

ARBY'S - MCCOOK

900 West B Street, McCook, NE 69001

SETH V. CAMPBELL TANNER SHERMAN

President Senior Associate 402.214.6106 402.744.6212

Seth@CampbellDana.com Tanner@CampbellDana.com



900 WEST B STREET, MCCOOK, NE 69001





PROPERTY DESCRIPTION

An exceptional restaurant opportunity located in the heart of McCook, NE. This free-standing building, situated on a prime corner lot features a drive-through, signage, and excellent visibility from the main freeway. Perfectly positioned for success, this property offers unparalleled exposure and easy access for customers.

LOCATION DESCRIPTION

This property is situated at the highly trafficked southeast corner of West B Street and West 10th Street, on the main thoroughfare of McCook, Nebraska.

OFFERING SUMMARY

Sale Price:	\$1,400,000.00
Building Size:	3,293 SF
NOI:	\$89,320.00
Cap Rate:	6.38%
Lease Expiration:	12/01/2029

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,508	3,393	3,607
Total Population	3,656	8,033	8,556
Average HH Income	\$87,888	\$87,183	\$86,975

SETH V. CAMPBELL President

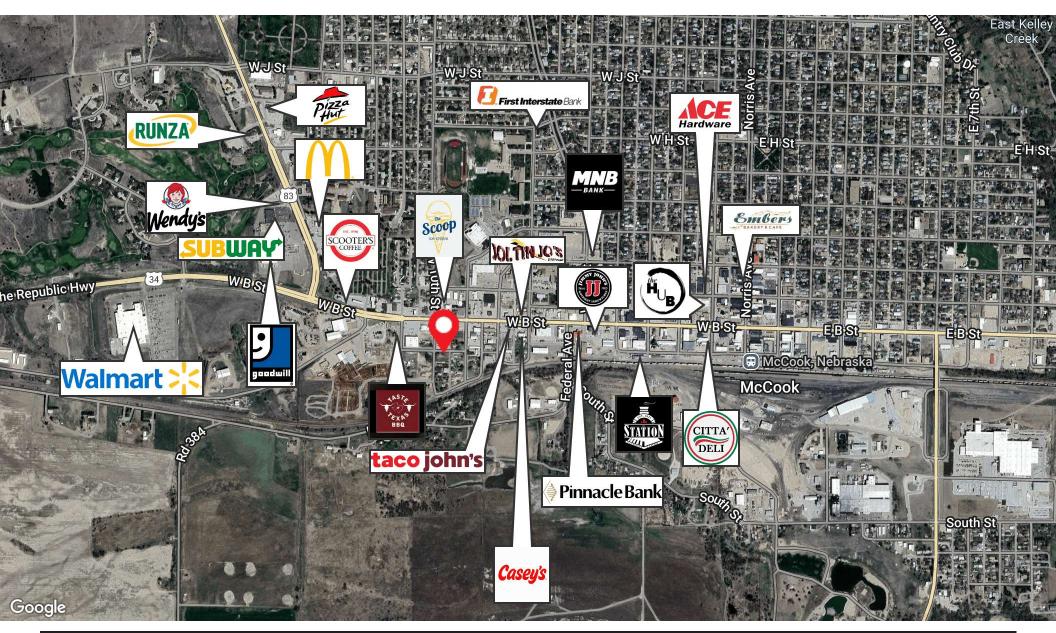
402.214.6106 Seth@CampbellDana.com Tanner@CampbellDana.com

TANNER SHERMAN

Senior Associate 402.744.6212

900 WEST B STREET, MCCOOK, NE 69001





SETH V. CAMPBELL President 402.214.6106 Seth@CampbellDana.com TANNER SHERMAN Senior Associate 402.744.6212 Tanner@CampbellDana.com

900 WEST B STREET, MCCOOK, NE 69001









SETH V. CAMPBELL President 402.214.6106 Seth@CampbellDana.com

TANNER SHERMAN Senior Associate 402.744.6212 Tanner@CampbellDana.com

900 WEST B STREET, MCCOOK, NE 69001





SETH V. CAMPBELL

President

Direct: 402.214.6106 Seth@CampbellDana.com



TANNER SHERMAN

Senior Associate

Direct: 402.744.6212 **Cell:** 402.968.3926 Tanner@CampbellDana.com

NE #20240218

NE #20240286

© 2024 Campbell Dana | Commercial Real Estate. All rights reserved. The information provided herein has been sourced from what is believed to be reliable, but its accuracy and completeness have not been independently verified. Campbell Dana | Commercial Real Estate does not make any guarantees, representations, or warranties, and disclaims any responsibility or liability for the accuracy, completeness, or reliability of this information. It is recommended that you perform your own independent investigation and verification of all property details. Any reliance on this information is at your own risk. The Campbell Dana | Commercial Real Estate name and logo are service marks of Campbell Dana | Commercial Real Estate. All other trademarks appearing in this document are the property of their respective owners and are used for identification purposes only, without implying any endorsement or affiliation with Campbell Dana | Commercial Real Estate. All images in this document are owned by their respective copyright holders. Unauthorized use of these images is prohibited without express written permission from the owner.

SETH V. CAMPBELL President 402.214.6106 **TANNER SHERMAN** Senior Associate

402.214.6106 402.744.6212 Seth@CampbellDana.com Tanner@CampbellDana.com