

# 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

# DP

MANAGEMENT, LLC

# NOW LEASING

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11506 Nicholas St., Ste. 100 | Omaha, NE 68154

402.493.2800 | [www.dp-mgmt.com](http://www.dp-mgmt.com)

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# Hilltop Mall

5011 N 2nd Ave | Kearney, NE 68847



38,355

Total Population



1,838

Total Businesses



15,134

Total Households

## Demographics

### Population

- 1 mile: 6,016
- 3 miles: 36,410
- 5 miles: 39,619

### Average Household Income

- 1 mile: \$100,587
- 3 miles: \$77,389
- 5 miles: \$79,131

### Median Household Income

- 1 mile: \$89,142
- 3 miles: \$60,200
- 5 miles: \$61,569

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\*Demographic Information courtesy of CoStar