

# Outlot #1

US Highway 281 & West State Street  
Grand Island, NE



**HIGHLY VISIBLE OUTLOT  
BUILD-TO-SUIT OPPORTUNITY**

## 38,600 SF Outlot For Sale and Lease Sale Price: \$308,800

Great outlot consisting of 38,000 SF of land ready for construction. Next to the Shoppes at Northwest Crossing in Grand Island. Join national tenants Shoe Carnival, Dressbarn, Men's Warehouse, Petco, Firehouse Subs, Scooters and Bed Bath & Beyond; with Walmart and Menards just to the west. Located on Highway 281 and State Street with great visibility from Highway 281.

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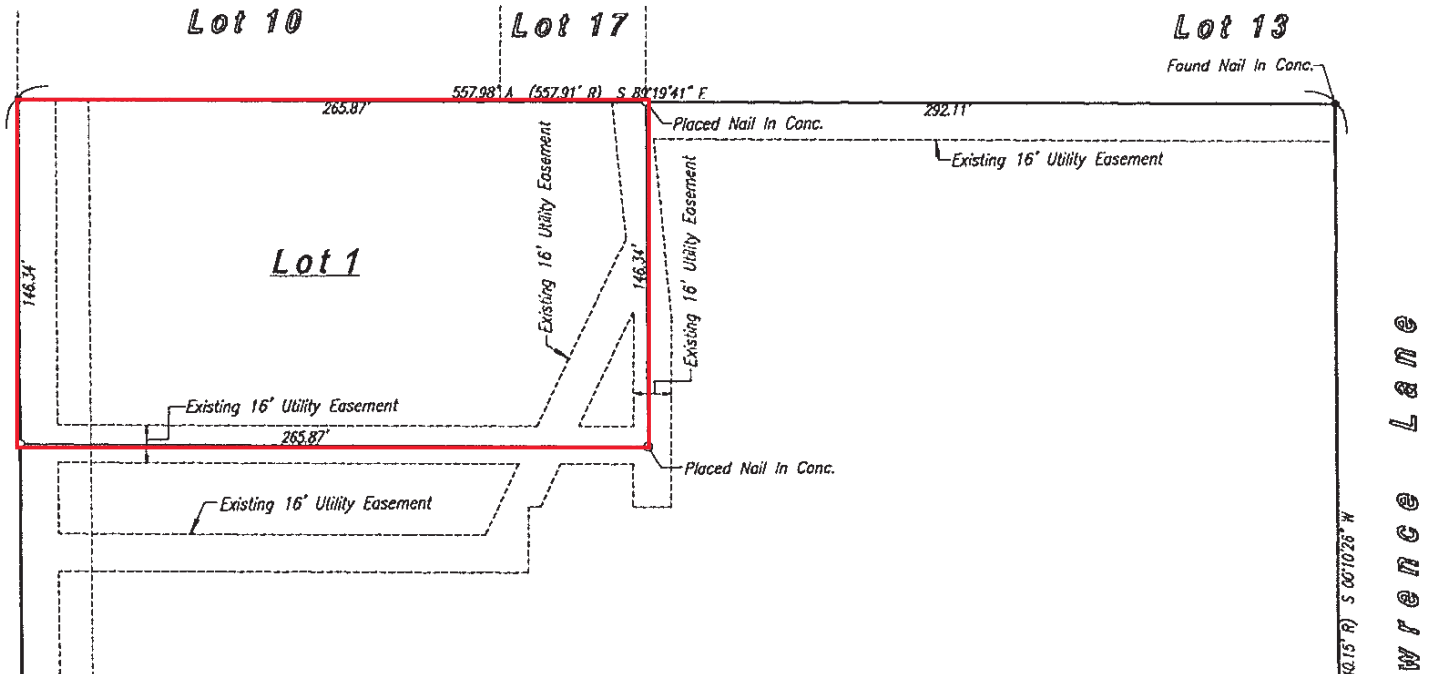
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*Grand Island Mall Eighth Subdivision*



**Property Highlights**

Sale Price	\$308,800
Price PSF	\$8.00
Lot Size	38,600 SF
Gross Acres	.886 AC
Lot Dimensions	265.87' x 143.56'
Zoning	Commercial
Utilities	On site

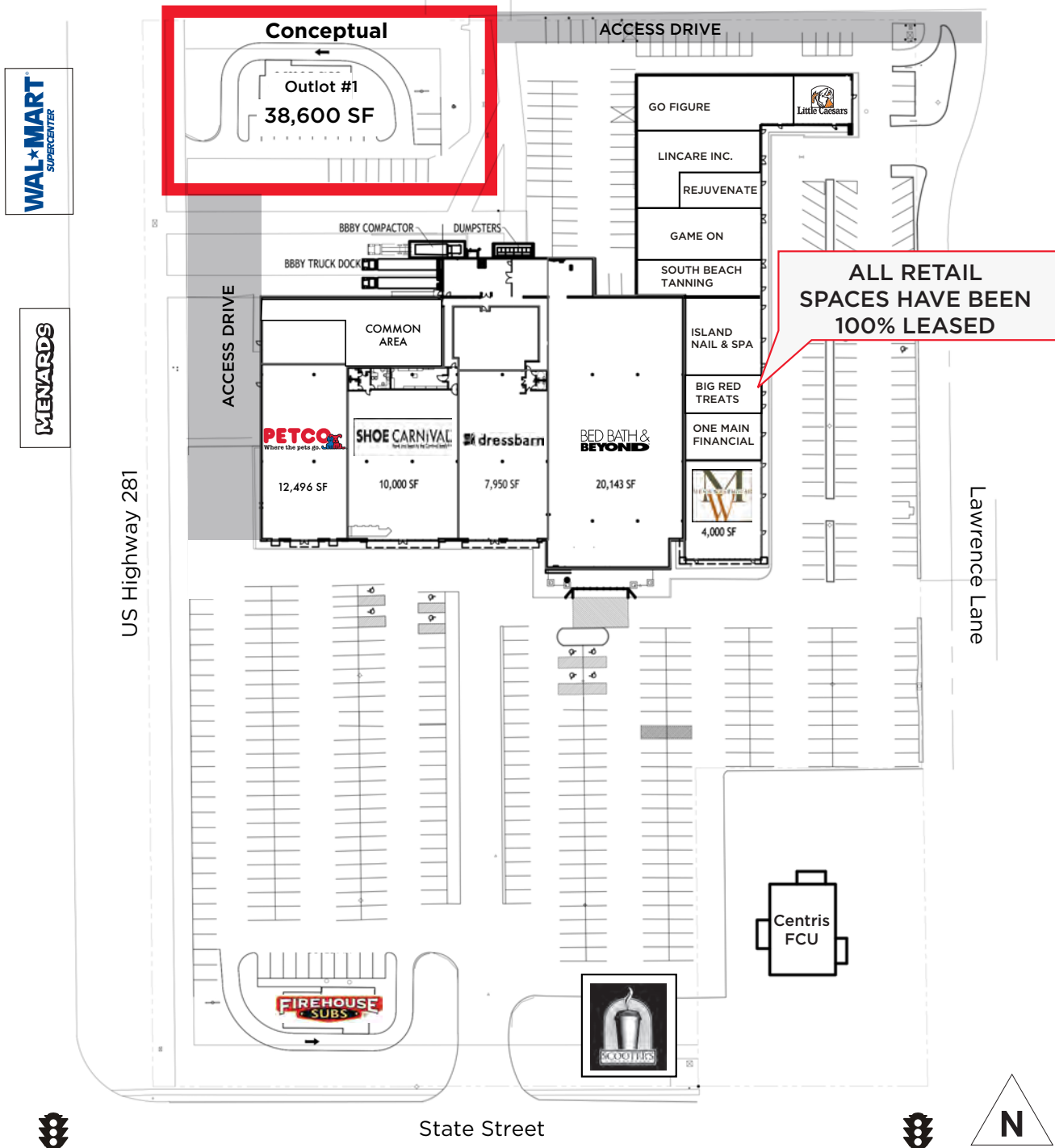
**Demographics**

	Population	Median HH Income	No. of Households
1-mile	6,141	\$45,537	2,707
3-mile	39,056	\$40,384	14,847
5-mile	51,639	\$43,190	19,580

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## Site Plan



**Plat**

