



## 2025 DEMOGRAPHICS

1 Mile | 3 Miles | 5 Miles



### Population

5,584 | 38,209 | 54,874



### Daytime Population

5,279 | 27,366 | 38,762



### Median Household Income

\$74,186 | \$66,468 | \$69,288

# RETAIL FOR LEASE

Grand Island Plaza

2390 Diers Avenue | Grand Island, Nebraska 68803

1,260 - 5,460 SF

Lease Rate: Call for details | Triple nets: \$4.50/SF (2026 estimate)

## PROPERTY DETAILS

Strategically positioned in Walmart-anchored strip center  
(2.8M annual visitors per Placer.ai)

Frontage on Highway 281, Grand Island's primary retail corridor

Located 1/2-mile north of the Conestoga Mall redevelopment,  
one of only 5 Nebraska Good Life Districts

Endcap position available with potential to include adjacent suite

Open floor plans and flexible layouts allowing for a variety of use types

Highway 281- 16,995 VPD | Diers Avenue - 4,300 VPD

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# Site Plan

Space	Status	SF
1	AVAILABLE	3,710
2	AVAILABLE	1,750
3	Supercuts	1,450
4	Sara's Nails	1,400
5	AVAILABLE	1,260
6	Küre CBD & Vape	1,429
7	Verizon	1,400

