

FOR LEASE - STONE RIDGE

810 EAST 56TH STREET, KEARNEY, NE 68847

OFFICE/RETAIL | 3,000 - 8,000 SF | \$10.00 SF/YR (NNN)



 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:

Katy Martin

402.617.8508

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Boomer Peterson

402.430.2318

bpeterson@lee-associates.com

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PROPERTY DESCRIPTION

This center is near all types of entertainment, office, and restaurants with approximately 8,000 SF of available space. Anchored by Anytime Fitness, there are 2 suites left. Suites can be combined or demised to fit your needs.

Both vacant suites are located on the 2nd floor with stair access only (no elevator)

PROPERTY HIGHLIGHTS

- Open space ready to fit Tenant's needs
- Ample Parking
- Studio build-out with nice finishes
- Office-ready suite available immediately

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LOCATION DESCRIPTION

Located just off 2nd Avenue & East 56th Street in Kearney, NE.

OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
NNN Expenses:	\$3.15 PSF
Available SF:	3,000 - 8,000 SF
Building Size:	24,000 SF

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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
Suite 2	3,000 SF	\$10.00 SF/yr	Former 2nd floor office space.
Suite 3	5,000 SF	\$10.00 SF/yr	Former 2nd floor fitness studio.

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SUITE 2



SUITE 2

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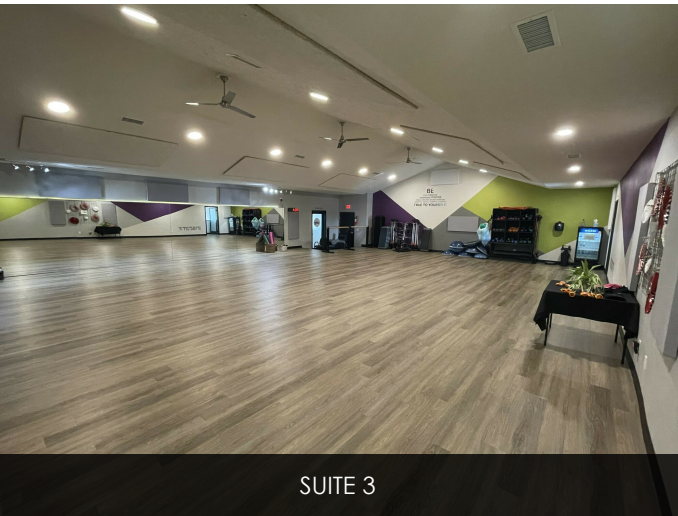
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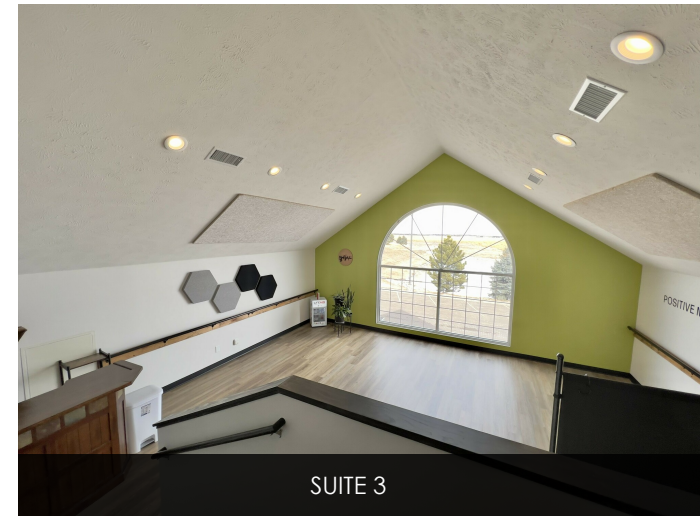
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SUITE 3



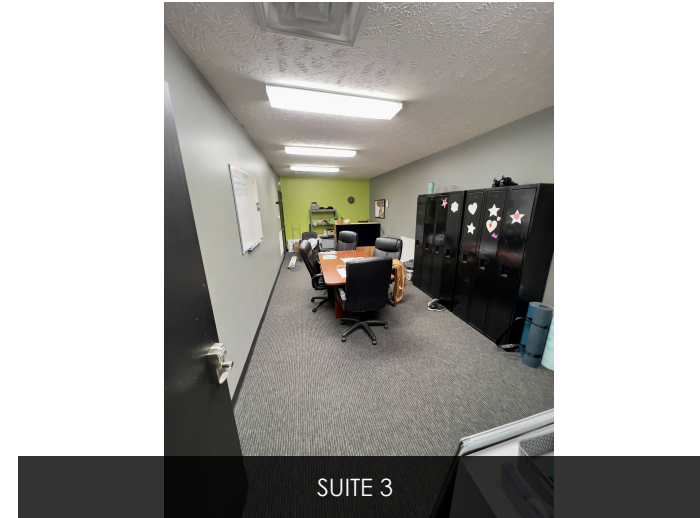
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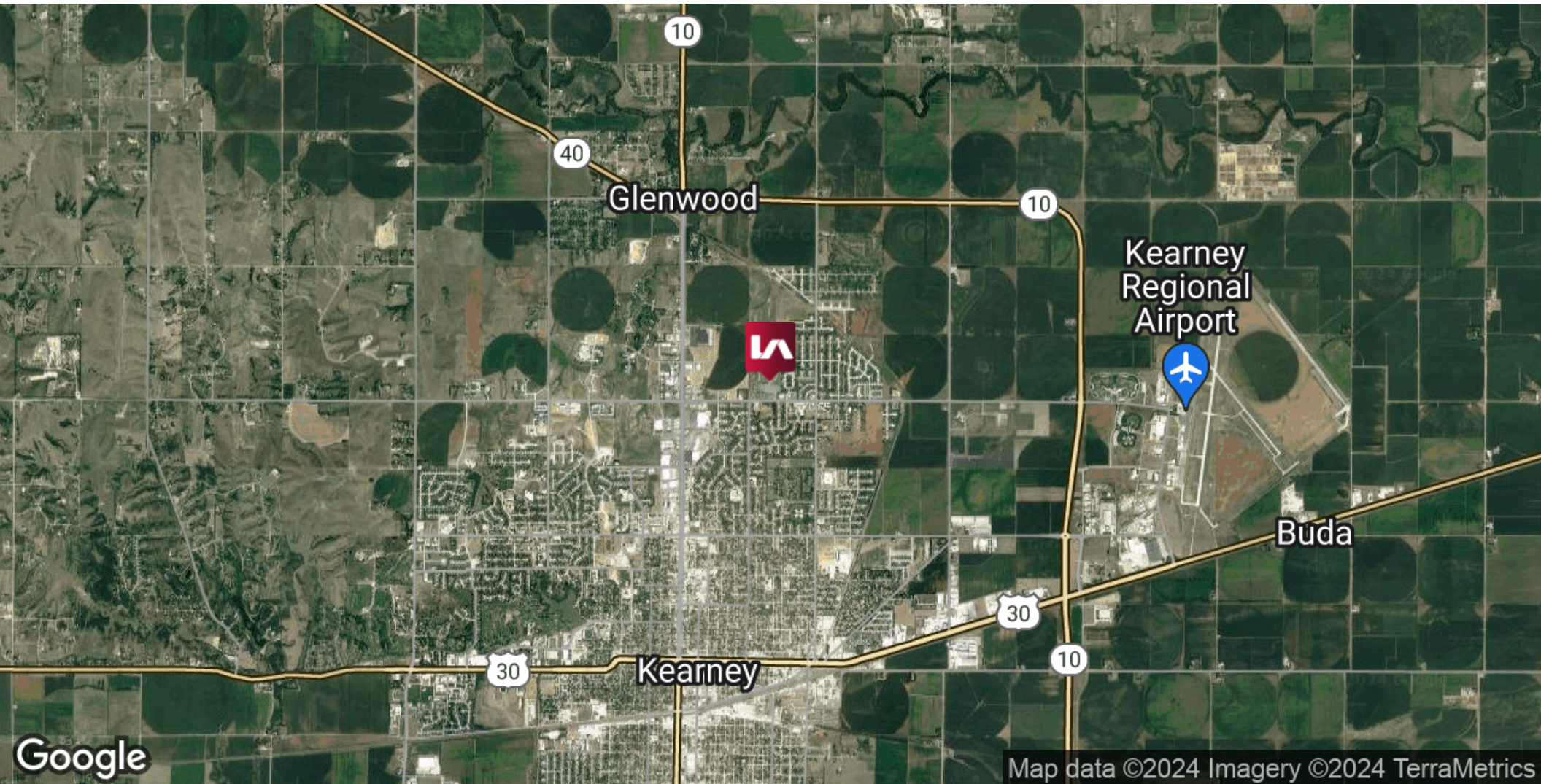
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Omaha: 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888

Lincoln: 200 South 21st Street, Suite A113 | Lincoln, NE 68510 | 531.721.2888



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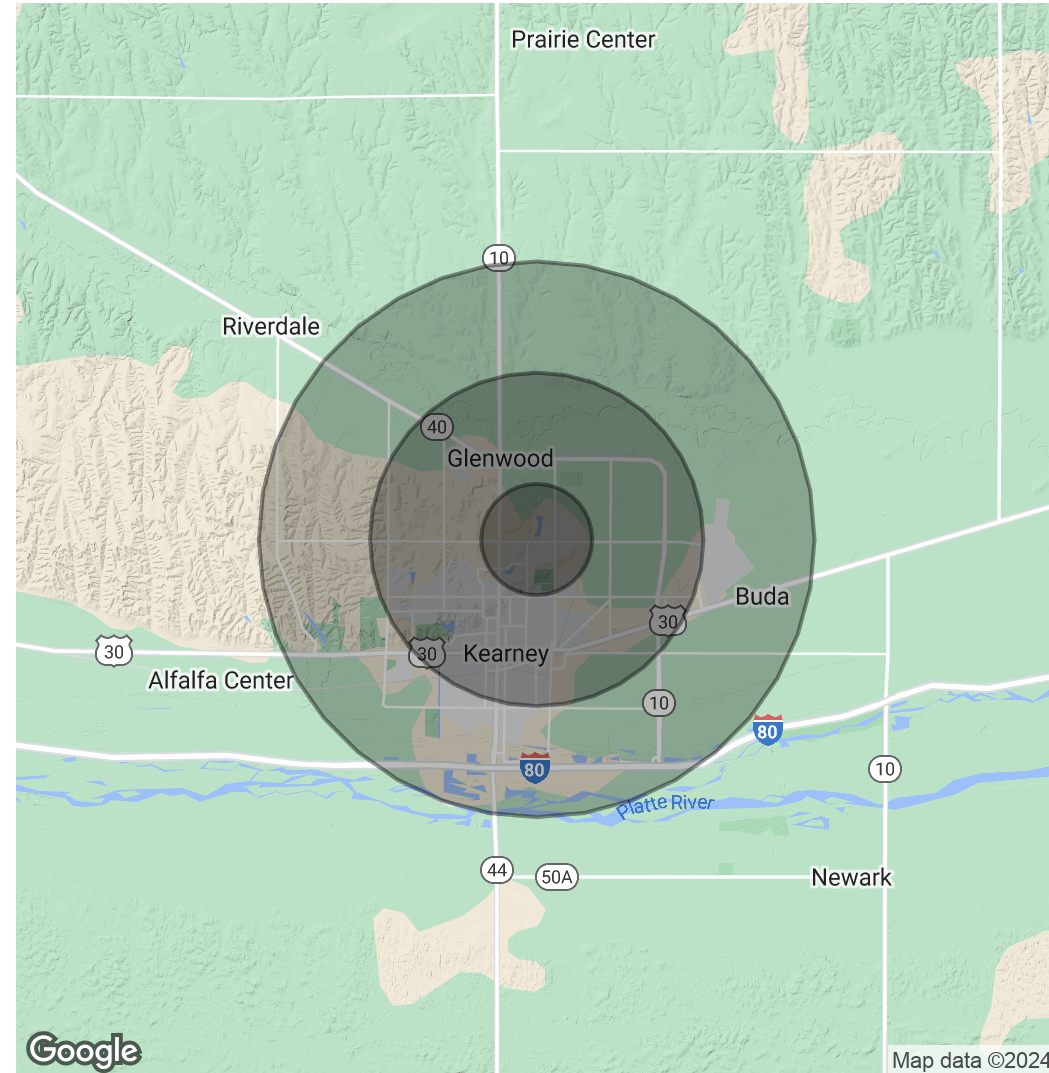


COMMERCIAL REAL ESTATE SERVICES

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,062	27,593	35,586
Average Age	39.0	34.3	33.8
Average Age (Male)	37.6	32.8	32.4
Average Age (Female)	41.4	37.1	36.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,360	11,770	14,952
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$96,069	\$70,249	\$70,714
Average House Value	\$234,944	\$198,307	\$200,233

2020 American Community Survey (ACS)



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