

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.



SELECT
STRATEGIES
REALTY

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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
8	LITTLE CAESAR'S PIZZA	1,300
8	SCOOTER'S COFFEE	1,300
21	Available	5,000



Property Management by:



RETAIL AERIAL

Northwest Crossing Retail Aerial

