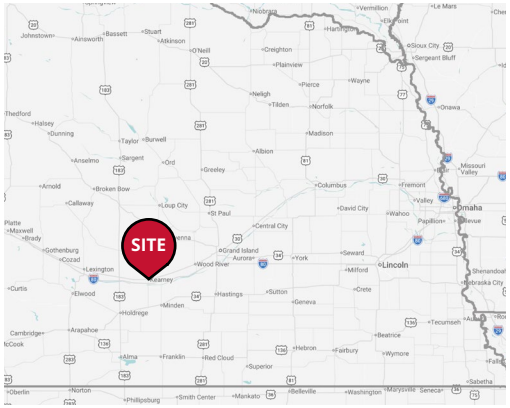
PACE

PROPERTIES





RETAIL FOR LEASE

22 West 56th Street | Kearney, Nebraska 68847

1,200 SF | Lease Rate: $20.00/SF, NNN

2026 DEMOGRAPHICS

3 Mile | 5 Miles | 10 Miles

Population
32,524 | 38,399 | 41,833

Daytime Population
24,512 | 31,027 | 32,460

Median Household Income
$75,673 | $77,870 | $79,639

PROPERTY DETAILS

Strategic position in Walmart shadow-anchored strip center (generating 2.7 million visits per year according to Placer.ai)

Located along Kearney's main retail corridor just north of Hilltop Mall

Strong co-tenancy including The UPS Store, Ideal Nutrition, Sally Beauty, CATO Fashions, and more

Former spa/massage space - presenting a turnkey opportunity for similar operators

22 West 56th Street - 10,585 VPD

Sam Rolfe
402.263.6752
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The information contained herein is not warranted, although it has been obtained from the owner/landlord of the subject property or from other sources that Pace Properties, Inc. deems reliable, and is subject to change without notice. Owner/landlord and Pace Properties, Inc. make no representations as to the environmental condition of the subject property and recommend tenant's independent investigation.

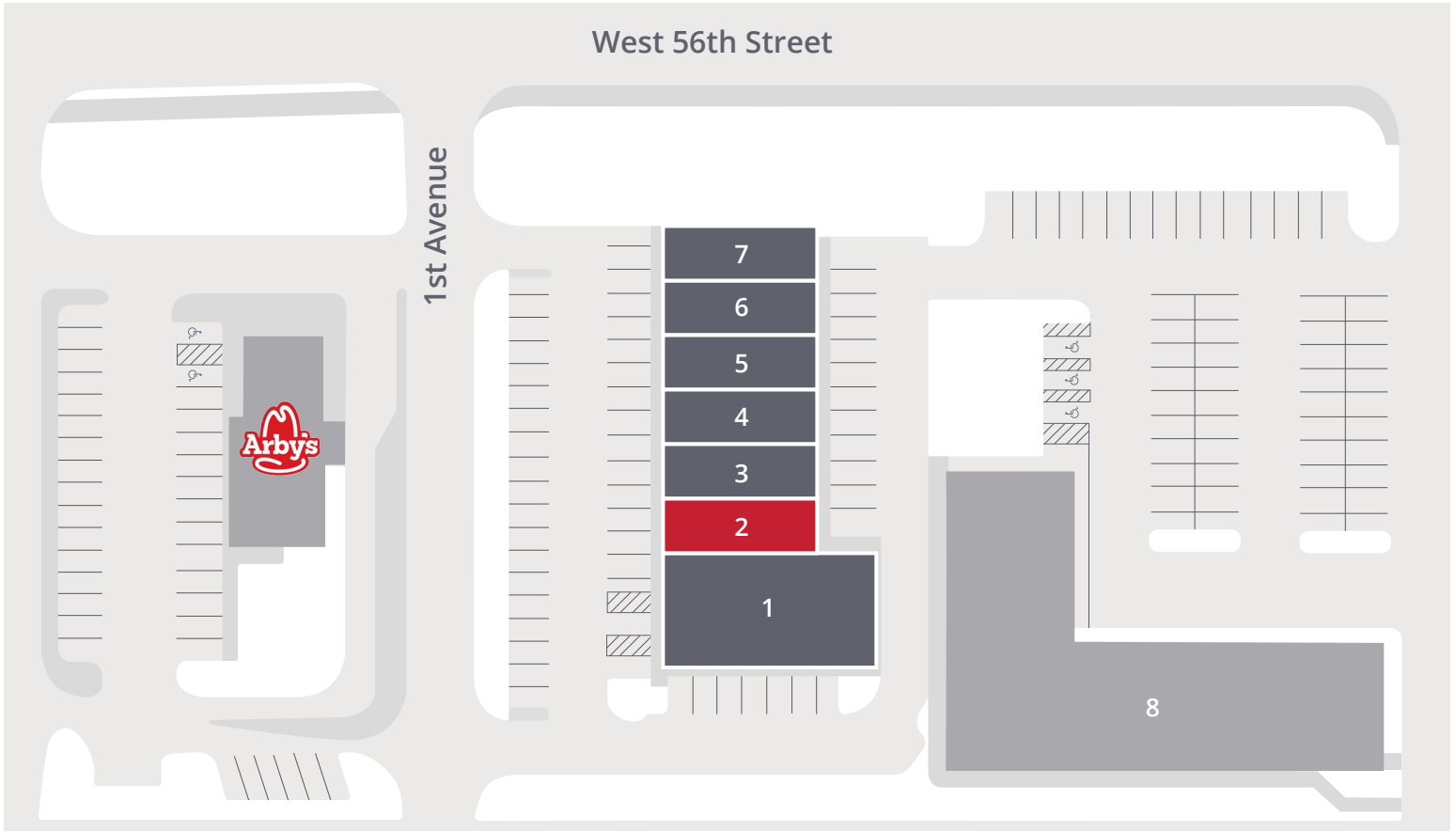
Trade Area Aerial



PACEPROPERTIES.COM | 402.929.9898
11422 Miracle Hills Drive, Suite 450 | Omaha, NE 68154

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Site Plan



Space	Status	SF
1	CATO	3,825
2	AVAILABLE	1,200
3	Rose Nails	1,260
4	Sally Beauty	1,320
5	Ideal Nutrition	1,290
6	Vape World & Tobacco	1,500
7	UPS Store	1,500
8	Multi-Tenant Retail	

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