

Northwest Crossing

3416 State Street
Grand Island, NE

AVAILABLE FOR LEASE

5,000 SF

**1,300 SF - 2nd Gen.
Restaurant w/ Drive-Thru**

1,072 SF - Hair Salon



More Information:



PROPERTY FEATURES

- **Prime Location, Maximum Visibility** – Located on the high-traffic Highway 281 corridor, right in the heart of Grand Island's retail growth.
- **Diverse Tenant Mix** – Join a strong lineup of national brands, local businesses, and service providers that drive consistent foot traffic.

KEY TENANTS



Restaurant Space

1,300 SF



1,072 SF Salon Space



DEMOGRAPHICS

(2024 estimates)

	Population 	Households 	Average HH Income 	Daytime Population 
1 Mile	7,903	3,449	\$94,273	7,006
3 Miles	42,512	16,004	\$83,255	24,912
5 Miles	55,135	20,879	\$87,862	36,769
Trade Area	79,947	31,023	\$81,873	41,675

TRAFFIC COUNTS

12,180 VPD - on State Street directly in front of the site.



BRIAN NELTNER
Direct: 513.535.8506
brian@selectstrat.com

6279 Tri Ridge Blvd.
Suite 330
Loveland, OH 45140
www.selectstrat.com

SITE PLAN

Suite #	Tenant Name	SF
1	PETCO	12,500
2	SHOE CARNIVAL	10,000
3	FIVE BELOW	9,000
4	ROSS DRESS FOR LESS	20,142
5	MEN'S WAREHOUSE	4,000
7	ONEMAIN FINANCIAL	1,800
8	Sew Good Seams & More	1,400
9	ISLAND NAIL & SPA	2,880
11	Matress By Appointment	2,800
13	GAME ON	3,400
15	Available - Hair Salon	1,072
17	LINCARE	3,063
19	IMAGINATION CITY	4,992
20	Available Restaurant w/ Drive-Thru	1,300
8	SCOOTER'S COFFEE	
21	Available	5,000

Northwest Crossing

3416 State Street
Grand Island, NE



Property Management by:



RETAIL AERIAL

Northwest Crossing Retail Aerial

