



DEVELOPMENT OPPORTUNITY

West B Street | McCook, Nebraska 69001



SPACE AVAILABLE

???

TRAFFIC COUNTS

West B Street - 9,500 AADT

PROPERTY INFORMATION

- City owned property
- Great traffic counts along West B Street
- 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

Kyle Cofer, Project Director
 The Retail Coach, LLC
 Kylecofer@theretailcoach.net
 662.319.7144

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

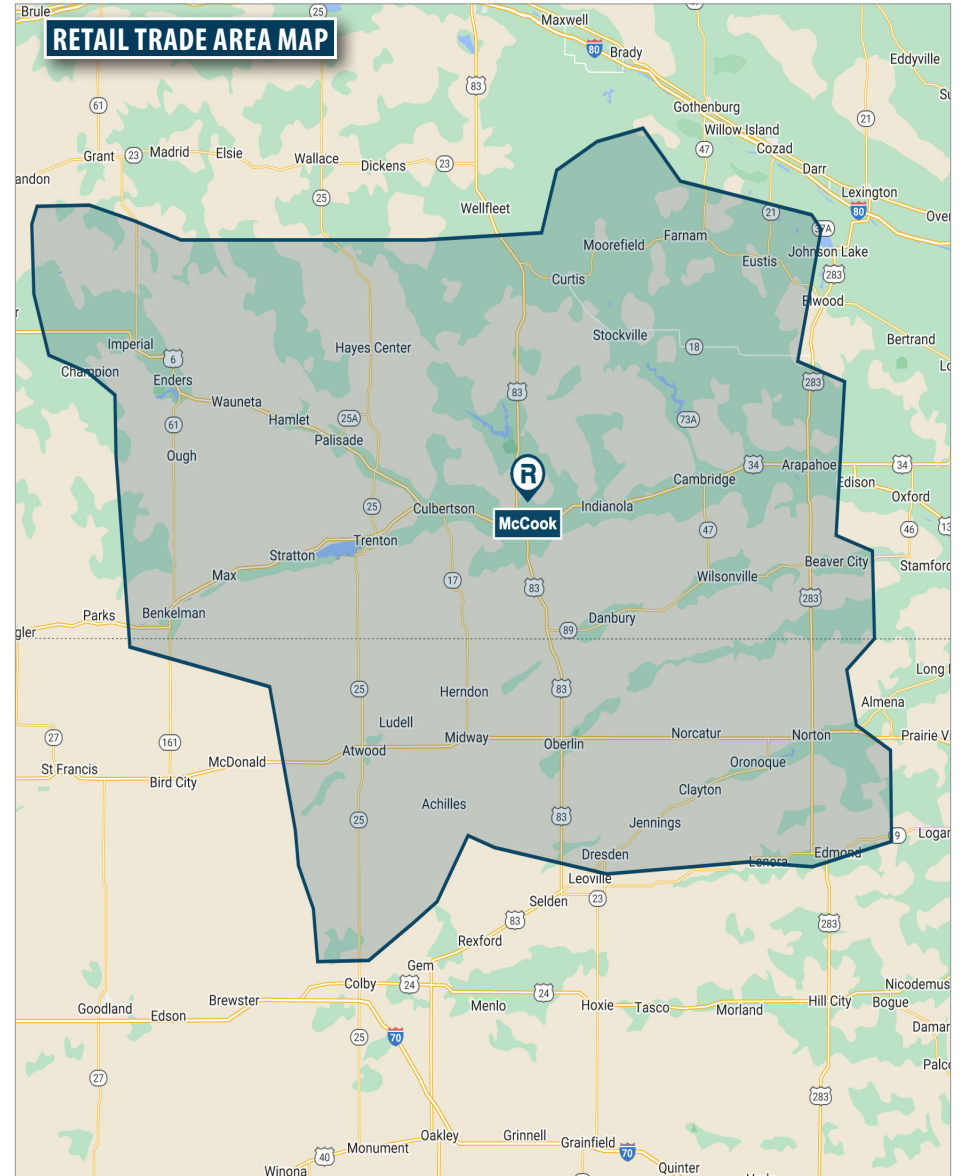
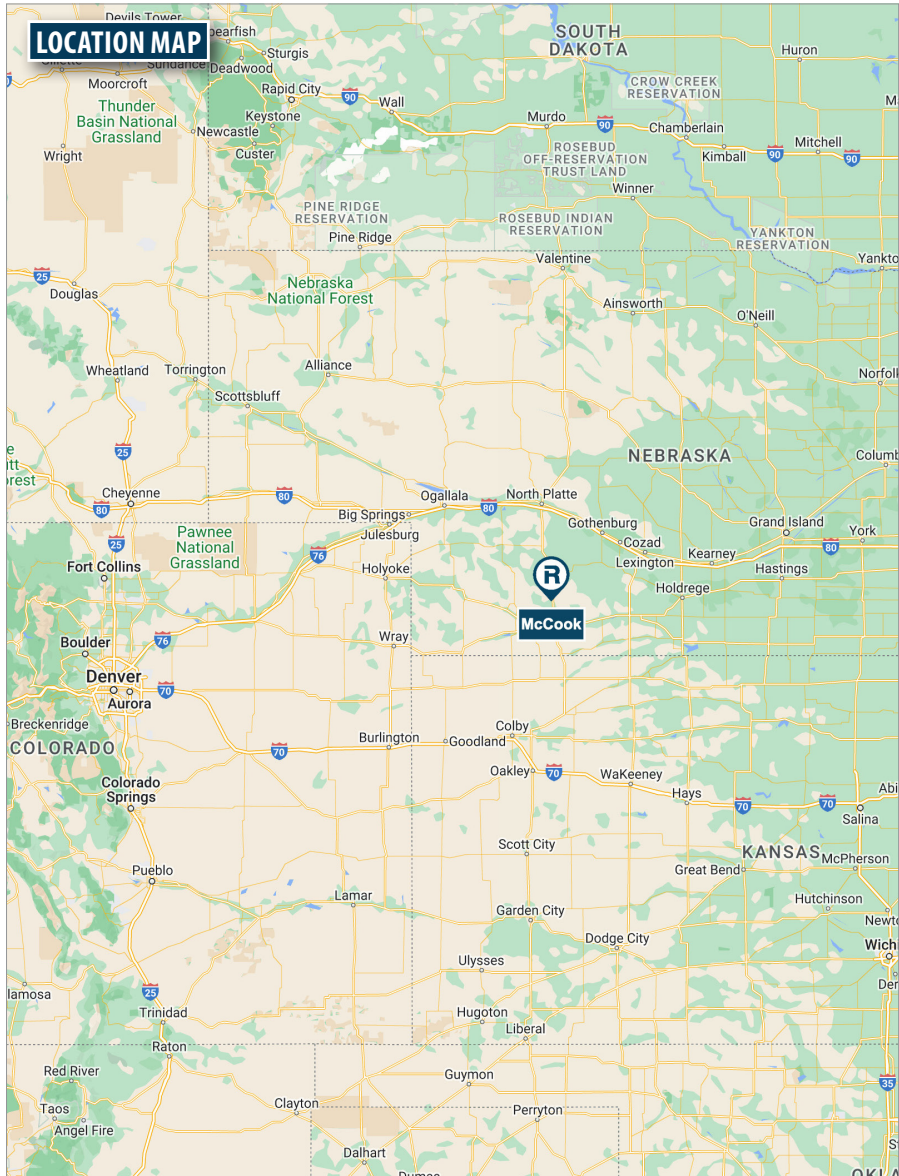
 **TheRetailCoach**® P.O. Box 7272 | Tupelo, MS 38802 | 800.851.0962 | www.theretailcoach.net


The information contained herein was obtained from sources believed to be reliable; however, The Retail Coach makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.



RETAIL/RESTAURANT OPPORTUNITY

1530 1st Ave NE | McCook, Nebraska 69001



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

The information contained herein was obtained from sources believed to be reliable; however, The Retail Coach, makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.