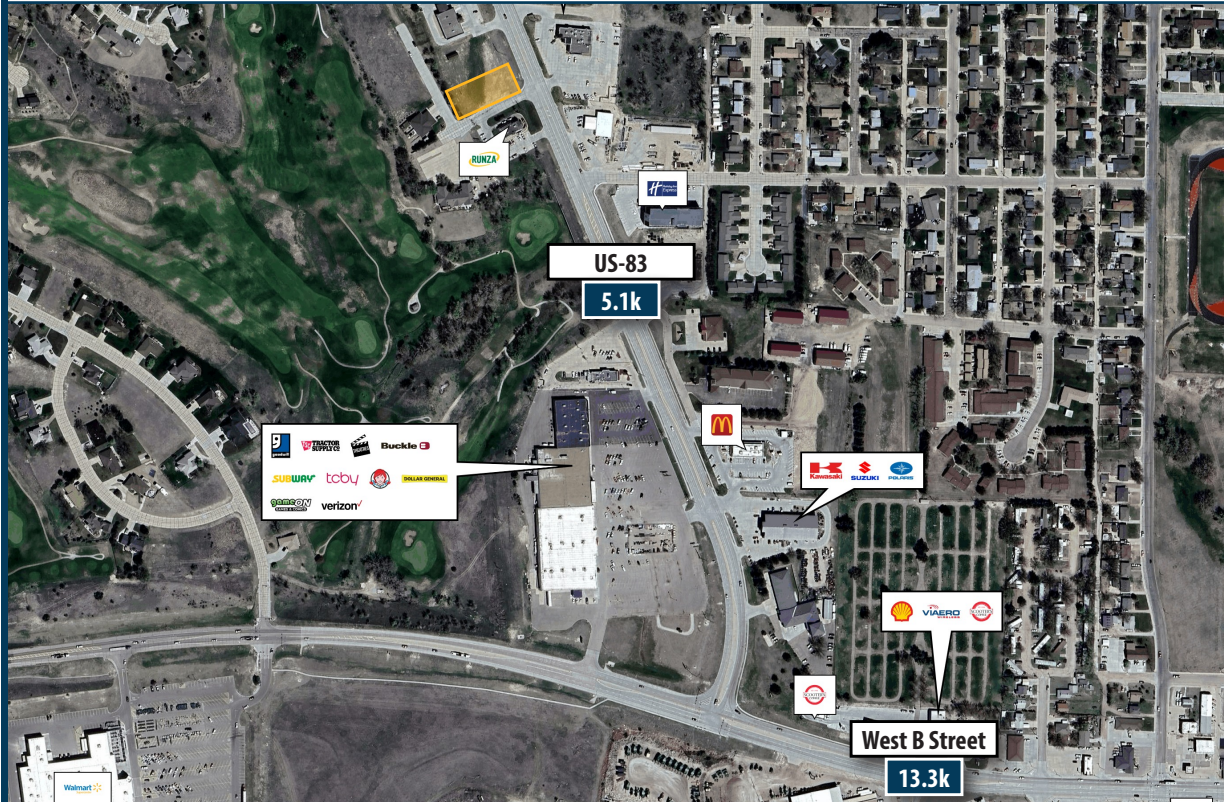




RESTAURANT OPPORTUNITY | 0.63 ACRES

McCook, Nebraska 69001



SPACE AVAILABLE

0.63 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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 The Retail Coach, LLC
 Kylecofer@theretailcoach.net
 662.319.7144

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

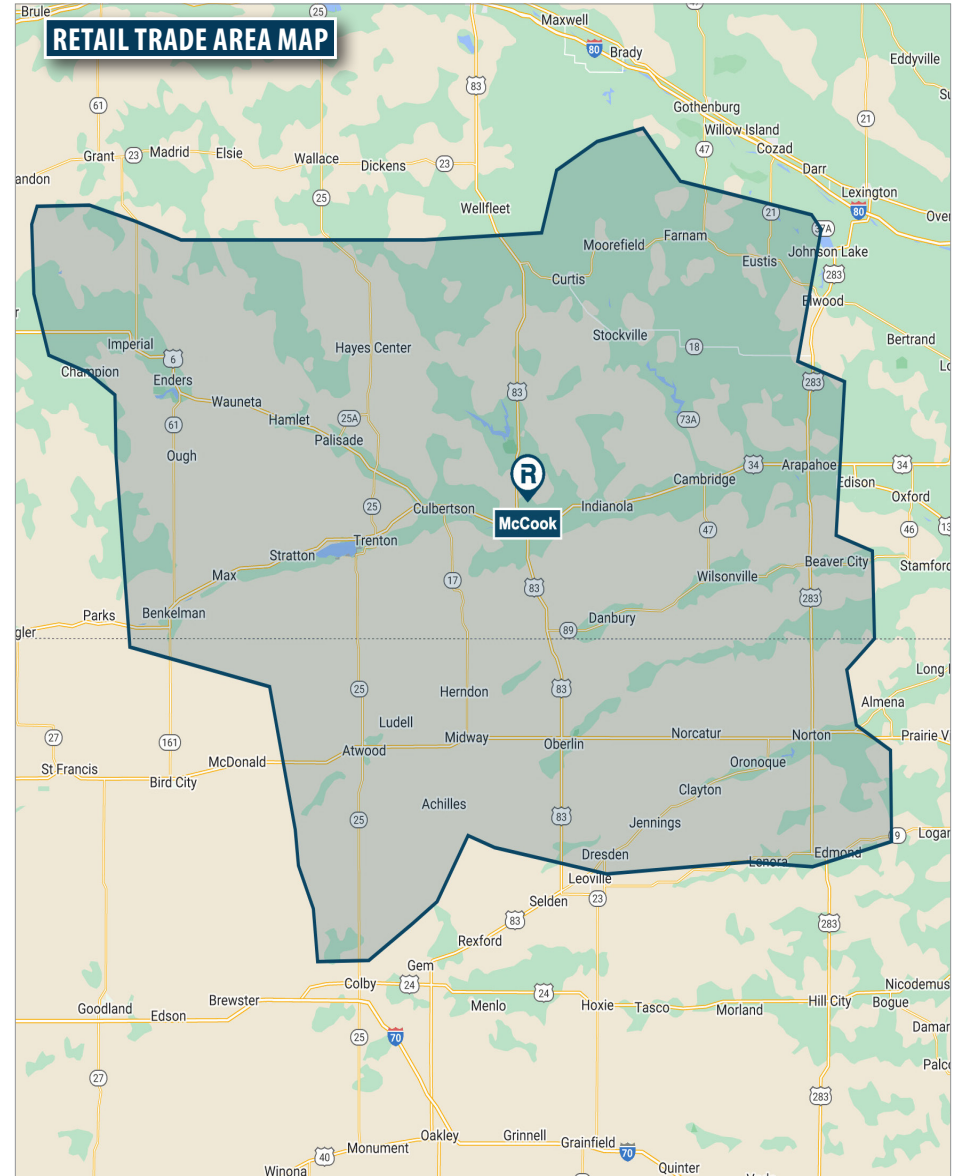
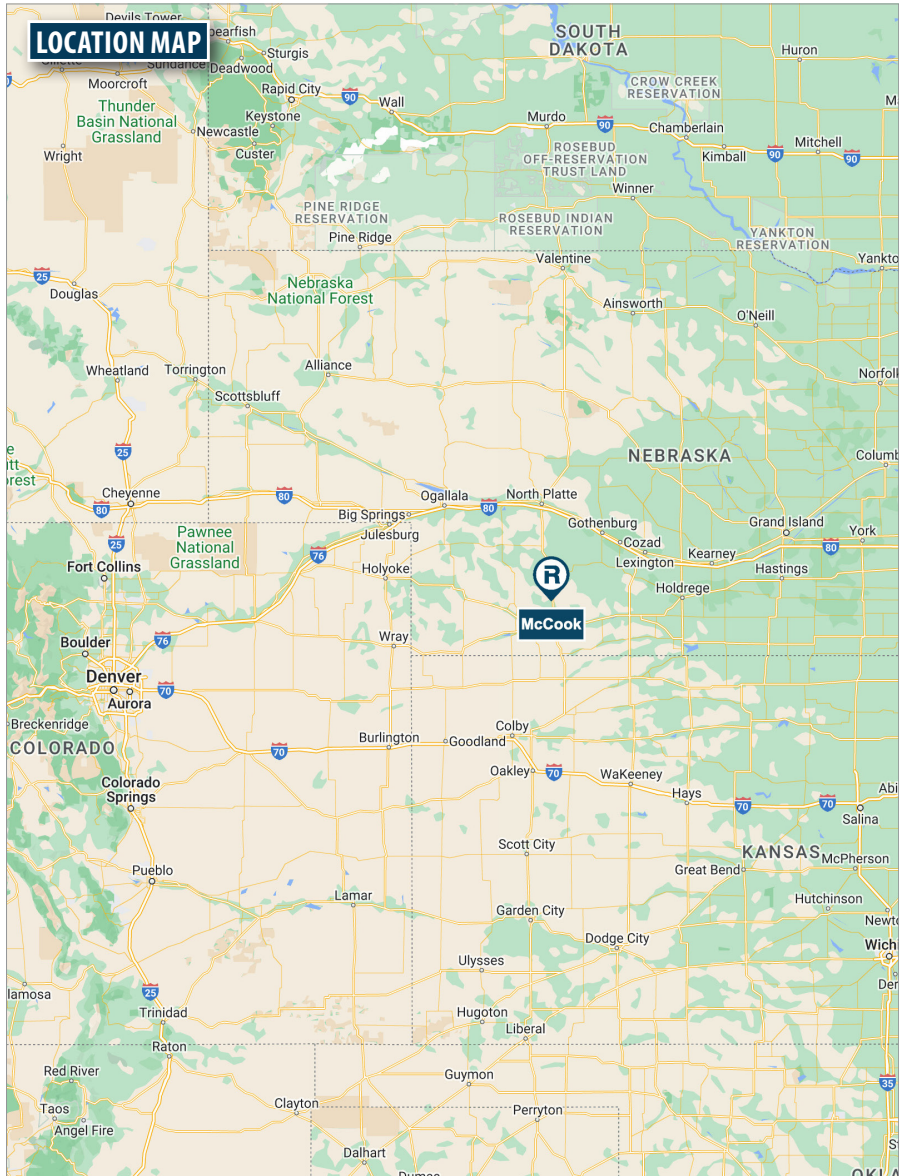
 **TheRetailCoach**® P.O. Box 7272 | Tupelo, MS 38802 | 800.851.0962 | www.theretailcoach.net


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