

AVAILABLE FOR SALE OR LEASE

RETAIL | 1150 E 3RD STREET | SUPERIOR, NE | 68978



1150 E 3rd Street | Superior, Nebraska | 45,444 SF



PHOENIX INVESTORS

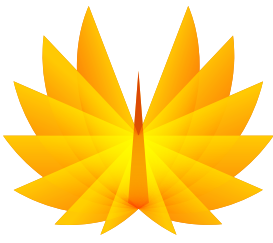
Opportunity. Execution. Value Creation.

Phoenix Investors, LLC
401 E Kilbourn Avenue, Suite 201
Milwaukee, WI 53202

Ryan Holzauer
(414) 930-5437
rholzauer@phoenixinvestors.com

SPACE FEATURES

- Very well maintained single tenant retail property
- Air conditioned
- Security system
- Ample parking (approx 5 spots per 1,000 sf)
- Great visibility along Hwy 8
- Pylon signage



AVAILABLE FOR SALE OR LEASE

RETAIL | 1150 E 3RD STREET | SUPERIOR, NE | 68978

PROPERTY DETAILS

Building Size:	45,444 SF
Floors:	2 First Floor Space: 43,234 SF Second Floor Office: 2,210 SF
Available Space:	45,444 SF
Minimum Divisible:	TBD
Maximum Contiguous:	45,444 SF
Construction:	Roof: Rubber membrane Walls: Masonry Floors: Vinyl tile in retail area with poured concrete in rear storage area
Year Built:	1996
Sprinklers:	Wet
Parking:	204 / 4.8:1,000 SF
Land Area:	3.81 AC / 165,964 SF
Zoning:	Commercial
Parcel ID:	0001319.08
Clear Height:	16'6"
Docks:	1 Exterior
Lighting:	Interior: Ceiling mounted, fluorescent commercial fixtures Exterior: Pole mounted lights and building mounted security lights



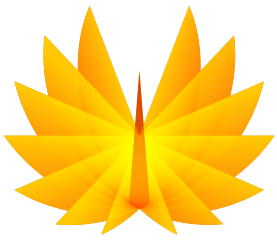
FOR COMPLETE INFORMATION CONTACT:

✉ RHOLZHAUER@PHOENIXINVESTORS.COM | ☎ (414) 930-5437
📍 401 EAST KILBOURN AVENUE, SUITE 201, MILWAUKEE, WI 53202



PHOENIX
INVESTORS

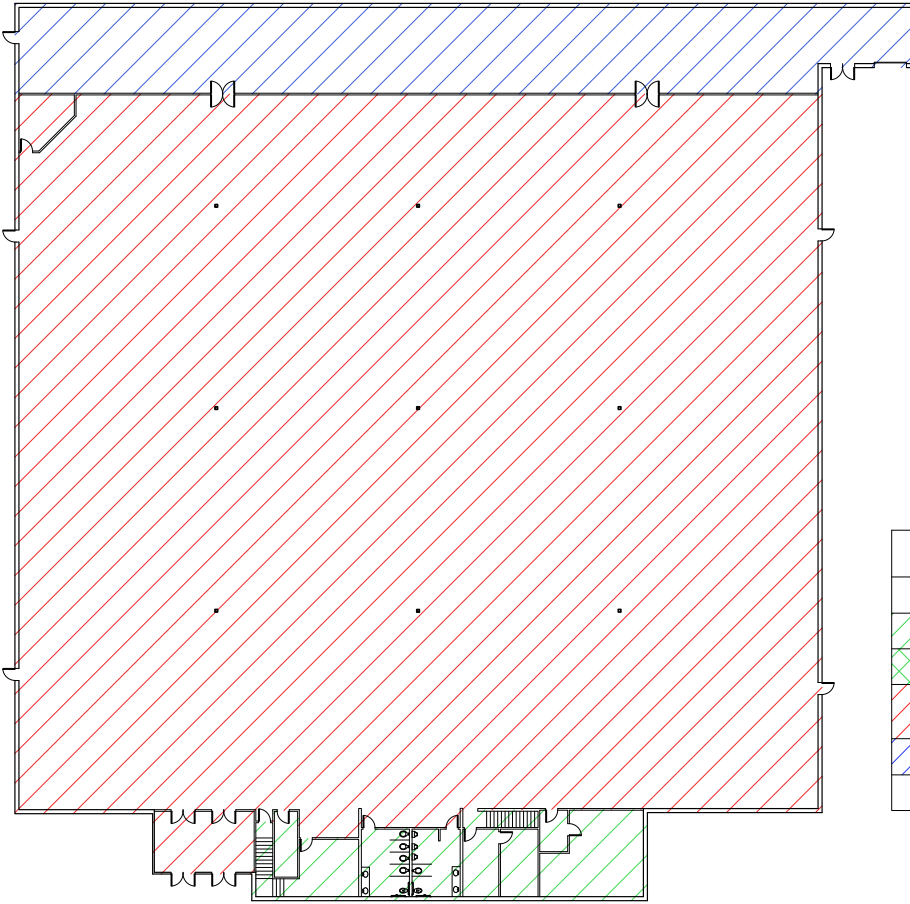
Opportunity. Execution. Value Creation.



AVAILABLE FOR SALE OR LEASE

RETAIL | 1150 E 3RD STREET | SUPERIOR, NE | 68978

SITE PLAN



SQUARE FOOTAGE BREAKDOWN			
HATCH	SPACE DESIGNATION	CLEAR HEIGHT	SQUARE FEET
	1ST FLOOR OFFICE	N/A	1,970 SQFT
	2ND FLOOR OFFICE	N/A	2,210 SQFT
	WAREHOUSE	DECK: 21'-10" CLEAR: 16'-6" DROP CEILING: 14'-0"	36,375 SQFT
	STORAGE	DECK: 18'-9" CLEAR: 16'-4"	4,889 SQFT
N/A	TOTAL	N/A	45,444 SQFT

3 OVERALL FLOOR PLAN
SCALE: 1"=15'

FOR COMPLETE INFORMATION CONTACT:

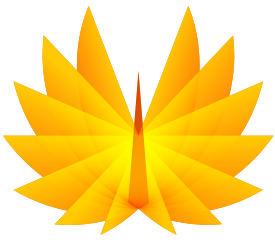
✉ RHOLZHAUER@PHOENIXINVESTORS.COM | ☎ (414) 930-5437

📍 401 EAST KILBOURN AVENUE, SUITE 201, MILWAUKEE, WI 53202



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.



AVAILABLE FOR SALE OR LEASE

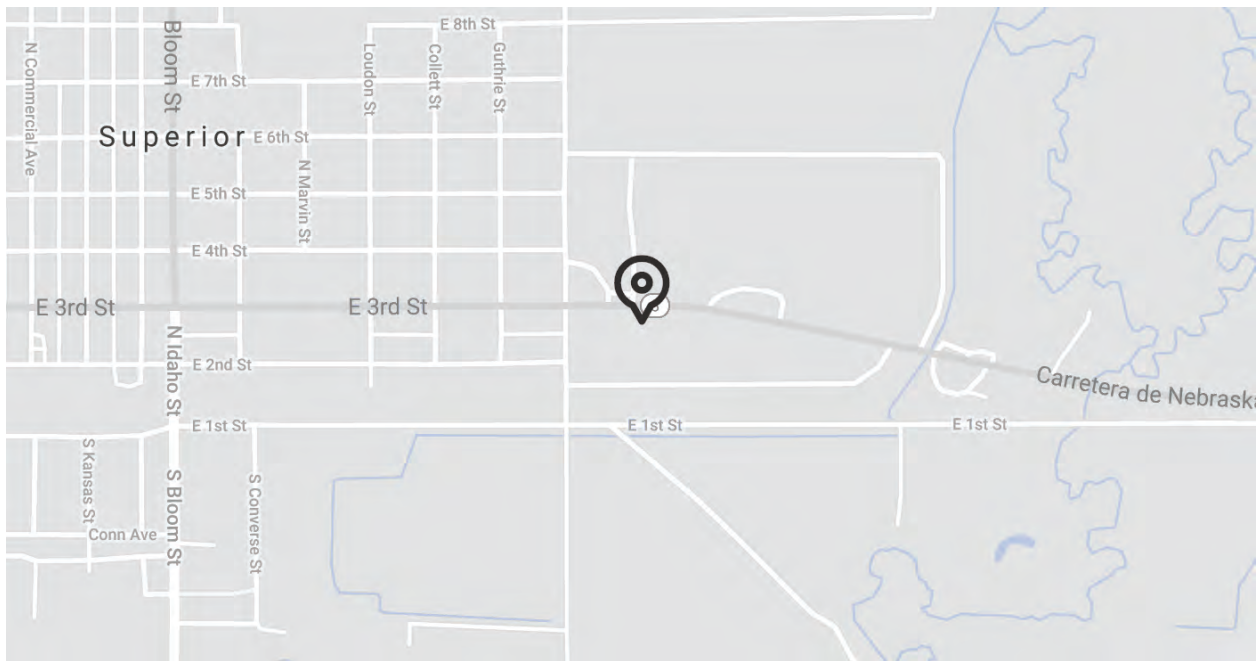
RETAIL | 1150 E 3RD STREET | SUPERIOR, NE | 68978

ADDITIONAL INFORMATION

Traffic Counts: State Hwy 8: 1,140 per day
State Hwy 14: 2,220 per day

Location: Property located on Hwy 8, the main thoroughfare through Superior, NE.

LOCATION MAP



No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

FOR COMPLETE INFORMATION CONTACT:

✉ RHOLZHAUER@PHOENIXINVESTORS.COM | ☎ (414) 930-5437
📍 401 EAST KILBOURN AVENUE, SUITE 201, MILWAUKEE, WI 53202



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.