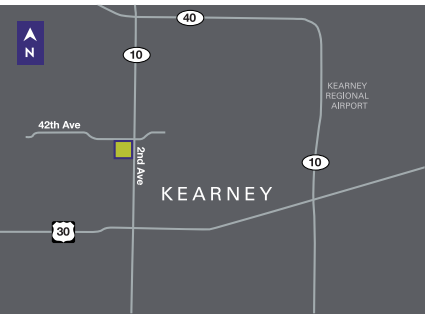
KEARNEY SHOPPING CENTER

2nd Avenue @ West 48th St in Kearney, Nebraska 68847

LOCATED IN THE CENTER OF RETAIL ACTIVITY IN THE MARKET

Marshalls · PETSMART · ROSS DRESS FOR LESS · five BELOW



VEHICLES PER DAY	
2nd St south of 39th St	**26,930**
2nd St north of 39th St	**16,585**
48th St west of 2nd St	**6,625**

MEDIAN INCOME	
1 Mile	**$82,814**
3 Miles	**$73,476**
5 Miles	**$76,874**

POPULATION	
1 Mile	**7,115**
3 Miles	**35,558**
5 Miles	**38,830**

Channing Fatjo
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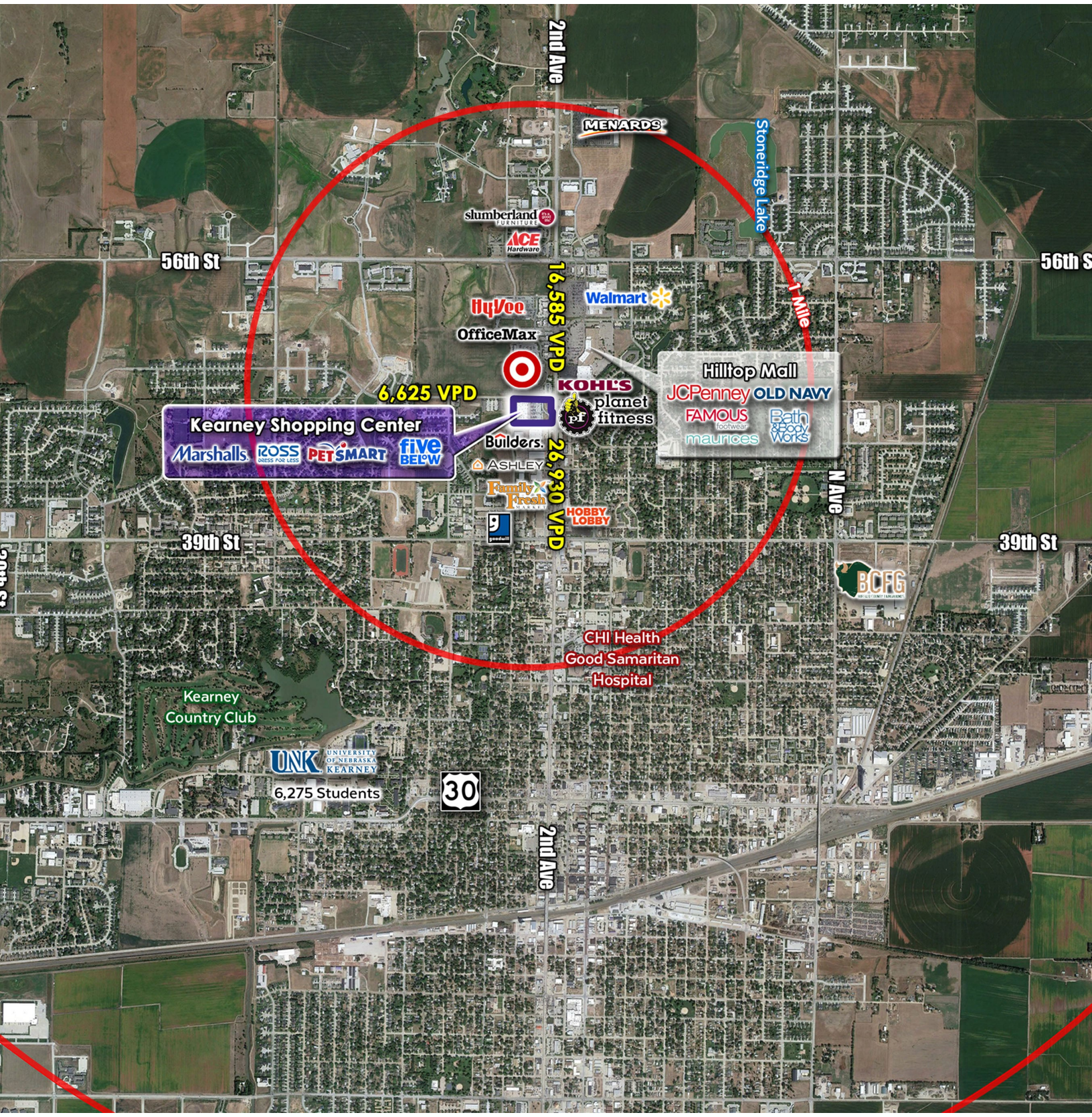
IN THE CENTER OF BROAD RURAL TRADE AREA



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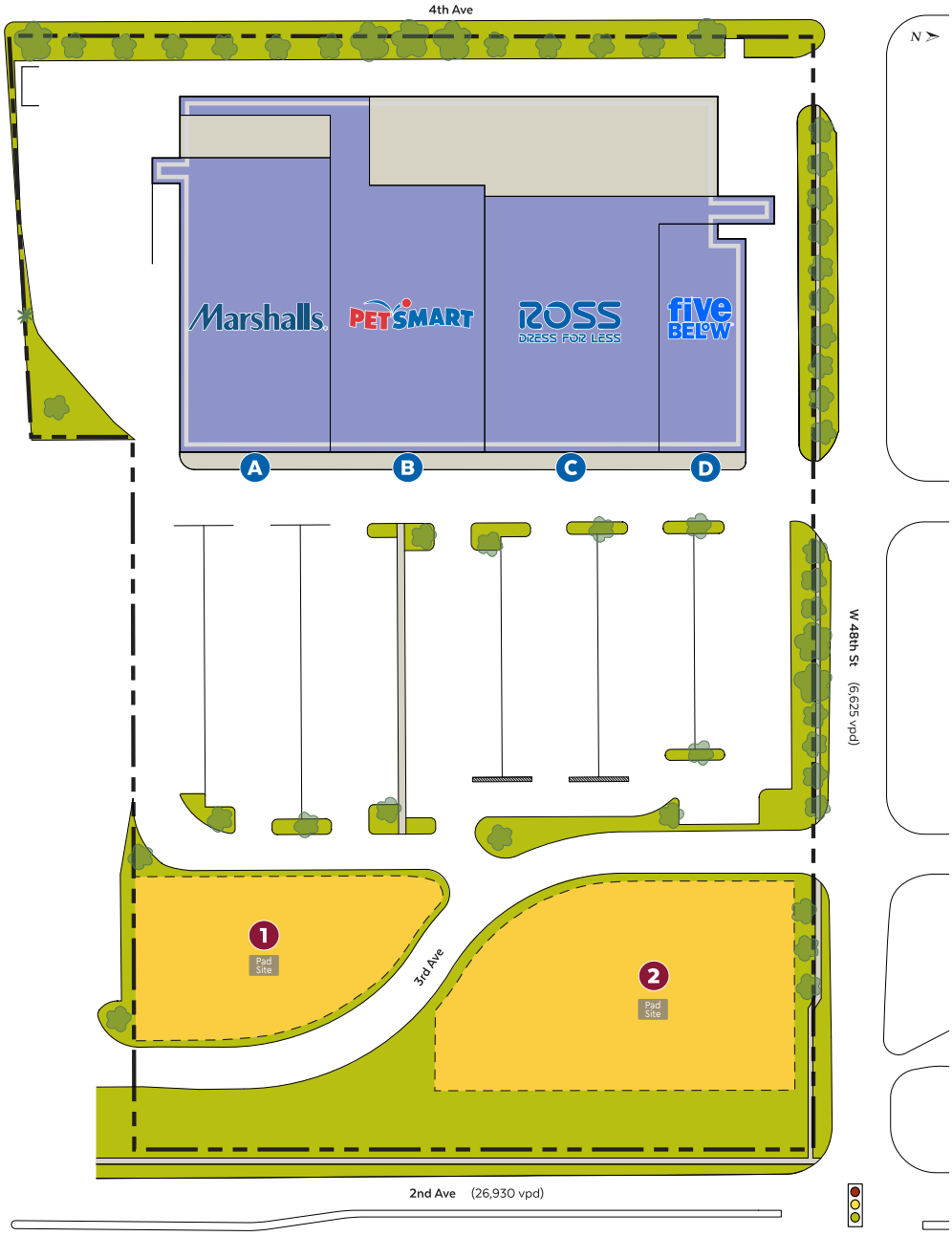
PAD SITES FOR GROUND LEASE



Tenant List

	Tenant	Address	SF/Acres
A	Marshalls	4700 2nd Ave	
B	PetSmart	4700 2nd Ave #150	
C	Ross	4700 2nd Ave	

Tenant List (continued)

	Tenant	Address	SF/Acres
D	Five Below	4700 2nd Ave	
1	AVAILABLE	GROUND LEASE OPPORTUNITY	Pad Site
2	AVAILABLE	GROUND LEASE OPPORTUNITY	Pad Site

Available Lease Pending Leased

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FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/kearney-shopping-center

Lat/Lon: 40.7206/-99.0863

Kearney Shopping Center Kearney, NE 68847	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	7,115	35,558	38,830
2030 Projected Population	7,149	35,897	39,246
2020 Census Population	7,056	35,356	38,147
2010 Census Population	6,328	32,210	34,726
Projected Annual Growth 2025 to 2030	-	0.2%	0.2%
Historical Annual Growth 2010 to 2025	0.8%	0.7%	0.8%
2025 Median Age	38.6	33.3	33.8
Households			
2025 Estimated Households	3,008	14,450	15,686
2030 Projected Households	3,139	15,185	16,495
2020 Census Households	2,910	14,002	15,046
2010 Census Households	2,571	12,666	13,633
Projected Annual Growth 2025 to 2030	0.9%	1.0%	1.0%
Historical Annual Growth 2010 to 2025	1.1%	0.9%	1.0%
Race and Ethnicity			
2025 Estimated White	90.2%	86.1%	86.5%
2025 Estimated Black or African American	0.7%	1.6%	1.5%
2025 Estimated Asian or Pacific Islander	1.9%	2.3%	2.2%
2025 Estimated American Indian or Native Alaskan	0.3%	0.5%	0.5%
2025 Estimated Other Races	6.9%	9.5%	9.3%
2025 Estimated Hispanic	8.6%	11.7%	11.3%
Income			
2025 Estimated Average Household Income	$111,757	$97,354	$100,856
2025 Estimated Median Household Income	$82,814	$73,476	$76,874
2025 Estimated Per Capita Income	$47,426	$40,063	$41,210
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	1.8%	2.0%	1.9%
2025 Estimated Some High School (Grade Level 9 to 11)	1.7%	4.2%	4.1%
2025 Estimated High School Graduate	21.0%	23.7%	23.4%
2025 Estimated Some College	18.0%	22.6%	23.0%
2025 Estimated Associates Degree Only	9.6%	9.2%	9.4%
2025 Estimated Bachelors Degree Only	26.8%	24.4%	24.4%
2025 Estimated Graduate Degree	21.1%	13.9%	13.8%
Business			
2025 Estimated Total Businesses	494	1,581	1,767
2025 Estimated Total Employees	6,465	19,155	21,903
2025 Estimated Employee Population per Business	13.1	12.1	12.4
2025 Estimated Residential Population per Business	14.4	22.5	22.0

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INFORMATION ABOUT BROKERAGE SERVICES

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

IABS 1-0

Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker Firm Name or	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone

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