

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



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|----------------|--------------------|
| Building Type: | Investment, Retail |
| Available SF: | 109,454 |
| Total SF: | 109,454 |
| Sale Price: | \$3,250,000 |
| Last Updated: | Aug 26, 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

Eric Carlton

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, Menards, Hobby Lobby, Walgreens, McDonalds, Culvers, 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.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Rail Served: Yes
Rail Served By: Union Pacific Railroad
Rail Accessible: Yes
Rail Infrastructure in Place: Unknown
Rail Contact: Darren Wisniski
Rail Contact Phone: 402-672-1983
Rail Contact Email: djwisnis@up.com

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