



**6078 N 261 CIRCLE | VALLEY, NE**  
0.57 ACRES

# LAND | FOR LEASE



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**PJ MORGAN**  
REAL ESTATE





## PROPERTY DETAILS

RENT	\$2,500/month
ACRES	0.57

## DESCRIPTION

Unlock the potential of this high-visibility, over half-acre commercial parcel, ideal for tenants seeking a strategic location with long term growth upside. Offered as a NNN ground lease, this site provides maximum flexibility for build-to-suit users, retailers, service operators, or expanding regional brands looking to establish a presence in a strong and steadily growing trade area.

Information furnished is from sources deemed reliable, but is not guaranteed by PJ Morgan Real Estate, or its agents and is subject to change, corrections, errors, omissions, prior sales or withdrawal, without notice.



## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	59	4,562	12,880
AVERAGE AGE	40	43	39.7

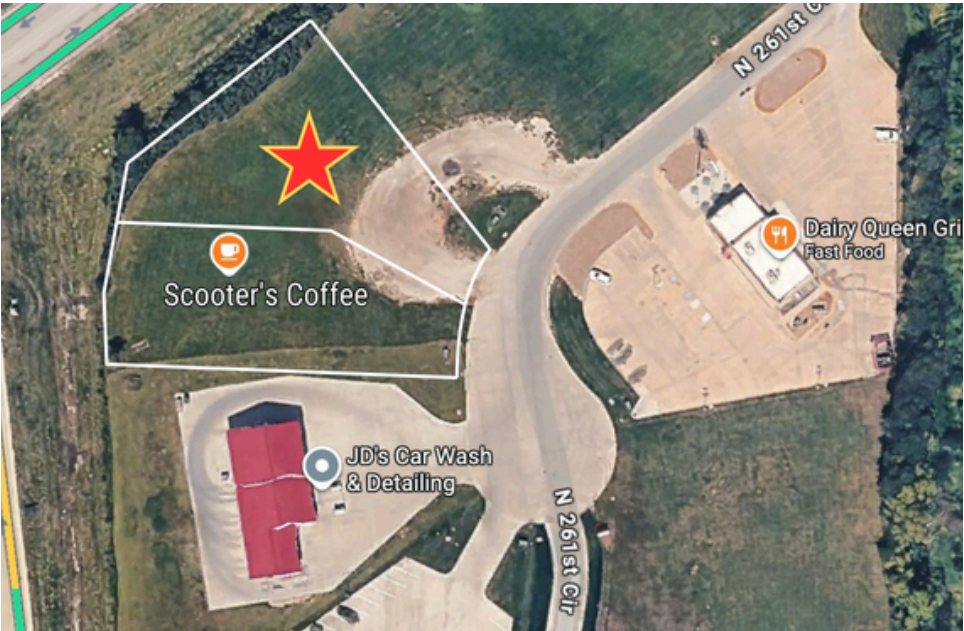
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	24	1,919	4,848
PEOPLE PER HH	2.5	2.3	2.6
AVERAGE HH INCOME	\$154,125	\$116,345	\$123,336
AVERAGE HH VALUE	\$499,999	\$420,765	\$310,801

## PROPERTY LOCATION & HIGHLIGHTS

- Located in Valley, Nebraska - One of the fastest-growing communities in the region
- Booming residential growth - Surrounded by hundreds of new high-end lake homes
- Prime highway location - Situated at the Meigs exit on Highway 275 with 27,000 cars a day
- High-traffic neighbors - Adjacent to Scooter's Coffee, Loves Travel Stop, Subway, and a busy Dairy Queen
- Major development nearby - \$30 million sports complex under construction directly across the street
- Great for fast food, general retail, and office







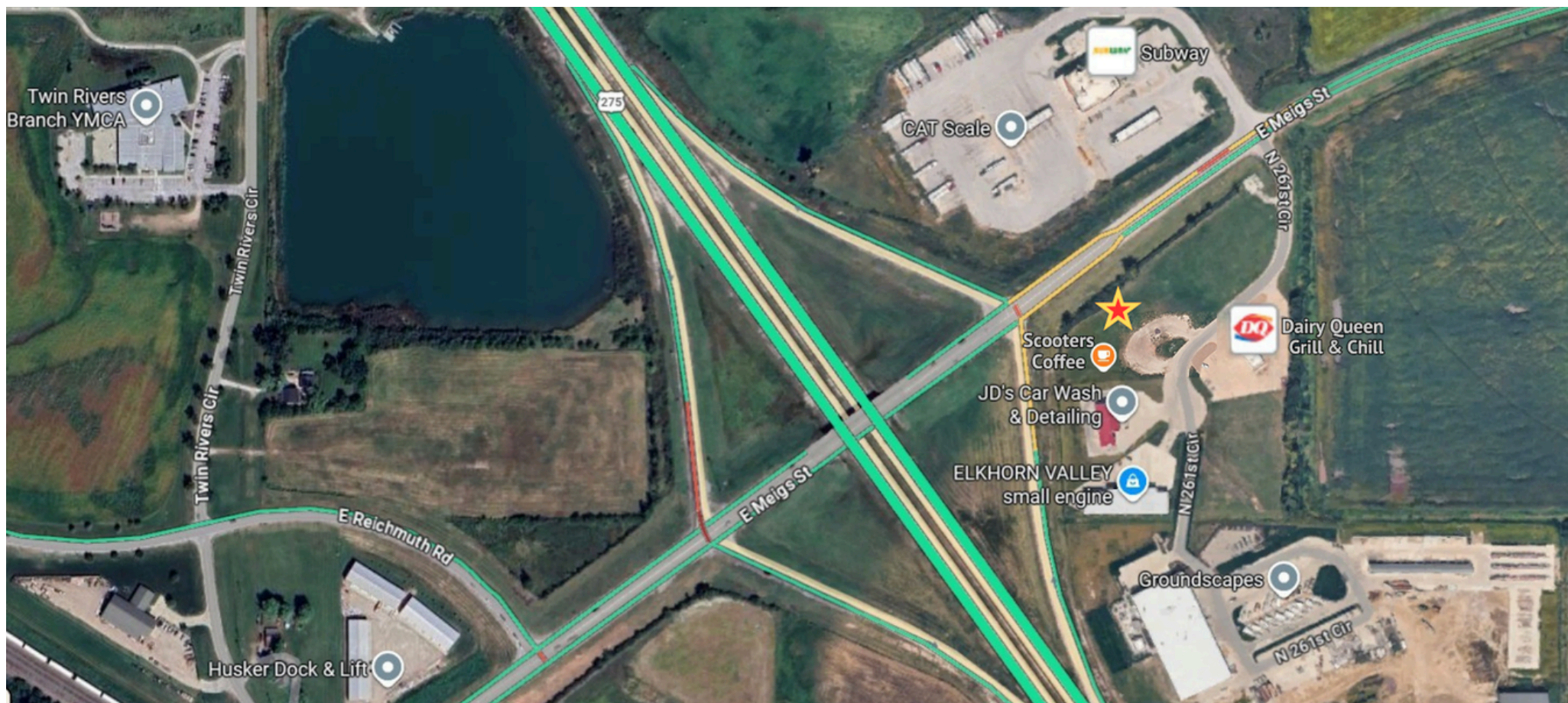
# PHOTOS

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## AREA BUSINESSES

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