

FOR LEASE, SALE OR EXCHANGE

FAST FOOD SPACE or C-STORE

112 W Talmadge Road
Kearney, NE 68847



Convenience Store is currently a full service Convenience Store with space for a food franchise currently vacant. The site of 57,530.85 sq. ft. (excluding interior street and cul de sac) is large enough to service the tourist and local market. This Convenience Store is visible from the I-80 Kearney entrance lanes and overpass. This level site provides room for abundant parking and landscaping for a very attractive location. A "drive through" food business is possible with engineering drawing available.

This is a proven area for other service properties including premium motel chains such as *Country Inns and Suites*, *Motel 6* and a new *Microtel Inn and Suites*. Immediately adjacent to the property are successful national franchises of *Old Chicago*, *Red Lobster* and *Ruby Tuesday's*. Kearney is a tourist stop off area with over 1700 hotel rooms and major food franchises including *Whiskey Creek*, *Carlos O'Kelly's* and *Perkins* are at this entrance to Kearney plus numerous national fast food chains including *McDonalds*, *Burger King*, *Wendy's*, *Dairy Queen*, *Subway* and *Taco Bell*.



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Community

Kearney, Nebraska (30,000 pop.) is located along Interstate 80 approximately 120 miles west of Lincoln and 180 miles west of Omaha. Kearney is the first larger community west of Lincoln that is located directly on the interstate. Coming from the west it is approximately 350 miles east of Denver and 100 miles east of North Platte. Kearney is a natural stopping place for interstate travelers going either direction.

Access

This site is located at the main I-80 exit of Kearney. The site has excellent visibility from I-80 at the main entrance to the community. It is located at the first right hand turn toward town at the first lighted intersection and off Archway Parkway, which is the route to the Great Platte River Road Archway Monument and the new Nebraska Firefighter's Museum. For Kearney residents coming out to this area there is a long divided left turn lane and signal onto Archway Parkway and access also from Central Avenue which is the other main north south street in the Community.

Location

This Kearney location is the premium visible site for traffic with 12 million annual travelers on I-80 passing by. The daily tourist traffic and the location situated at the beginning of the motel district make it the first stop potential for gas, food and supplies. For the traveler entering Kearney this is the first Convenience Store and the only one within several blocks on the right hand side.

Kearney is a lodging destination with approximately 1500 existing rooms. Kearney has two large convention hotels along 2nd Avenue and is the leading out state location for meetings. In addition there are approximately 100,000 visitors annually that drive by this site to visit the Great Platte River Road Archway Monument and the Firefighter's Museum and approximately 400,000 people attend events at the Viaero Events Center, which is located in the southwest quadrant of this exit. There is a new a new Cinema 8 within walking distance just northwest of this location.

Other Community Attributes

Kearney is the fourth largest retail city in Nebraska behind only Omaha, Lincoln, and Grand Island. Kearney's retail trade area is considered to be a 60 mile radius with a population of 105,661.

Kearney is the home of the University of Nebraska at Kearney (UNK) with approximately 6,500 full time students. Kearney is fortunate to also be home of the Good Samaritan Hospital System which has over 125 doctors and is a regional leader in health care for Nebraska. Other assets that bring people to Kearney are the Museum of Nebraska Art and a Cabela's store with over 750,000 customers per year.

Situation

The property is currently leased until March 31, 2013 to a larger C Store ownership from western Nebraska. The lessee has determined that this location doesn't conform to their current business model. In most of their other cities they also own and operate some restaurants and hotels. They are willing to deliver full possession to a new operator/lessee/owner at any time.



** All information presented on this informational brochure is from sources deemed reliable and agents are not responsible for errors or omissions. This property is subject to withdrawal or prior sale at any time.*



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