

FORMER RESTAURANT WITH DRIVE-THRU

3111 23rd Street, Columbus, NE 68601

RETAIL PROPERTY FOR SALE



PROPERTY DESCRIPTION

Prime opportunity to acquire a freestanding, second-generation restaurant building in a highly visible and accessible location in Columbus, Nebraska. This former PepperJax Grill Restaurant offers a turnkey setup ideal for a restaurant with a functional layout, including a commercial kitchen, dining area, and drive-thru. Positioned along a main retail corridor, the site benefits from excellent visibility, convenient ingress/egress, and proximity to national retailers, residential neighborhoods, and key community amenities.

PROPERTY HIGHLIGHTS

- Freestanding former PepperJax Grill building
- Second-generation restaurant with existing kitchen infrastructure
- High visibility location with strong traffic counts
- Ample parking and easy access
- Surrounded by established retail and residential growth

OFFERING SUMMARY

Sale Price:	\$1,950,000
Lot Size:	0.391 Acres
Building Size:	2,313 SF



ACCESS Commercial, LLC

AMBER OLSON

amber@accesscommercial.com
402.618.5523
Senior Broker Associate

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RETAIL MAP



Google

Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies



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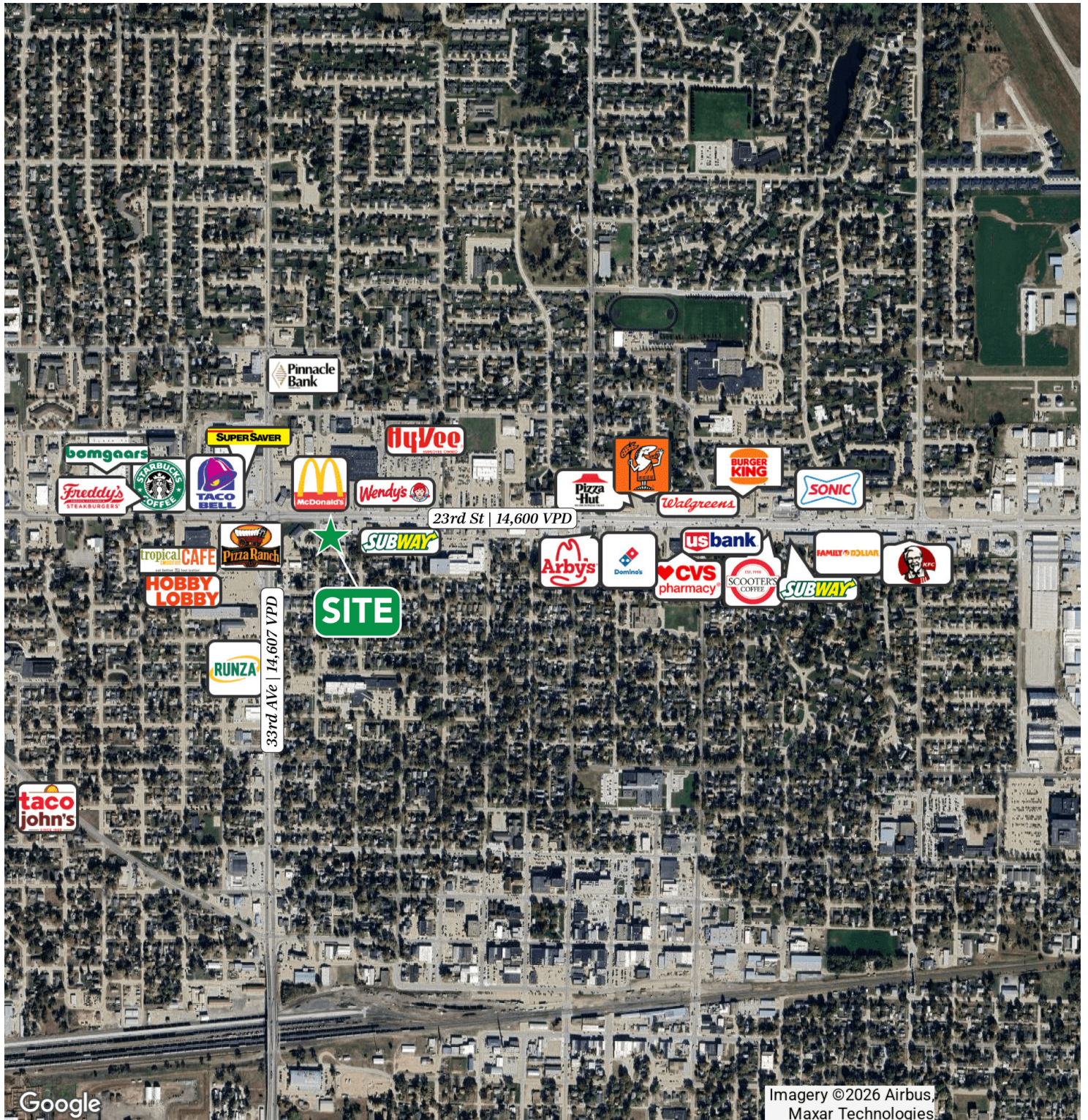
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LOCAL AERIAL



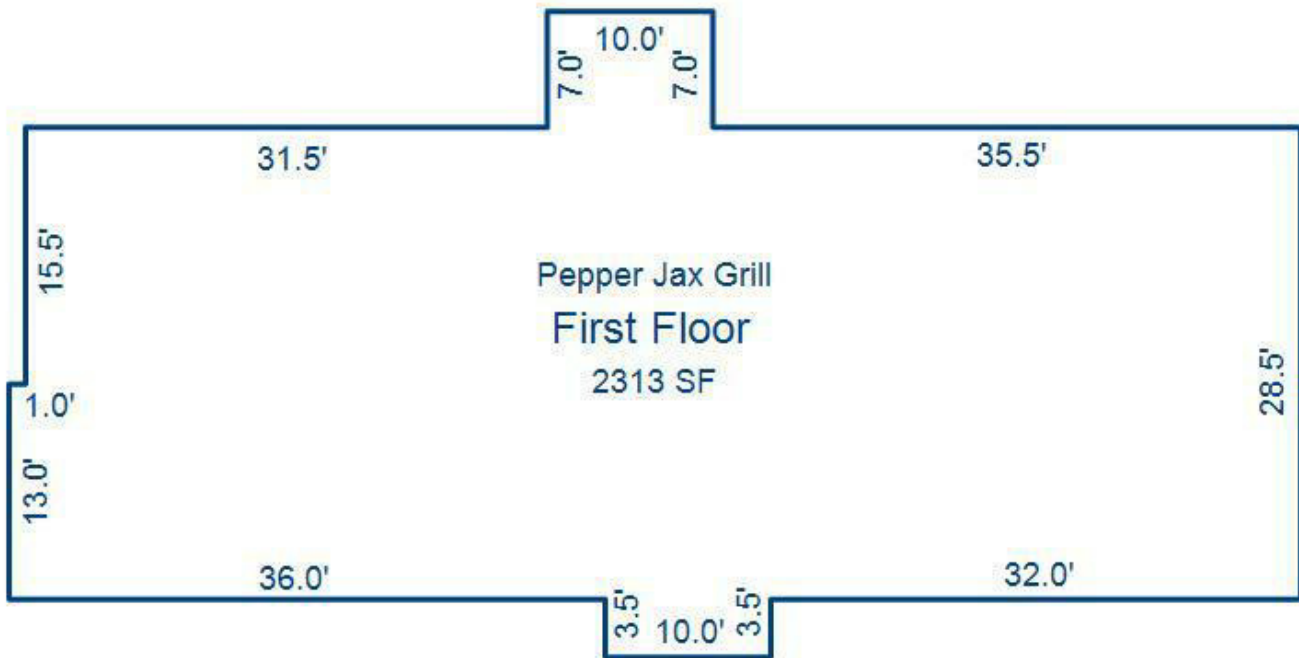
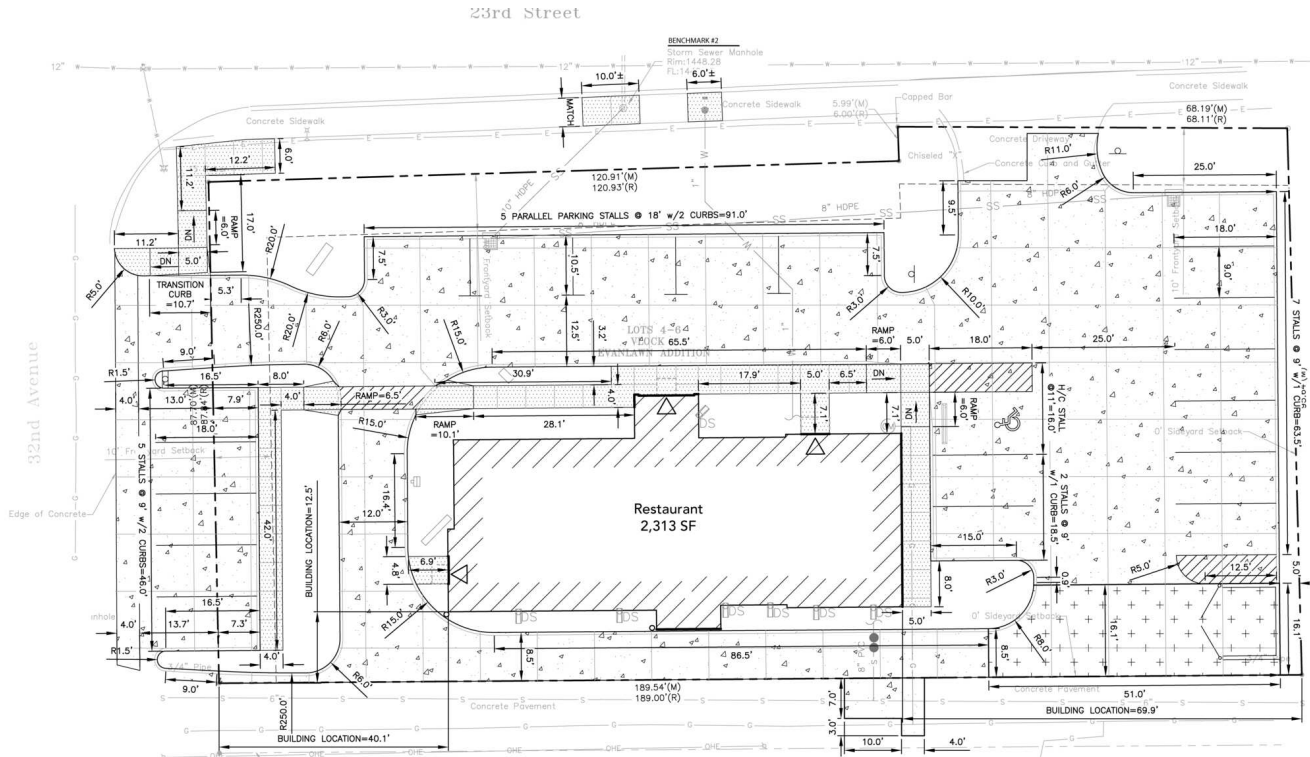
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SITE PLANS



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FORMER PEPPERJAX GRILL RESTAURANT

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INTERIOR



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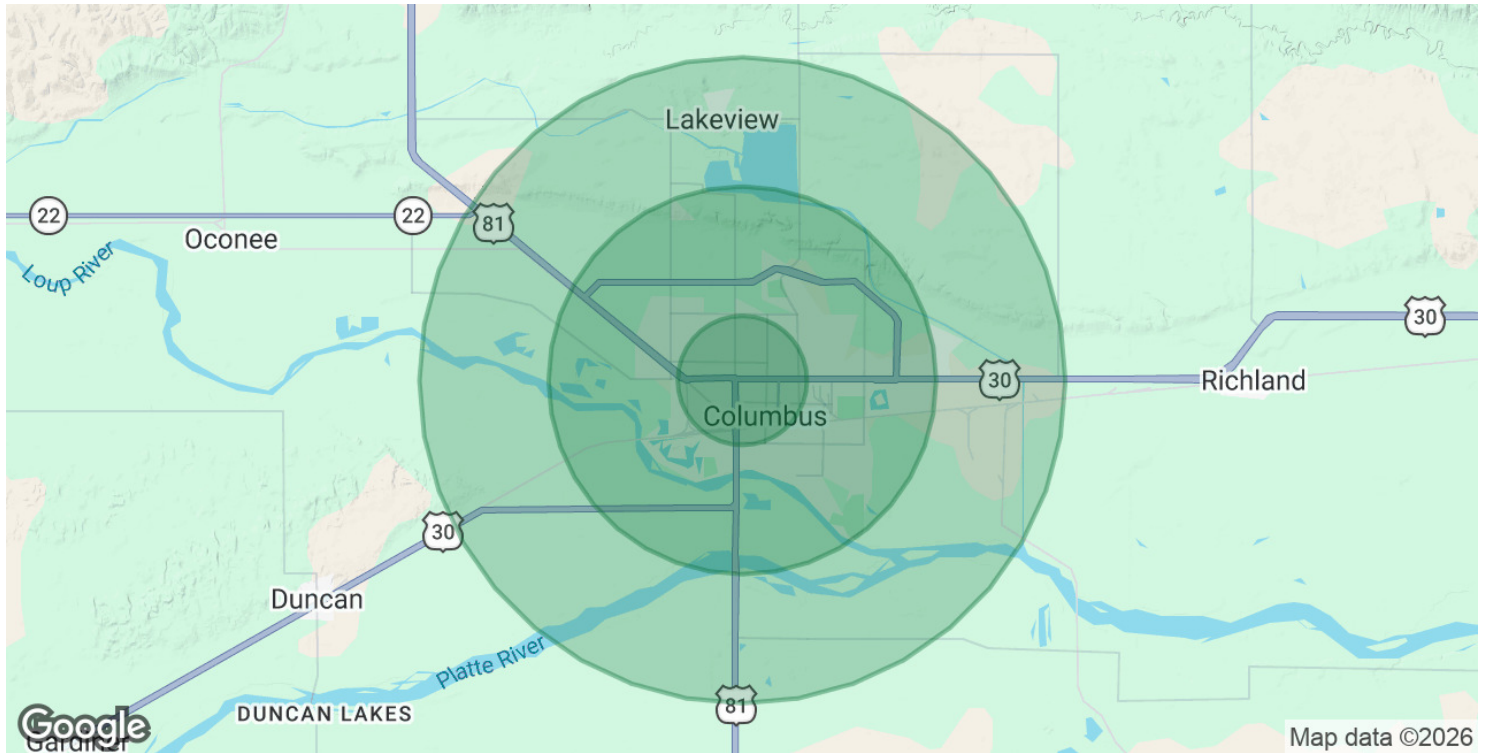
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,304	23,254	26,183
Labor Force	5,526	12,004	13,580

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,655	9,210	10,326
Average HH Income	\$80,123	\$84,747	\$86,156

2023 American Community Survey (ACS)



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LISTING TEAM



AMBER OLSON

Senior Broker Associate

amber@accesscommercial.com

Direct: 402.618.5523

PROFESSIONAL BACKGROUND

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.

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