

### Hilltop Mall

5011 N 2nd Ave | Kearney, NE 68847







#### BE A PART OF THIS MAJOR REDEVELOPMENT OPPORTUNITY!

#### Features:

- The student population for the trade area is over 12,000 with the University of Nebraska - Kearney's enrollment over 7,000
- Good Samaritan Hospital provides specialty care to over 355,000 residents in central Nebraska and Northern Kansas
- Outlots Available

- Home to over 1,700 hotel rooms, and the states' 3rd largest convention center behind Omaha and Lincoln. Viaero Event Center is host to more than 5 major events and averages over 130,000 visitors each year
- 25,000 vehicles per day on N 2nd Ave and 18,000 vehicles per day on I-80





### Hilltop Mall - Outlots

5011 N 2nd Ave | Kearney, NE 68847



#### **Outlots Available**

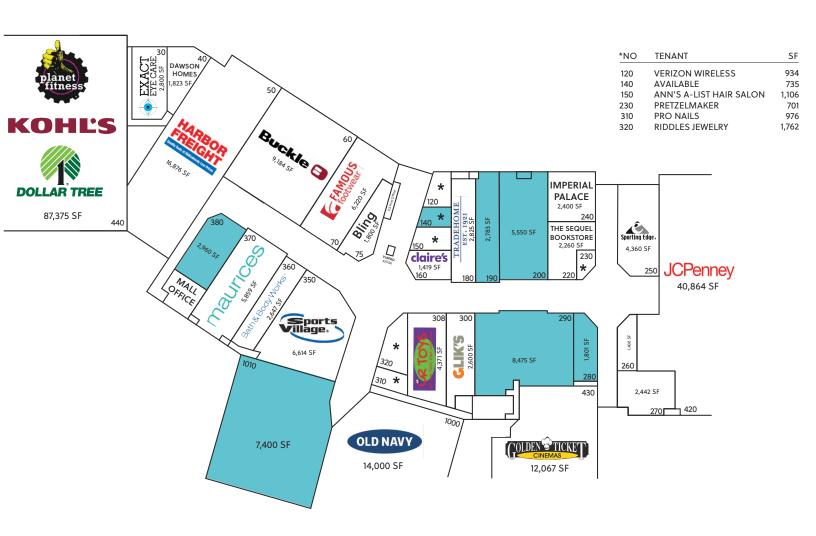
- Outlot A 0.69 Acres
   For Ground Lease/Build to Suit
- Outlot B 3.25 Acres
   For Ground Lease/Build to Suit





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38,355 Total Population 曲

1,838
Total Businesses



Total Households

#### **Demographics**

**Population** 

1 mile: 6,0163 miles: 36,4105 miles: 39,619

Average Household Income

1 mile: \$100,5873 miles: \$77,3895 miles: \$79,131

Median Household Income

1 mile: \$89,1423 miles: \$60,2005 miles: \$61,569