

# Stand-Alone Retail Building

1001 Plum Creek Parkway  
Lexington, Nebraska 68850  
[www.cbre.com/nebraska](http://www.cbre.com/nebraska)

Prime Commercial Space Available



## Property Information

|                      |             |
|----------------------|-------------|
| <b>Sale Price</b>    | \$2,900,000 |
| <b>Lease Rate</b>    | See Agent   |
| <b>Building Size</b> | 29,200 SF   |
| <b>Lot Size</b>      | 2.99 AC     |

### Features

- + 29,200 SF freestanding building in Lexington, Nebraska
- + Former Dollar Fresh grocery store
- + Excellent visibility and accessibility; high traffic flow and convenient access to major roadways
- + Building and pole signage available
- + Drive-thru located on north side of the building
- + Located on the southwest corner of Plum Creek Parkway and Ash Street
- + Three hours (213 miles) from Omaha
- + Zoned for commercial use
- + R.E Taxes – \$15,989.80 (2024)

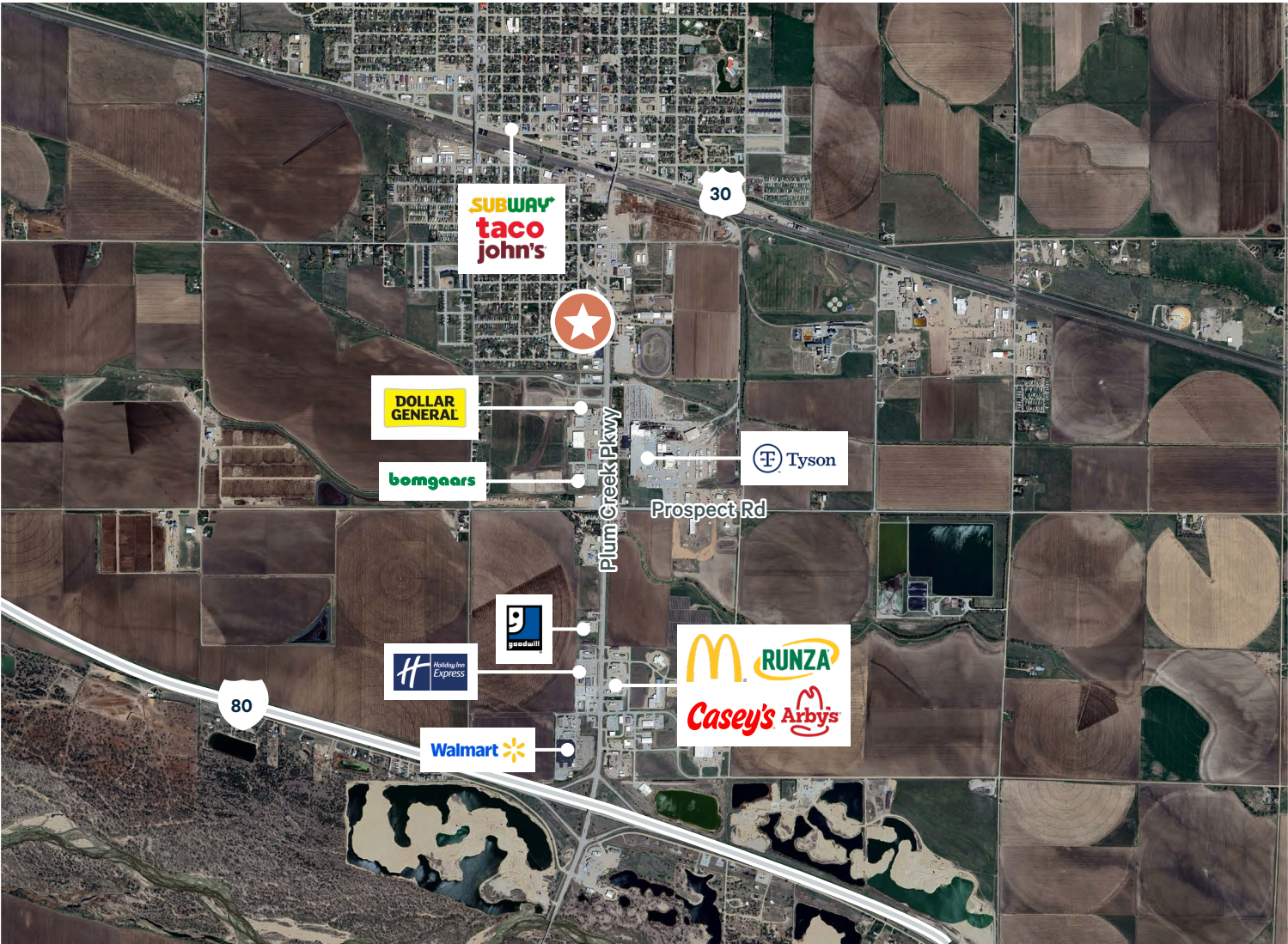
## Stand-Alone Retail Building

1001 Plum Creek Parkway | Lexington, Nebraska 68850

For Sale/Lease



| Demographics                     | 1 Mile    | 3 Miles   | 5 Miles   |
|----------------------------------|-----------|-----------|-----------|
| Population                       | 4,431     | 11,474    | 11,952    |
| 2020-2024 Population Growth Rate | -0.16%    | 0.10%     | 0.11%     |
| Daytime Population               | 7,270     | 12,789    | 13,111    |
| Businesses                       | 273       | 438       | 452       |
| Average Household Income         | \$72,610  | \$78,957  | \$80,403  |
| Median Home Value                | \$123,438 | \$167,184 | \$169,215 |



Contact Us

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| Building Details |            |
|------------------|------------|
| Building Size    | 29,200 SF  |
| Year Built       | 1974       |
| Lot Size         | 2.99 AC    |
| Zoning           | Commercial |

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