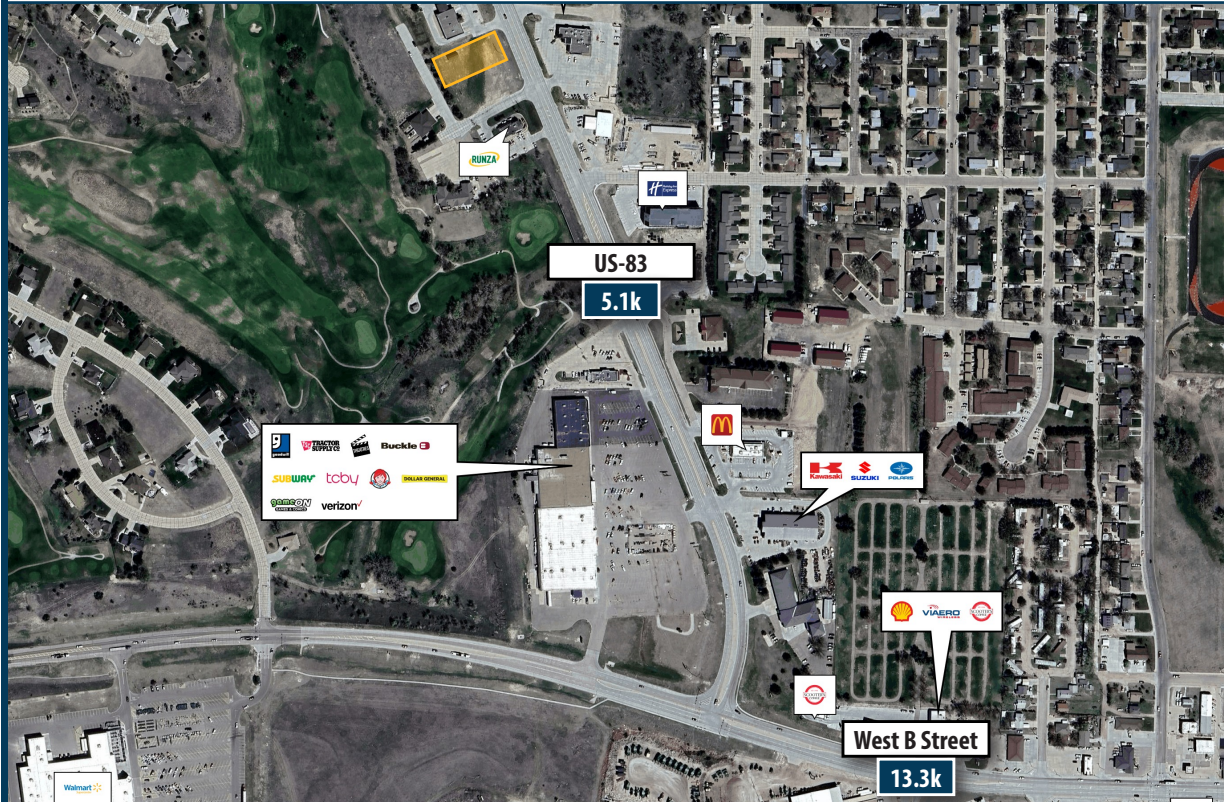




# RESTAURANT OPPORTUNITY | 0.71 ACRES

McCook, Nebraska 69001



## SPACE AVAILABLE

0.71 Acres

## TRAFFIC COUNTS

West B Street - 13,300 AADT

US-83 - 5,100 AADT

## PROPERTY INFORMATION

- Great quick service restaurant opportunity
- Close proximity to national retailers and restaurants
- Contact for pricing

## DEMOGRAPHICS (based on 2024 data)


Variable	Community Population	RTA
2024 Population	7,463	35,176
Average HH Income	\$87,007	\$83,565
Median Age	40.22	44.23

\* RTA – Retail Trade Area; the geographic area from which retailers derive approximately 80-85% of their business.

## CONTACT

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 Kylecofer@theretailcoach.net  
 662.319.7144

Charlie McPherson, Executive Director  
 McCook Economic Development Corporation  
 Charlie@McCookNE.org  
 308.345.1200

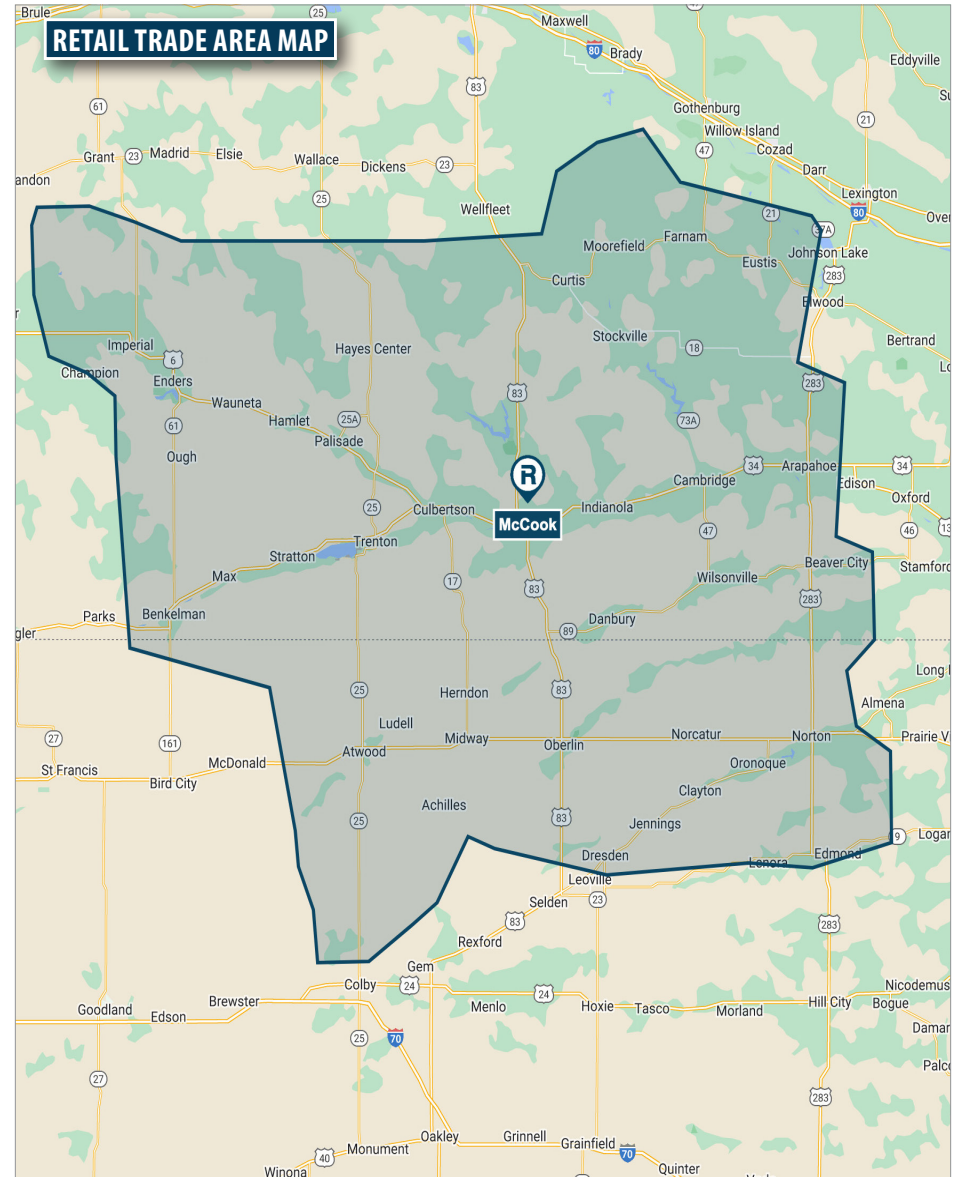
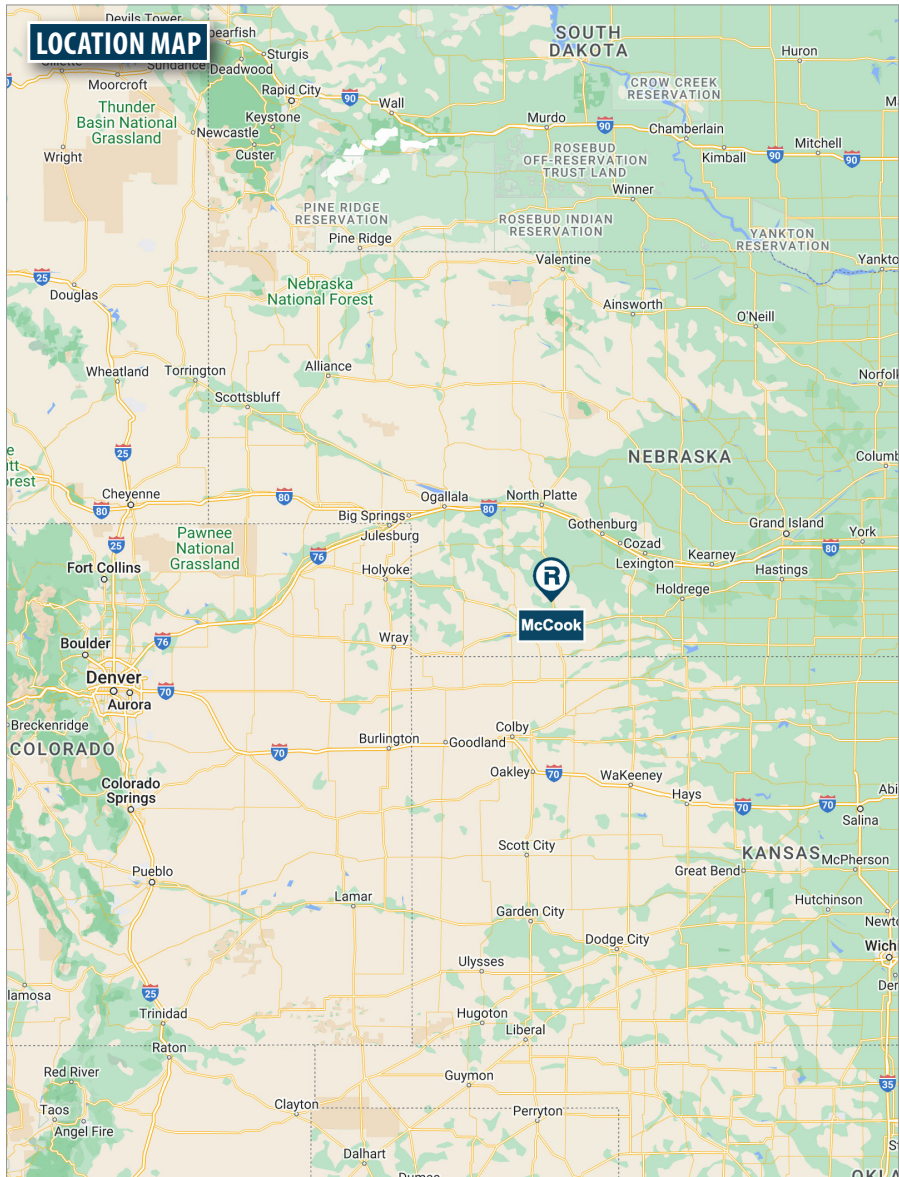
 **TheRetailCoach**® P.O. Box 7272 | Tupelo, MS 38802 | 800.851.0962 | [www.theretailcoach.net](http://www.theretailcoach.net)


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