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POINTE RETAIL



*CONCEPTUAL DRAWING FOR MARKETING PURPOSES ONLY

16857 KIMBALL AVENUE
BENNINGTON, NEBRASKA 68007

CBRE

Property Information

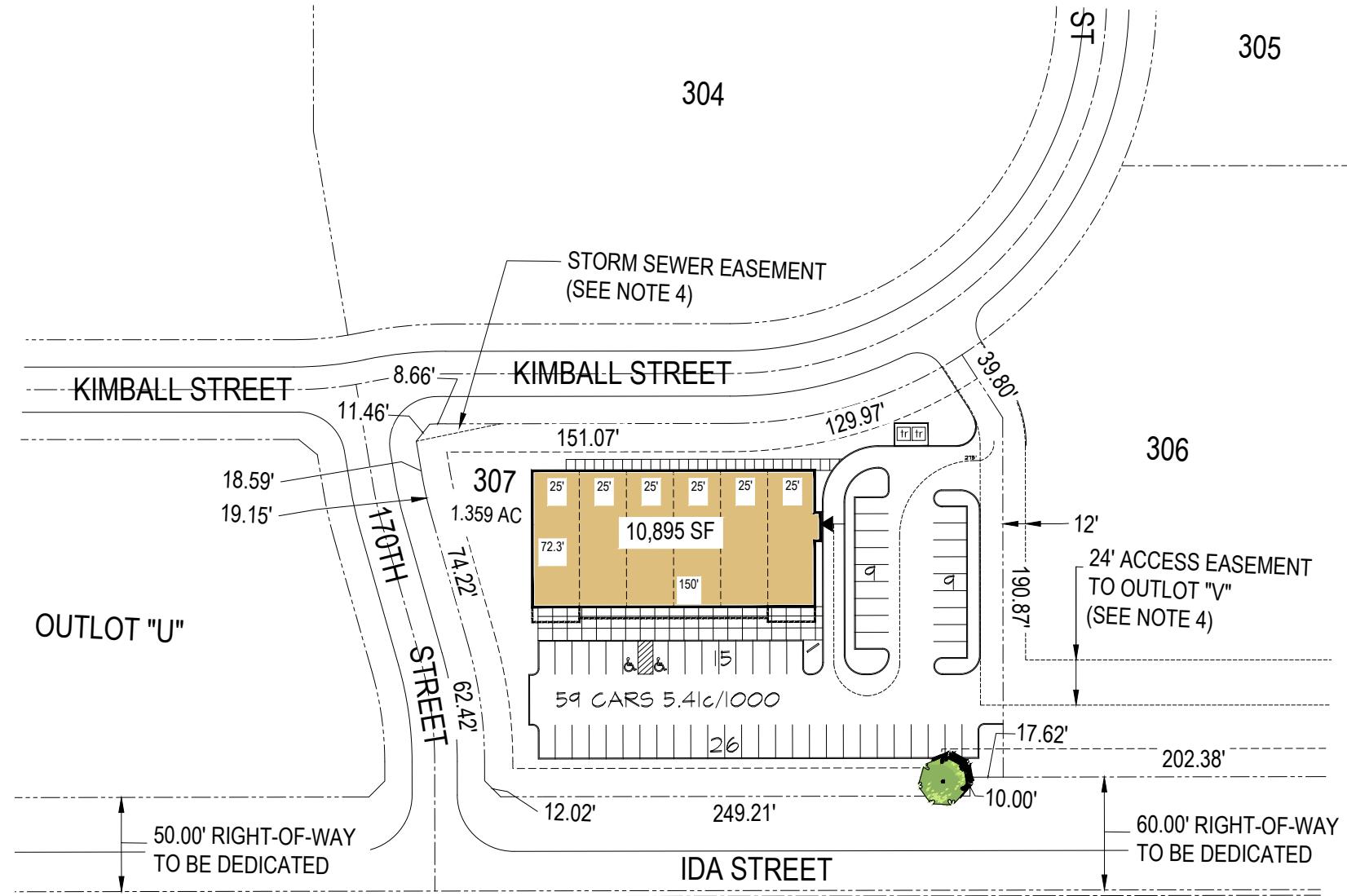
RENTAL RATE \$30.00-\$32.00 PSF

RENTAL TYPE NNN

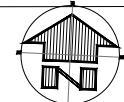
SPACE AVAILABLE 1,500-10,875 SF

- + New prime retail building located in fast growing Bennington area.
- + Located at the NWC of 168th & Ida near Flanagan Lake with strong demographics.
- + End-cap, drive-thru space available.
- + Mixed-Use zoning that fits a wide variety of uses.





SITE PLAN
SCALE: 1" = 20'-0"

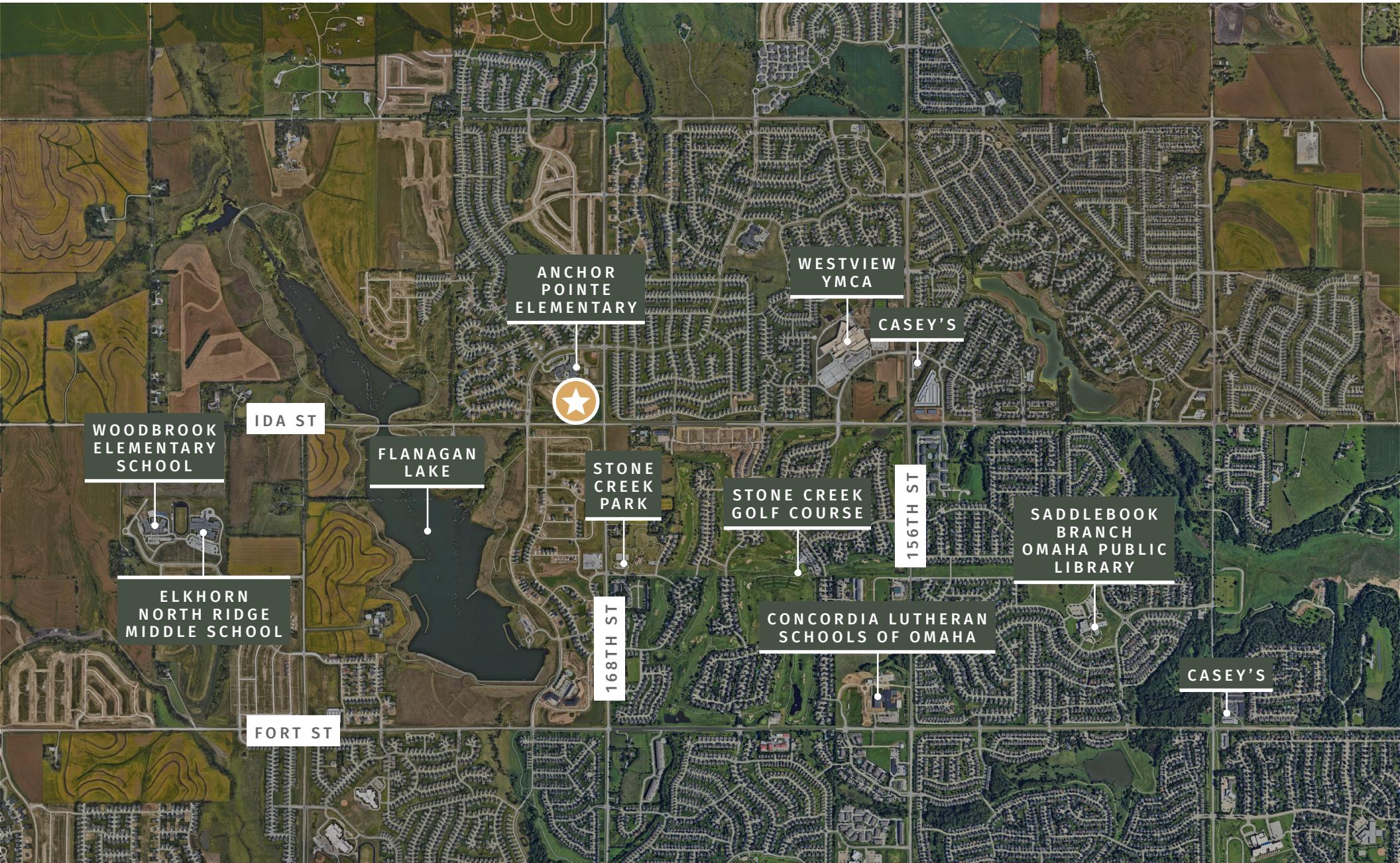


*CONCEPTUAL SITE PLAN, MAY VARY FROM FINAL DESIGN

PROPERTY LOCATION



P R O P E R T Y L O C A T I O N





AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population	5,625	55,605	126,386
2029 Population - Projection	6,179	58,156	132,475
2020-2024 Annual Population	8.93%	2.14%	1.55%
GENERATIONS			
Generation Alpha	13.7%	13.5%	12.1%
Generation Z	25.8%	24.3%	23.6%
Millennials	21.5%	26.8%	25.7%
Generation X	21.2%	19.4%	19.0%
Baby Boomers	15.2%	13.3%	16.2%
Greatest Generations	2.6%	2.6%	3.4%
HOUSEHOLD INCOME			
Average Household Income	\$181,409	\$156,864	\$152,372
Median Household Income	\$149,843	\$125,077	\$117,337
HOUSING VALUE			
Median Home Price	\$395,937	\$353,394	\$336,515
Average Home Price	\$411,832	\$372,021	\$377,454
HOUSING UNITS			
Owner-Occupied Housing	85.7%	75.9%	72.7%
Renter-Occupied Housing	6.0%	19.8%	23.0%

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Listing Agent is a licensed sales person in the State of Nebraska and has equity in the Property

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