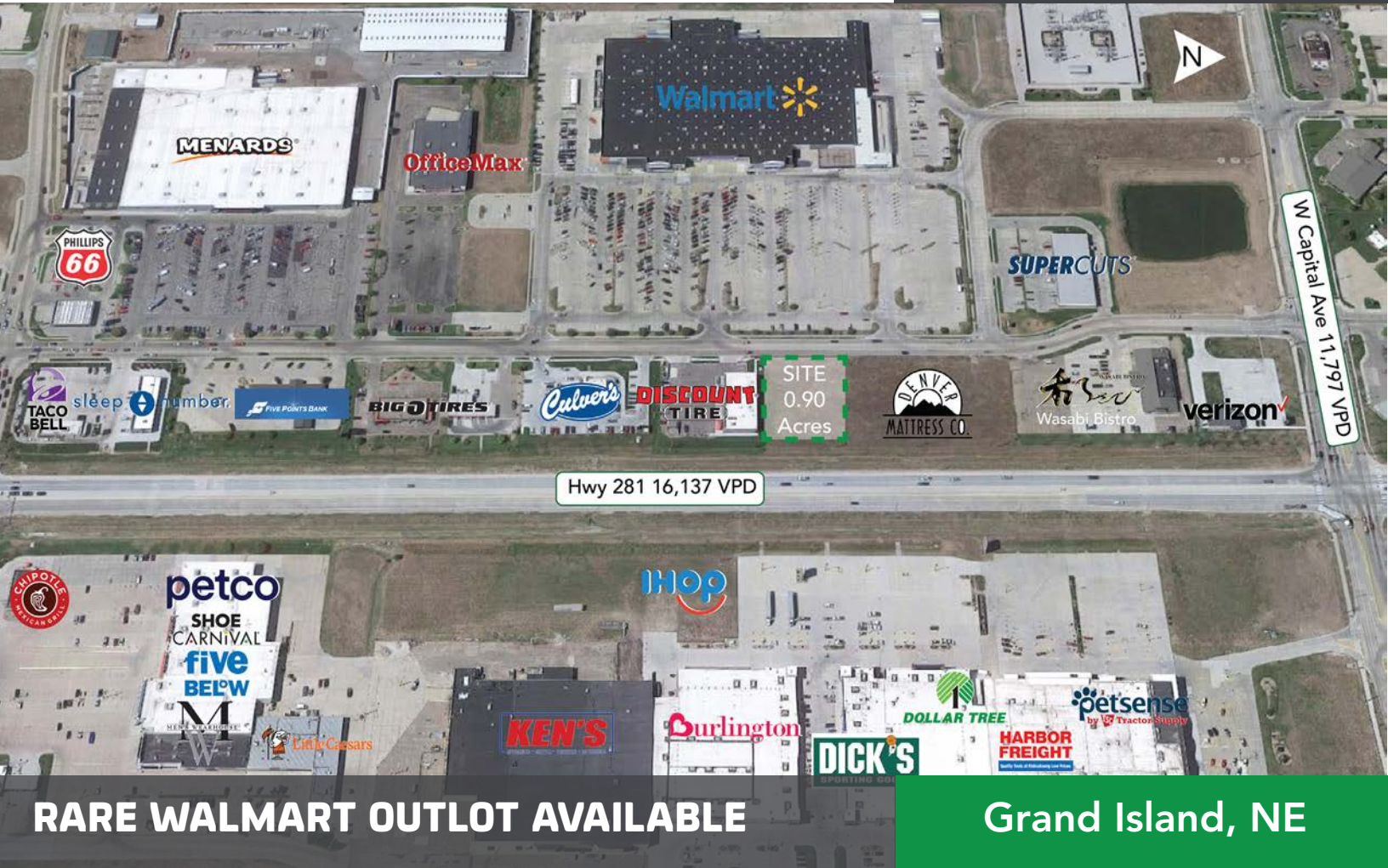


GROUND LEASE



RARE WALMART OUTLOT AVAILABLE

Grand Island, NE

PROPERTY HIGHLIGHTS:

- Located right on Hwy 281 with over 17K VPD
- Out parcel to strong performing Walmart
- Other nearby tenants include Menards, Office Max, Big O Tires, Culvers, Verizon and more
- Located within close proximity to the redevelopment of Conestoga Marketplace; which will be anchored by Target and 140K SF of other National tenants
- Strong demographics within 3 miles
- Zoned Commercial; perfect for Bank, Car Wash, QSR etc

CONTACT LISTING AGENTS FOR MORE INFORMATION:

Amber Olson
Amber@accesscommercial.com
C: (402) 618 - 5523

ADDRESS:

2285 N Diers Ave
Grand Island, NE 68801

OUTLOT SIZE:

0.90 Acres

LEASE RATE:

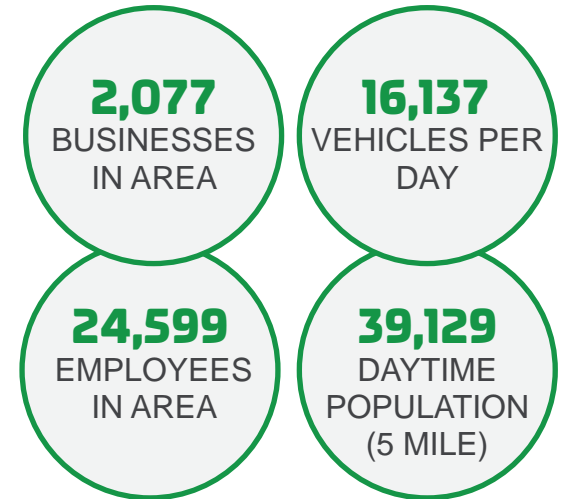
Contact for pricing

WWW.ACCESSCOMMERCIAL.COM

facebook.com/accesscommercial
instagram.com/accessretail
linkedin.com/access-commercial-llc

2 DEMOGRAPHIC INFORMATION

	1 Mile:	3 Mile:	5 Mile:
Daytime Population	5,643	28,398	39,129
Population	5,396	38,711	54,328
Average HH Income	\$105,858	\$85,045	\$91,736



Placer.ai Rankings



3.2 Million visits past
12 months
83rd percentile Nationwide



1.9 Million visits past
12 months



1.2 Million visits past
12 months



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4 DEVELOPMENT POSSIBILITIES

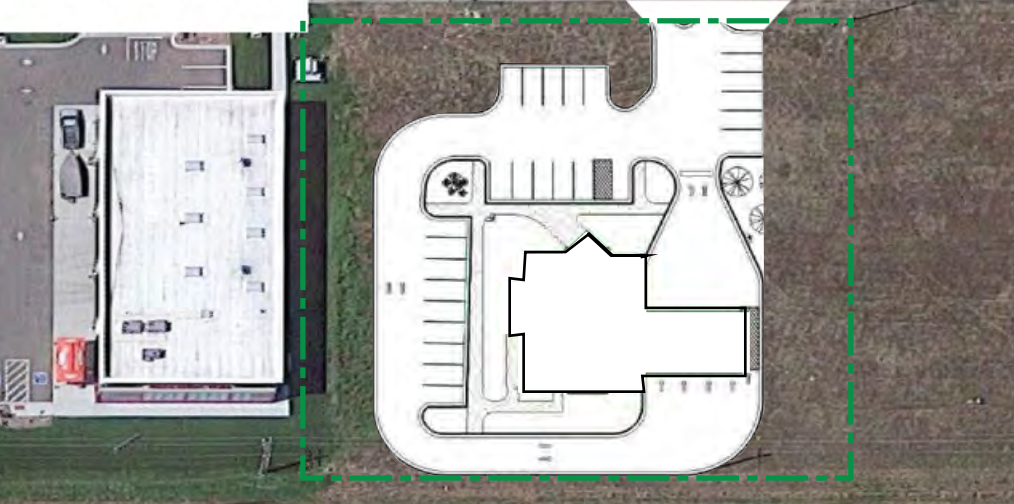
QSR w/ Drive Thru



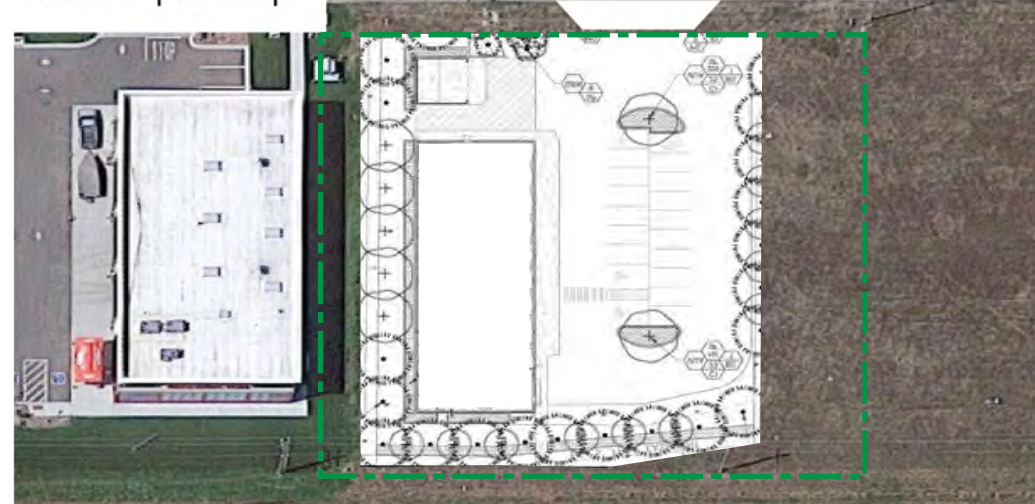
Car Wash



Bank w/ Drive Thru



Auto Repair Shop



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5 LOCATION OVERVIEW

Grand Island the retail hub of Nebraska serving a population of over 200,000. Located in Central Nebraska on US Hwy 30 with direct access to I-80, US Hwy 281 & 34. 150 miles to Omaha along I-80.

Home of the Nebraska State Fair and multiple historic attractions such as the Sthur Museum and the Nebraska Nature Center.

Grand Island has a highly skilled labor force with more than 90+ manufacturing plants providing over 7,000 jobs.



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ABOUT ACCESS

ACCESS is focused on growth opportunities through a select grouping of strategic partnerships. We strive to maximize value for every stakeholder involved in our projects, and have a proven track record of over 400 successfully completed projects across 40 states. We focus on forming deep relationships with our clients and believe durable success in our industry requires the right mixture of talents and virtues, collaboration, and relentless execution.



AMBER OLSON BROKERAGE ASSOCIATE

Amber brings 20 years of commercial real estate experience to our team at ACCESS. Her role as a Senior Brokerage Associate is primarily focused on shopping center leasing at a national and local level, with over three million square feet represented. Her industry expertise enhances our team through her knowledge of sales, landlord and tenant representation, relationship building, property management, and development.

Amber majored in Business Administration at the University of Nebraska-Lincoln. She is a licensed Real Estate Agent in the State of Nebraska and has been a member of the International Council of Shopping Centers (ICSC) since 2008.



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