

Northwest Crossing

3416 State Street
Grand Island, NE

AVAILABLE FOR LEASE

5,000 SF

4,992 SF

1,400 SF



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



DEMOGRAPHICS

(2024 estimates)

	Population 	Households 	Average HH Income 	Daytime Population
1 Mile	7,880	3,442	\$90,962	7,066
3 Miles	42,526	16,020	\$79,615	24,480
5 Miles	55,215	20,948	\$84,413	36,186
Trade Area	75,163	29,100	\$82,326	38,431

TRAFFIC COUNTS

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



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SITE PLAN

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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	AVAILABLE	1,400
9	ISLAND NAIL & SPA	2,800
11	Matress By Appointment	2,800
13	GAME ON	3,400
15	Hair Salon	1,072
17	LINCARE	3,063
19	AVAILABLE	4,992
20	Little Caesars	1,300
8	SCOOTER'S COFFEE	
21	Available	5,000



Property Management by:



RETAIL AERIAL

Northwest Crossing Retail Aerial

