

FOR SALE



ARBY'S - MCCOOK

900 West B Street, McCook, NE 69001

SETH V. CAMPBELL

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**CAMPBELL
DANA** | COMMERCIAL
REAL ESTATE

ARBY'S - MCCOOK | RETAIL PROPERTY FOR SALE

900 WEST B STREET, MCCOOK, NE 69001



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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

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