



FORMER ARROW SEED FACILITY

152 N 9TH AVENUE, BROKEN BOW, NEBRASKA
LEASE RATE: \$8,500/MONTH OR \$6.80/RSF/YR

BROKER COMMENTS

Newer facility located in the Heart of Broken Bow, Nebraska. This facility, with Industrial Zoning, will accommodate uses that are often challenging to find. This facility is well kept and maintained and fully insulated with good ceiling clear span of 20'. Additionally, the facility includes a portion of tempered controlled area for flex use. Multiple overhead doors, semi dock loading chute and on-site storage/staging area offer the flexibility to the tenant that is 2nd to none.

PROPERTY DETAILS



Lease Rate: \$8500/month or \$6.80/RSF/YR

Lease Type: Modified Gross

Tenant Responsibilities: W/S/G, Tenant operational Expenses, Electricity, Natural Gas

Rentable Square Feet: 15,000

Interior Space: 3200 sqft of Tempered controlled area

Zoning: Industrial

Power Service: 3 phase, 220 Volts, 200 Amp

Restrooms: Yes (1)

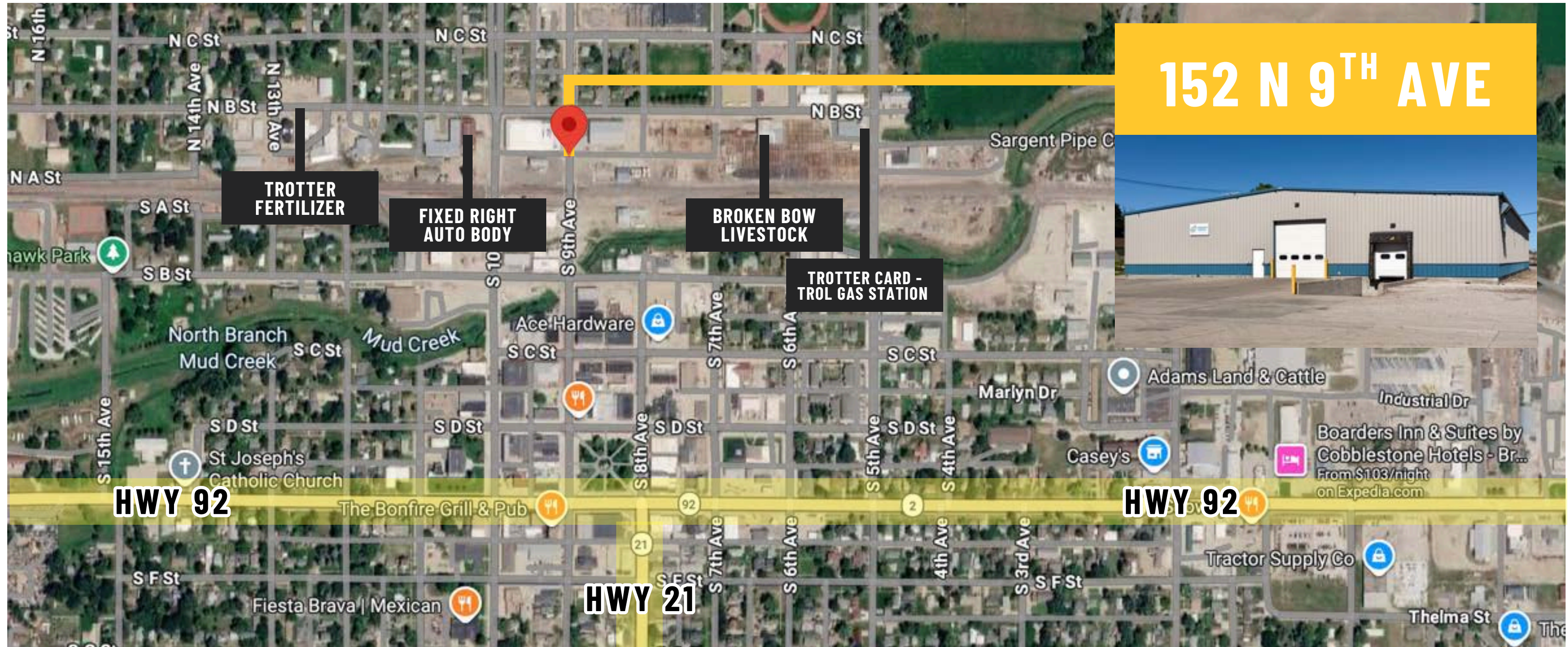
Dock: Yes-Semi Dock Door loading chute

Overhead Doors: Yes 2 (Two) 14x14 & 16x16

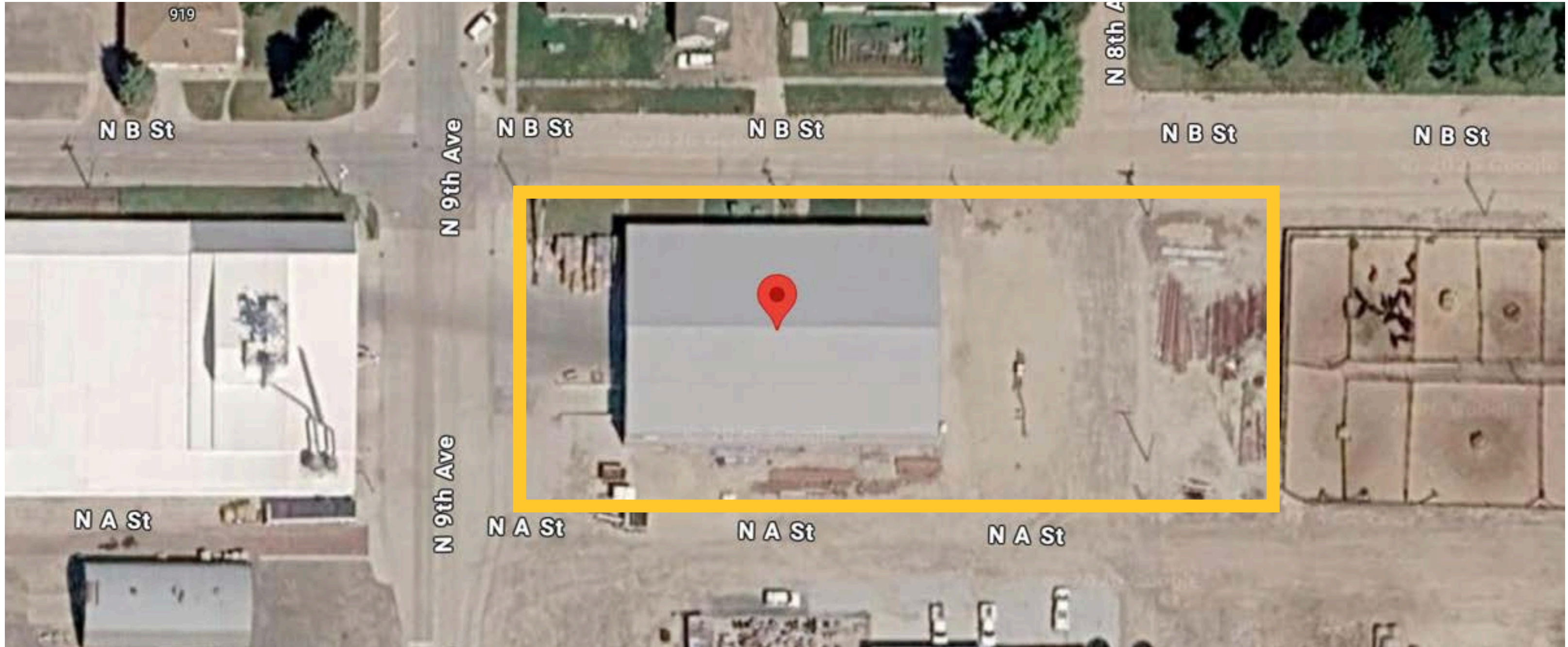
Extra Land Use: Yes-approximately .50 acres, Non-secured



LOCATION MAP 1



LOCATION MAP 2



PERIMETER MAP



Trade Area Summary

Trade Area Report

Attribute Summary for Broken Bow, Nebraska

Broken Bow, Nebraska

Consumer Segmentation

Top Tapestry Segments	Middle Ground	Loyal Locals
% of Households	1,105 (72.7%)	415 (27.3%)
Life Stage Group	Mature and Retired Living	Mature and Retired Living
Life Mode Group	Suburban Shine	Suburban Shine
Urbanicity Group(s)	Suburb	Suburb
Residence Type	Single Family	Single Family
Household Type	Married Couples, Singles Living Alone	Married Couples, Singles Living Alone
Average Household Size	2.33	2.29
Median Age	38.8	46.4
Diversity Index	55.6	43.4
Median Household Income	\$69,074	\$77,226
Median Net Worth	\$168,044	\$291,287
Homeownership	67%	78%
Rent Burdened Households	31%	34%
Labor Force Participation Rate	69%	58%
Unemployment Rate	4%	4%
% with Bachelor's Degree or Higher	27%	34%
Lifestyle Patterns	Residents tend to shop at discount grocery chains and frequent fast-food restaurants. Consumers tend to finance their vehicles with loans.	When it comes to shopping, they often visit large retail establishments for food and home supplies. This segment tends to stick to the same foods, stores, and brands.

Median Household Income

\$66,519

Source: 2025/2029 Income (Esri)

Median Age

39.3

Source: 2025/2029 Age: 5 Year Increments (Esri)

Total Population

3,513

Source: 2025 Age: 1 Year Increments (Esri)

1st Dominant Segment

Middle Ground

Source: 2025 Tapestry Market Segmentation (Households)



PATRICK SLACK

OWNER - BROKER

Century 21 Midlands
(308) 234-5550
pat@c21midlands.pro