SIZE:
2,383 SF +/-

CONTACT LISTING AGENTS FOR MORE INFORMATION:


Emily Faltys
emily@accesscommercial.com
C: (402) 992-0848

Amber Olson
amber@accesscommercial.com
C: (402) 618 - 5523

WWW.ACCESSCOMMERCIAL.COM

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PLACER.AI DATA:

Walmart  Walmart:
2.9M Visits in past 12 months
86th percentile Nationwide!



Target:
1.3M Visits in past 12 months



SONIC  Sonic:
629K Visits in past 12 Months
98th percentile Nationwide!



Dairy Queen:
297K Visits in past 12 months
90th percentile Nationwide!



DEMOGRAPHICS:

	1 Mile:	3 Mile:	5 Mile:
Population	9,348	35,390	38,682
Average HH Income	\$103,093	\$97,867	\$100,765
Daytime Demographics	8,676	28,359	30,945

2.9m
ANNUAL VISITS
TO NEIGHBORING
WALMART

36,646
VEHICLES
PER DAY

21,226
EMPLOYEES
IN AREA
(5-MI RADIUS)

1,697
BUSINESSES
IN AREA
(5-MI RADIUS)

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View to E





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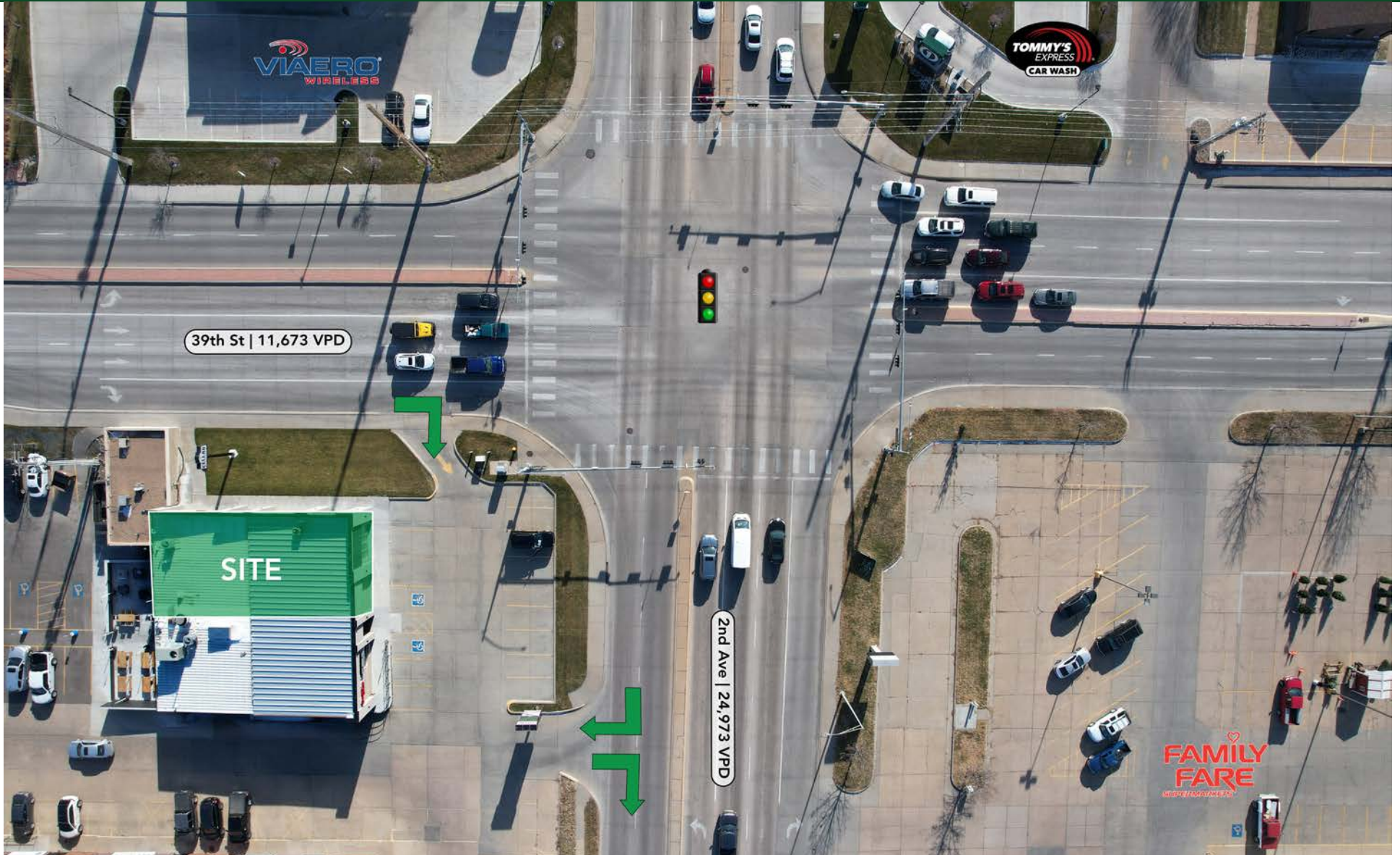
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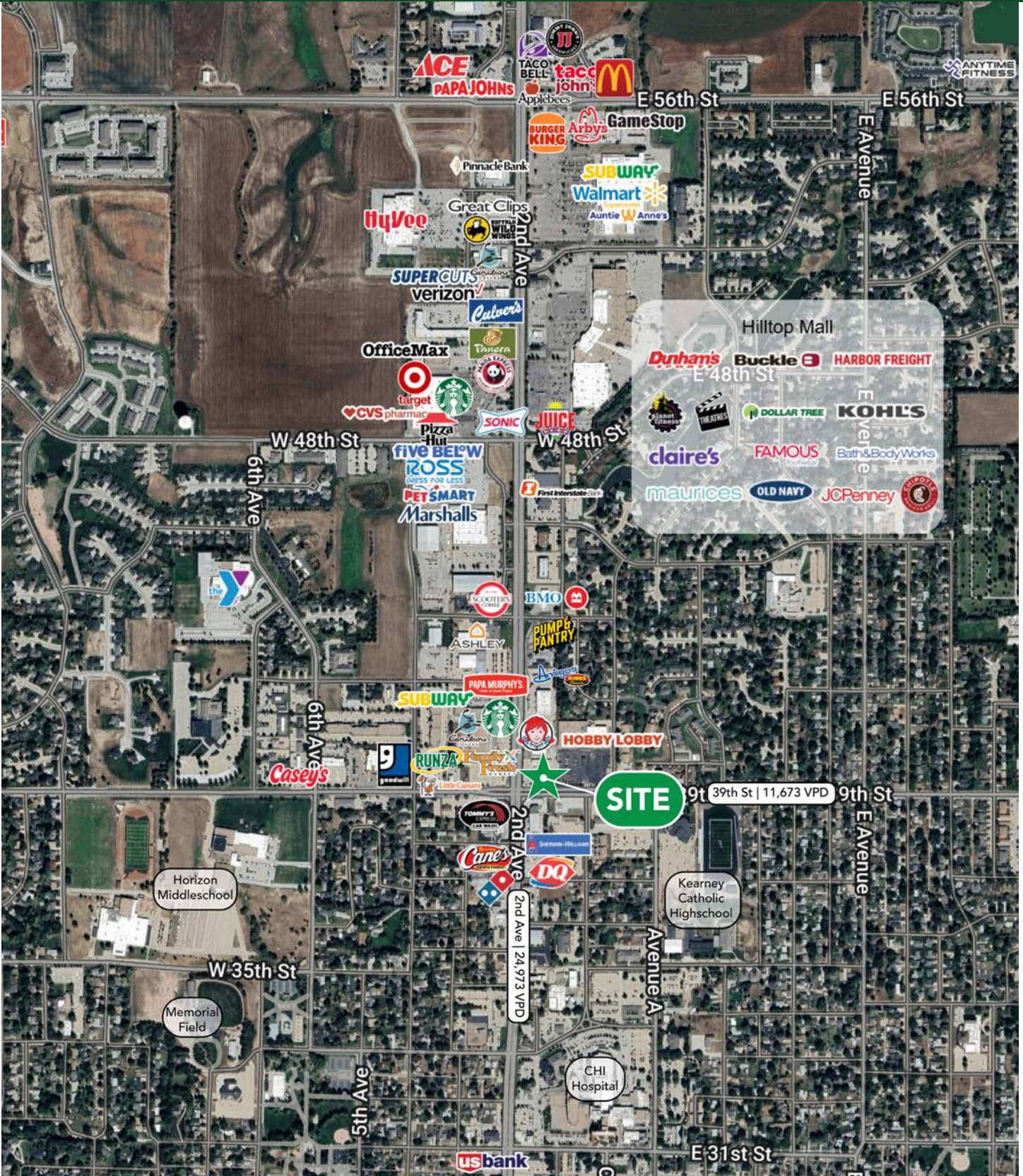
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ABOUT ACCESS

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.



EMILY FALTYS JR BROKERAGE 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.



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.



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