



REDEVELOPMENT OPPORTUNITY | 0.46 ACRES TOTAL

414 West B Street | McCook, Nebraska 69001



SPACE AVAILABLE

0.46 Acres

TRAFFIC COUNTS

West B Street - 13,300 AADT

PROPERTY INFORMATION

- Former B Street Auto Spa
- 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

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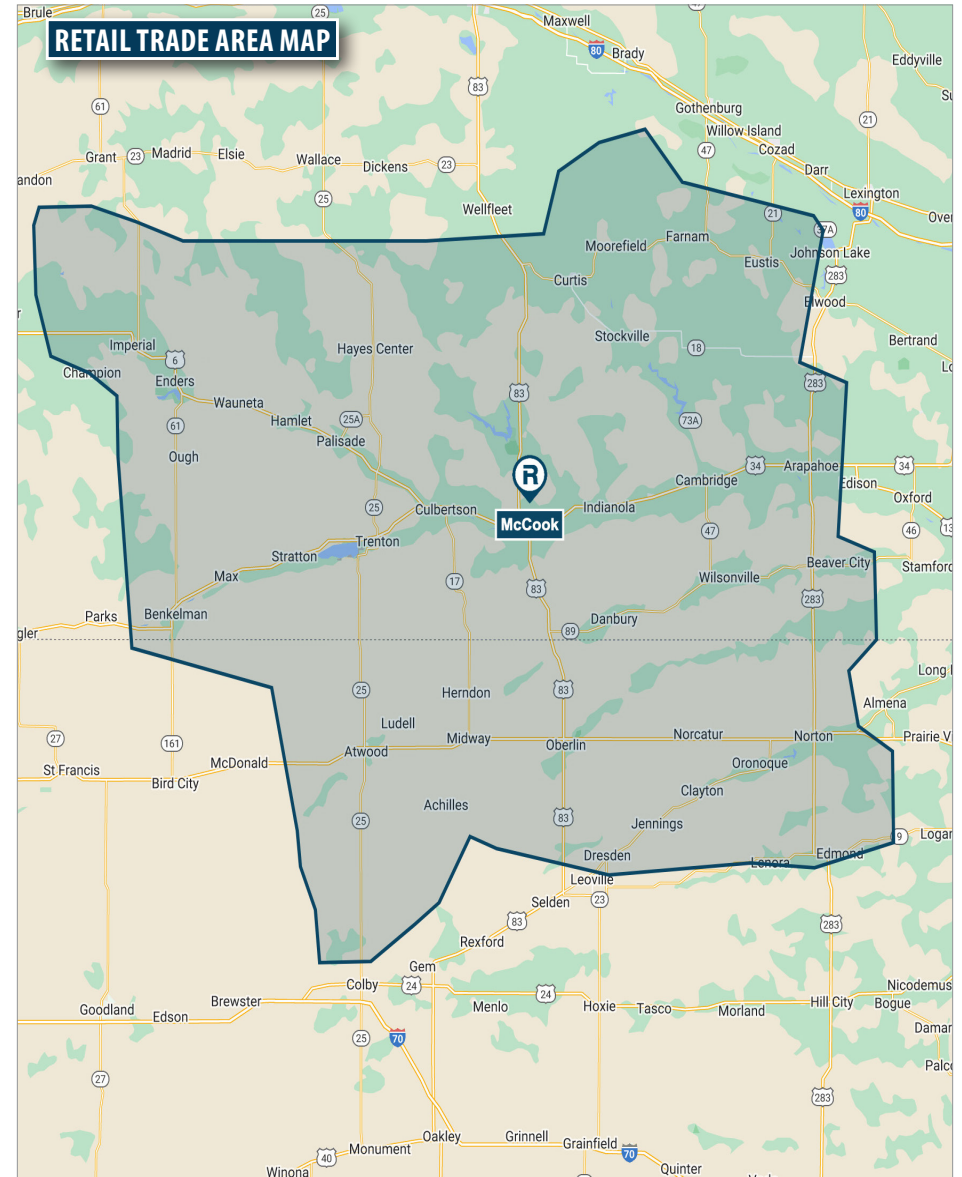
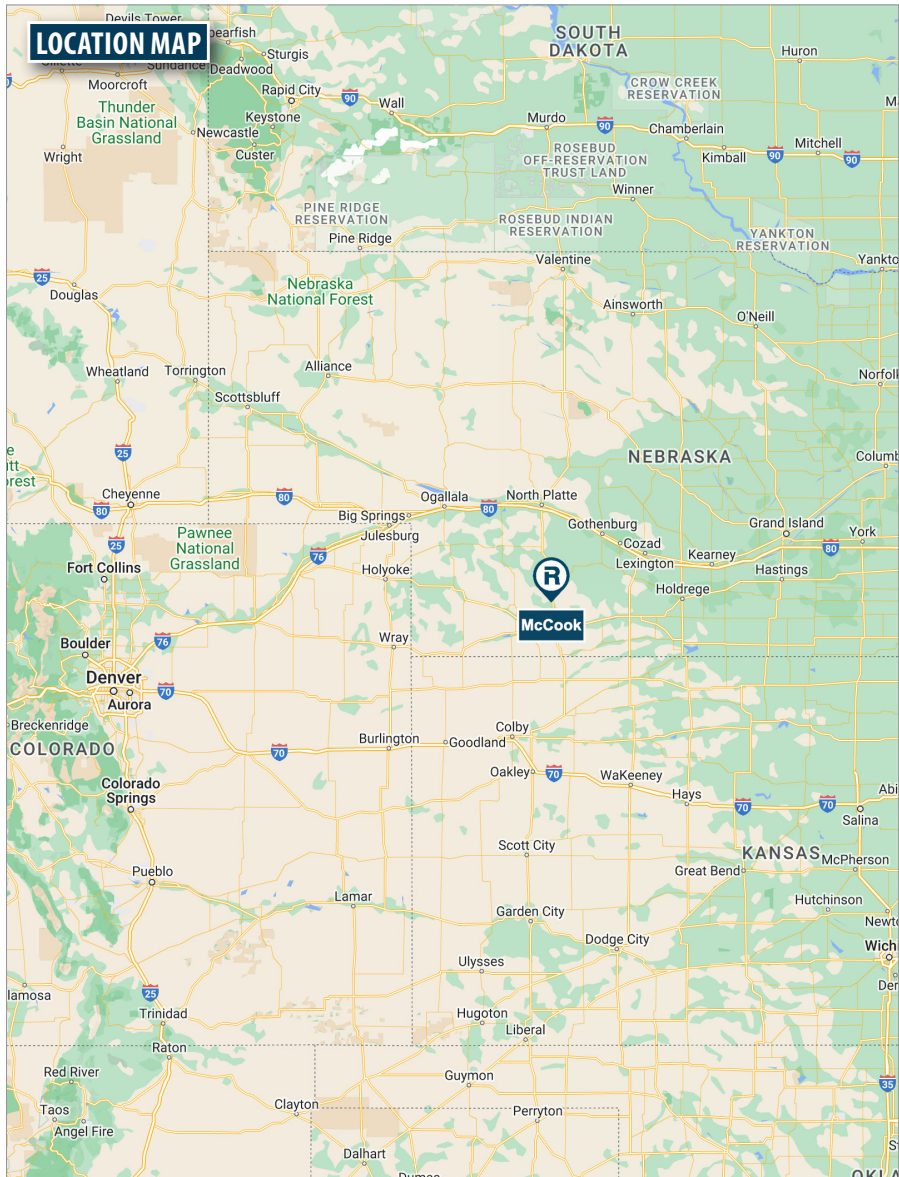
 **TheRetailCoach**® P.O. Box 7272 | Tupelo, MS 38802 | 800.851.0962 | www.theretailcoach.net


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