



REDEVELOPMENT OPPORTUNITY | 5.21 ACRES TOTAL

612 West B Street | McCook, Nebraska 69001



SPACE AVAILABLE

Tract A - 2.44 Acres

Tract B - 2.77 Acres

TRAFFIC COUNTS

West B Street - 13,300 AADT

PROPERTY INFORMATION

- Former Coratel (Hotel)
- Great traffic counts along West B Street
- Close proximity to national retailers and restaurants
- Situated within 2 miles of McCook Community College and McCook Community Hospital
- Tract A - \$1,500,000
- Tract B - \$600,000

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

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REDEVELOPMENT OPPORTUNITY | TRACT A - 2.44 ACRES

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TRACT A



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REDEVELOPMENT OPPORTUNITY | TRACT B - 2.77 ACRES

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TRACT B



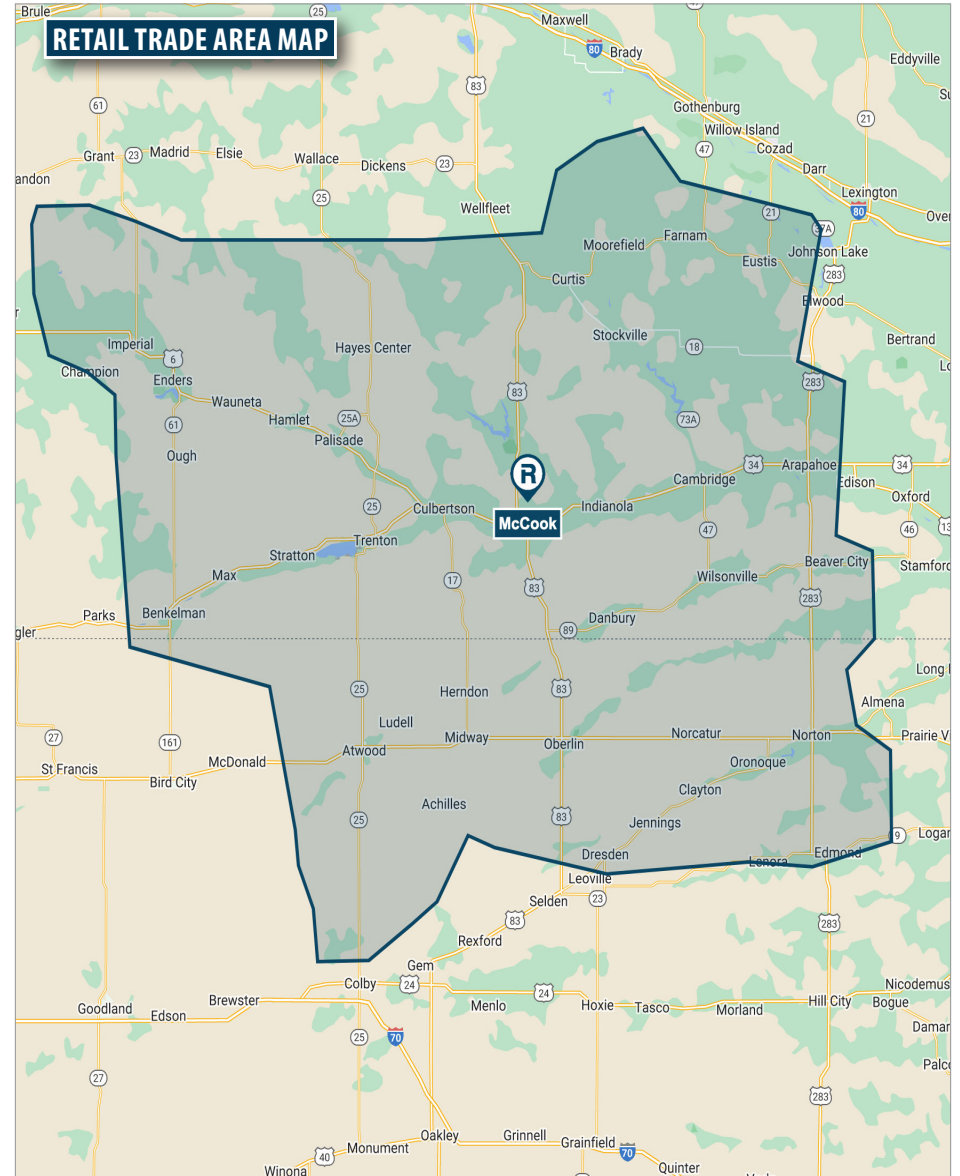
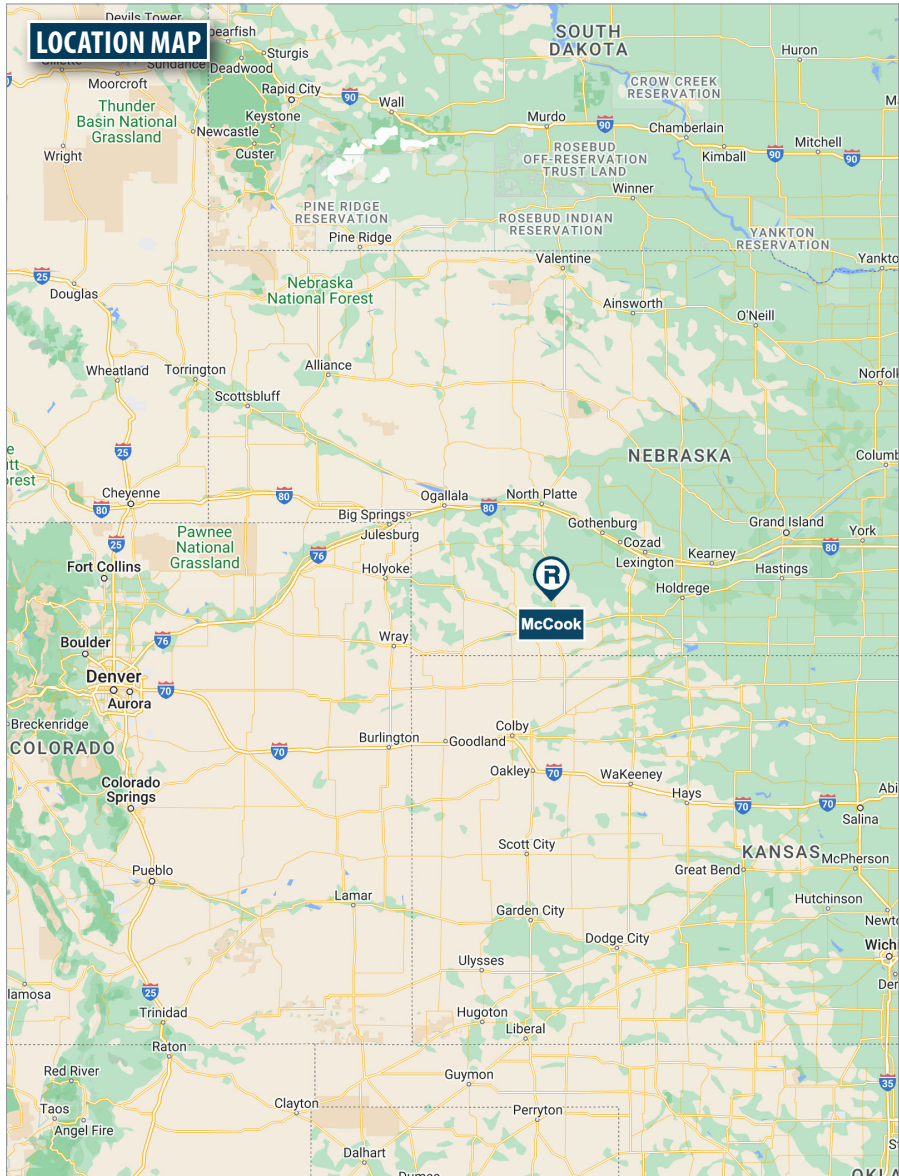
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