

# Northwest Crossing

3416 State Street  
Grand Island, NE

**AVAILABLE  
FOR LEASE**

**5,000 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	7,903	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.**



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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	Tenant TBA	1,400
9	ISLAND NAIL & SPA	2,880
11	Tenant TBA	2,800
13	GAME ON	3,400
15	REJUVENATION SALON	1,072
17	LINCARE	3,063
19	IMAGINATION CITY	4,992
20	CHILDREN'S MUSEUM	1,300
21	LITTLE CAESAR'S PIZZA	1,300
22	SCOOTER'S COFFEE	1,300
23	Available	5,000



Property Management by:



# RETAIL AERIAL

## Northwest Crossing Retail Aerial

