

Former Kmart Shopping Center | Value-Add Redevelopment Site

804 E 27th St | Scottsbluff, NE | US | Scotts Bluff County
Available SF: 109,454 | Sale Price: \$3,250,000



Available SF:	109,454
Sale Price:	\$3,250,000
Last Updated:	Dec 30, 2024

Economic Development Contact

Starr Lehl
City of Scottsbluff, Nebraska
2525 Circle Drive
Scottsbluff, NE 69361
(308) 672-2803 | slehl@scottsbluff.org

Dustin Rief
City of Scottsbluff, Nebraska
2525 Circle Drive
Scottsbluff, NE 69361
(308) 630-6220 | drief@scottsbluff.org

Realtor/Owner Contact

Colliers
Jeffrey Wyatt
+1 402 763 1747 | jeffrey.wyatt@colliers.com

Property and Area Description

The Snyder Carlton National Net Lease Team is pleased to present to investors and developers an opportunity to purchase a former BIG Kmart anchored shopping center (100% vacant) in Scottsbluff, NE. The subject property comprises a 109,454 SF building and two parcels totaling 9.30 acres strategically positioned on the hard corner of E 27th Street (11,845 VPD) and Frontage Road and is directly adjacent to the Heartland Expressway (U.S. Route 26) which sees over 12,000 VPD. Currently zoned PBC (planned business center), significant value can be created through redevelopment or lease up. This would be an excellent candidate for self-storage conversion, industrial use, residential redevelopment, or development of outparcel/pad sites. The Uptown Scottsbluff area has numerous retailers nearby including Walmart Supercenter, Target, The Home Depot, Menard’s, Hobby Lobby, Walgreens, McDonald’s, Culver’s, Taco Bell, KFC, Harbor Freight, AutoZone, and more. Directly neighboring the subject property, Uptown Scottsbluff (formerly Monument Mall) is currently undergoing a revitalization which is expected to significantly increase traffic and encourage cross shopping synergies. Additionally, several schools surround the property including Western Nebraska Community College, Scottsbluff Senior High School, and Bluffs Middle School which have a combined enrollment surpassing 4,200 students. This is a great value add opportunity for investors or developers seeking a prominent location in Scottsbluff, NE with excellent potential. Huge Value-Add Former Kmart Shopping Center Redevelopment Site - Plus 2 Outparcel PADS, Main Retail Trade Corridor with Tremendous Highway Visibility - Large 9.3 Acre Hard Corner, Scottsbluff is Regional Hub for Business/Employment/Industry/Retail Trade/Tourism in West NE

Population

	31,922 10 Mile Radius	36,886 20 Mile Radius	41,250 30 Mile Radius
--	---------------------------------	---------------------------------	---------------------------------

Source: ESRI®, 2024

Households

	13,143 10 Mile Radius	15,171 20 Mile Radius	16,808 30 Mile Radius
--	---------------------------------	---------------------------------	---------------------------------

Source: ESRI®, 2024

Transportation

Starr Lehl | City of Scottsbluff
2525 Circle Dr | Scottsbluff, NE 69361 | (308) 630-6213 | slehl@scottsbluff.org