

# EAGLE RUN

Hwy 281 & Faidley, Grand Island, NE 68803

FOR LEASE

Completenutrition

FAMOUS  
footwear



GOOGLE MAPS

## FEATURES

- Total Center Size: 520,000 SF
- Total Available: 1,500 SF
- Traffic Counts: 21,930 VPD @ Highway 281 & State St
- Located across from Conestoga Mall Center anchored by Home Depot, Ashley Furniture, and Wine Beer & Spirits
- Center is surrounded by hotels and national chain restaurants
- Located near CHI St. Francis Regional Medical Center

Suite	Space	Rent	Type	Available
1229 A	1,500 SF	\$12.00	NNN	Immediately

## SITE DATA

<b>Gas/Electrical:</b>	Tenant	<b>Rent Escalator:</b>	TBD	<b>Zoning:</b>	CC
<b>Sewer/Water:</b>	Tenant	<b>Lease Term:</b>	5-10 Years	<b>Year Built:</b>	2001
<b>Janitorial/Maint:</b>	Tenant	<b>Lease Form:</b>	Landlord's	<b>Ceiling Height:</b>	Varies
<b>Finisher Allowance:</b>	TBD	<b>Total NNN Taxes:</b>	\$3.50	<b>Parking:</b>	Cross-Parking

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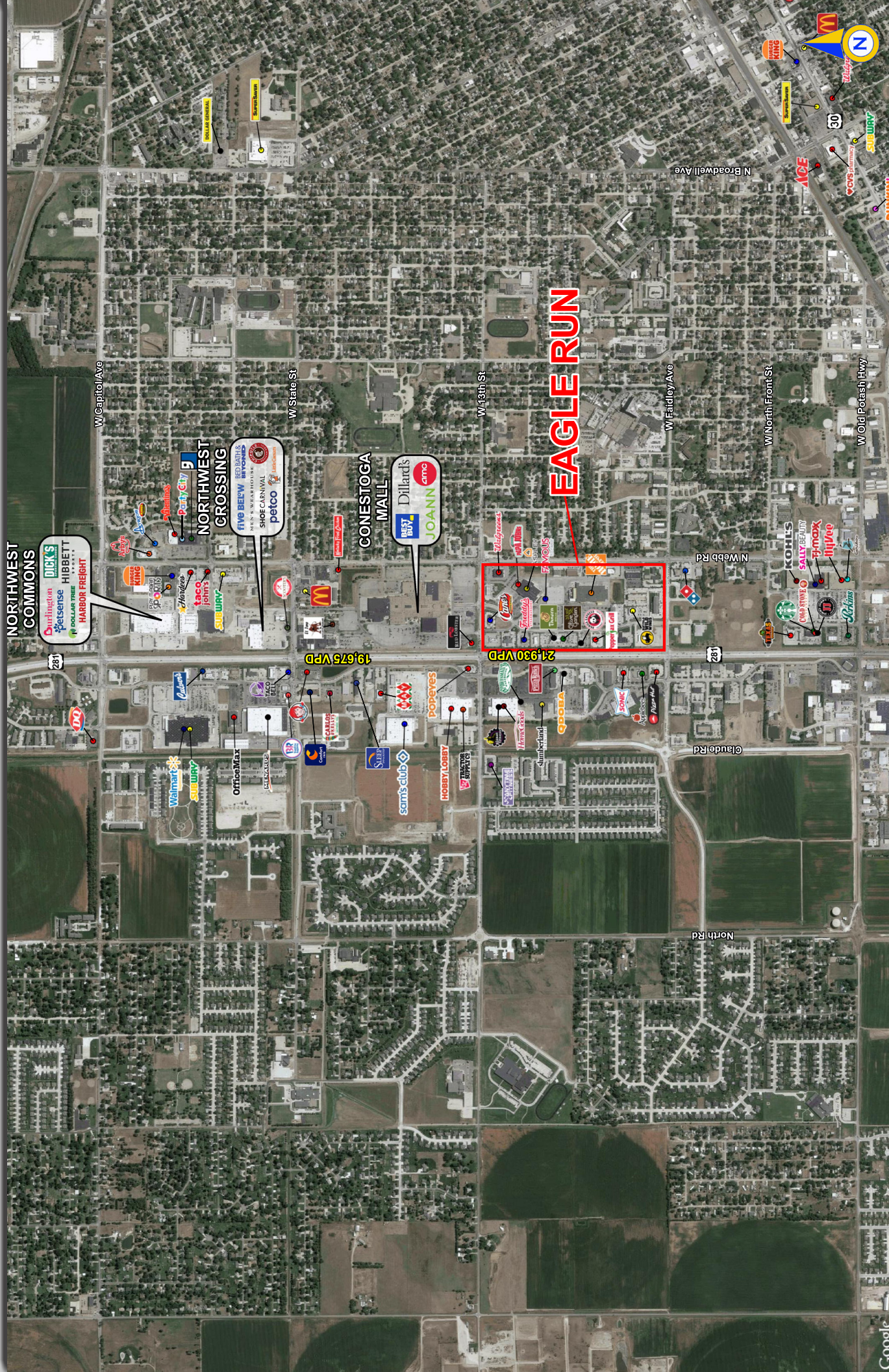






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Lat/Lon: 40.9244/-98.3834

US-281 & W Faidley Ave Grand Island, NE 68803	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2022 Estimated Population	5,742	48,360	54,944
2027 Projected Population	5,873	49,629	56,355
2020 Census Population	5,599	49,118	55,485
2010 Census Population	4,920	45,256	50,995
Projected Annual Growth 2022 to 2027	0.5%	0.5%	0.5%
Historical Annual Growth 2010 to 2022	1.4%	0.6%	0.6%
2022 Median Age	37.2	35.2	35.2
<b>Households</b>			
2022 Estimated Households	2,269	18,368	20,701
2027 Projected Households	2,241	18,195	20,501
2020 Census Households	2,207	18,630	20,892
2010 Census Households	1,956	17,210	19,274
Projected Annual Growth 2022 to 2027	-0.2%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2022	1.3%	0.6%	0.6%
<b>Race and Ethnicity</b>			
2022 Estimated White	74.5%	68.4%	68.1%
2022 Estimated Black or African American	4.9%	3.2%	3.7%
2022 Estimated Asian or Pacific Islander	1.7%	1.3%	1.3%
2022 Estimated American Indian or Native Alaskan	1.1%	1.5%	1.5%
2022 Estimated Other Races	17.8%	25.6%	25.4%
2022 Estimated Hispanic	23.4%	33.6%	33.1%
<b>Income</b>			
2022 Estimated Average Household Income	\$80,800	\$76,094	\$77,909
2022 Estimated Median Household Income	\$53,698	\$60,858	\$61,844
2022 Estimated Per Capita Income	\$32,149	\$29,059	\$29,586
<b>Education (Age 25+)</b>			
2022 Estimated Elementary (Grade Level 0 to 8)	6.2%	7.6%	7.3%
2022 Estimated Some High School (Grade Level 9 to 11)	5.7%	7.7%	7.8%
2022 Estimated High School Graduate	26.8%	28.5%	29.5%
2022 Estimated Some College	27.8%	25.2%	24.9%
2022 Estimated Associates Degree Only	13.6%	9.3%	9.0%
2022 Estimated Bachelors Degree Only	13.8%	14.6%	14.5%
2022 Estimated Graduate Degree	6.1%	7.1%	7.0%
<b>Business</b>			
2022 Estimated Total Businesses	522	1,881	2,168
2022 Estimated Total Employees	7,225	23,674	27,697
2022 Estimated Employee Population per Business	13.8	12.6	12.8
2022 Estimated Residential Population per Business	11.0	25.7	25.3