



# CAR WASH OPPORTUNITY | 7.1 ACRES

1411 E 5th Street | McCook, Nebraska 69001

## SPACE AVAILABLE

7.1 Acres

## TRAFFIC COUNTS

US-83 - 9,500 AADT

## PROPERTY INFORMATION

- Future home of Wagner Ford
- Great car wash 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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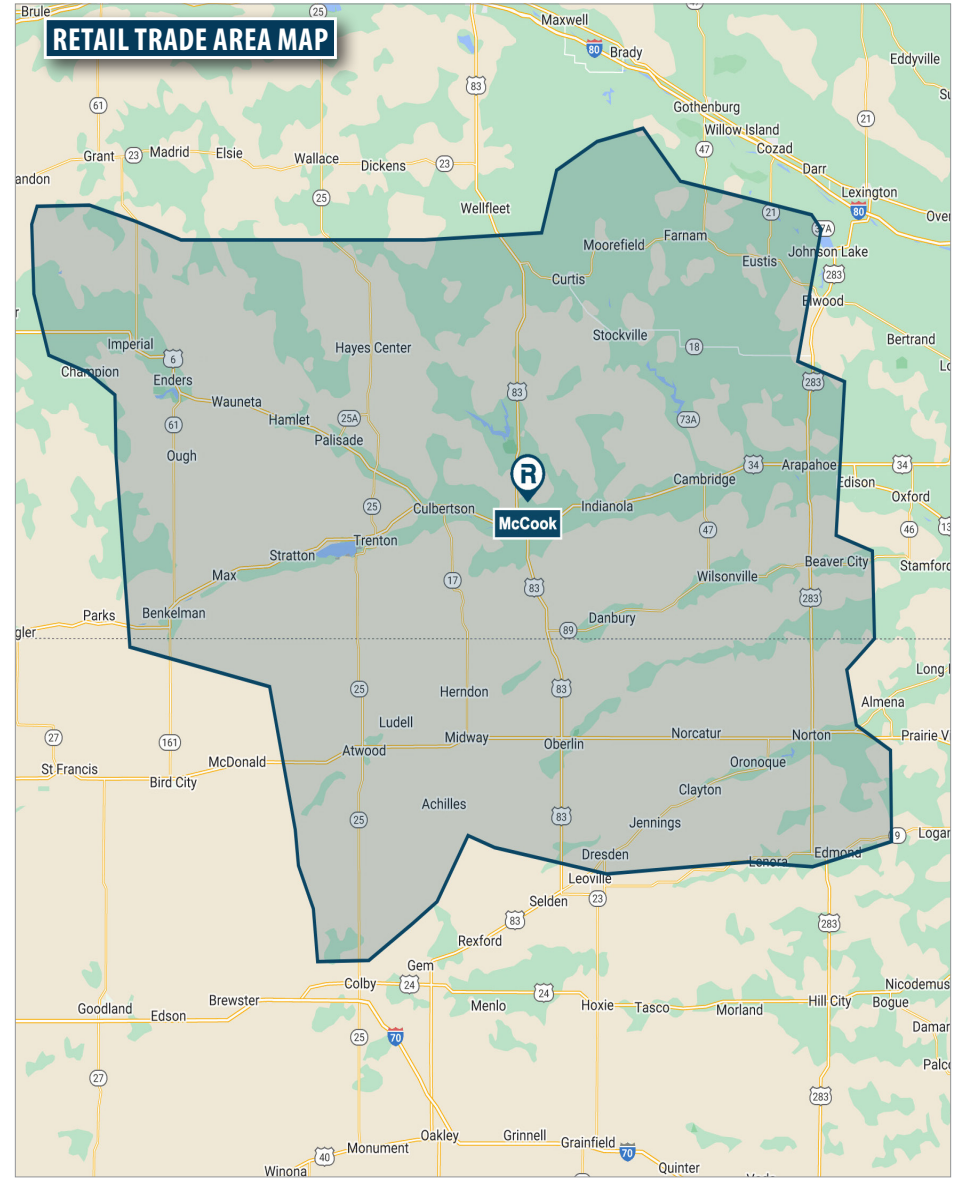
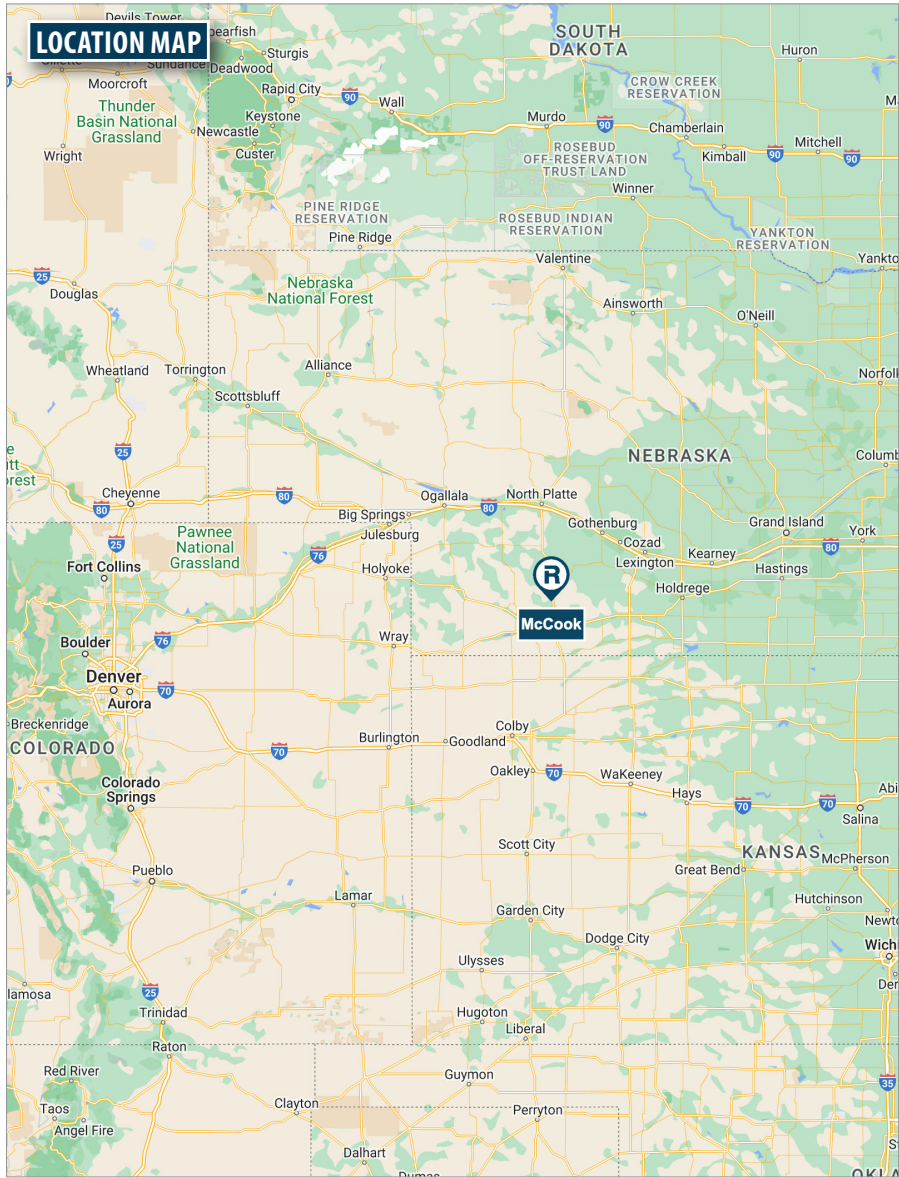
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