



# For lease/sale

2<sup>nd</sup> Generation QSR  
opportunity adjacent  
to grocer

## 2,252 SF

221 W 39<sup>th</sup> Street  
Kearney, Nebraska 68845

### Property overview

Building size: 2,252 SF

Lot size: 0.39 acres

Sale price: Please inquire

Lease rate: Negotiable

Zoning: C-2 Commercial

- On-site paved parking
- Strategically positioned along W 39<sup>th</sup> Street, a prominent trade corridor with high visibility
- Close proximity to daily driver needs
- Kearney sits along Interstate 80 and serves as a retail and service center for a broader rural trade area, and ~130 miles from Lincoln, NE

**Contact broker for  
additional information**

[jll.com/des-moines](http://jll.com/des-moines)

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# Images





# For sale

221 W 39<sup>th</sup> Street, Kearney, Nebraska 68845



Demographics	Radius of the Property		
	5-mile	10-miles	20-miles
Population Daytime	39,515	43,088	45,114
Population	36,097	38,964	42,219
Households	14,670	15,697	16,927
Median HH Income	\$78,258	\$79,943	\$81,344

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