

U.S. BANK

2203 1st Avenue / Kearney, NE

2,016 SF Retail Space / For Sale

Sale Price: ~~\$500,000~~ \$325,000



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2,016 SF Retail Space / For Sale

PROPERTY OVERVIEW




Former bank for sale in Kearney, Nebraska. Conveniently located one block away from the main city thoroughfare. Perfect opportunity for a retail user looking for a drive-thru.

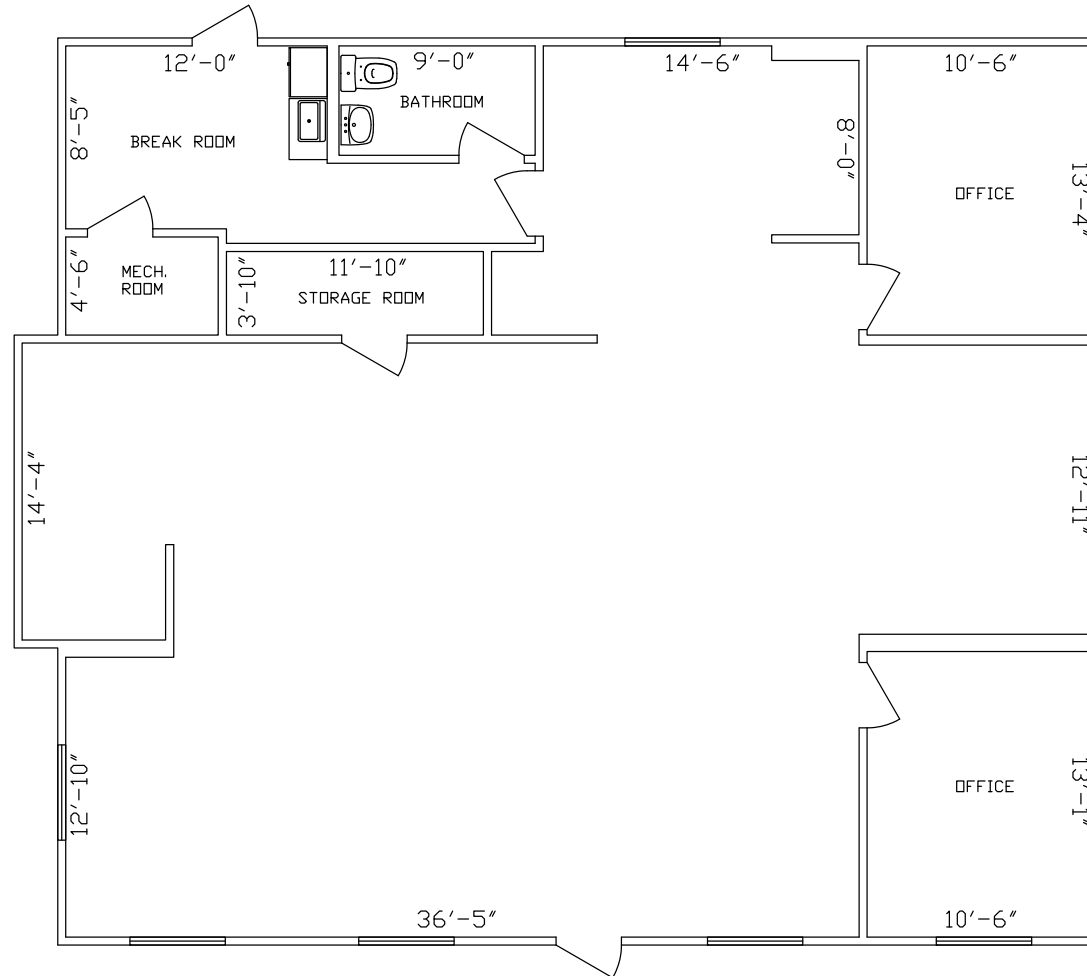
PROPERTY HIGHLIGHTS

Sale Price	\$500,000 \$325,000
Price PSF	\$161.21
Building Size	2,016 SF
Year Built	1991
Total Site Area	10,126 SF
Zoning	CBD (Commercial Business District)
Parking Ratio	3.47: 1000 SF



NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 MEDIAN HOUSEHOLD INCOME	 NUMBER OF HOUSEHOLDS
1 Mile	12,259	\$44,210	4,693
3 Miles	34,892	\$53,257	13,951
5 Miles	34,085	\$54,522	15,122



** Floor plan measurements are approximate and are for illustration purposes only.

