

**Lease**

## COMING SOON! BAYS AVAILABLE! Shops at South Lake

3509 South Locust Street (Corner of Locust and Lake)  
Grand Island, Nebraska 68801

### Space Profile:

<b>Premises</b>	1 Floor
<b>Total/Demisable RSF</b>	11,000 +/- RSF
<b>Rental Rate</b>	Negotiable
<b>Availability</b>	Fall 2023
<b>Term</b>	Negotiable
<b>Building Class</b>	B
<b>Submarket</b>	South Grand Island
<b>Under Construction</b>	2022
<b>Parking</b>	4.00/1000

Don't try to grow your business battling established competition when you can be the market leader from day one. Cresa is pleased to offer this retail opportunity to businesses seeking a solid path to success. Located within the fast-growing south Grand Island submarket, this new space offers Locust Street frontage on a hard corner in front of the busiest Walmart in central Nebraska. This expoding region is still under-served by numerous business sectors such as the fast-casual genre of restaurants, mobile phone providers and banks. For more information regarding this rare opportunity, contact one of Cresa's brokers.

### Contact:



**Dave Roberts**

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**Johnny Dorn**

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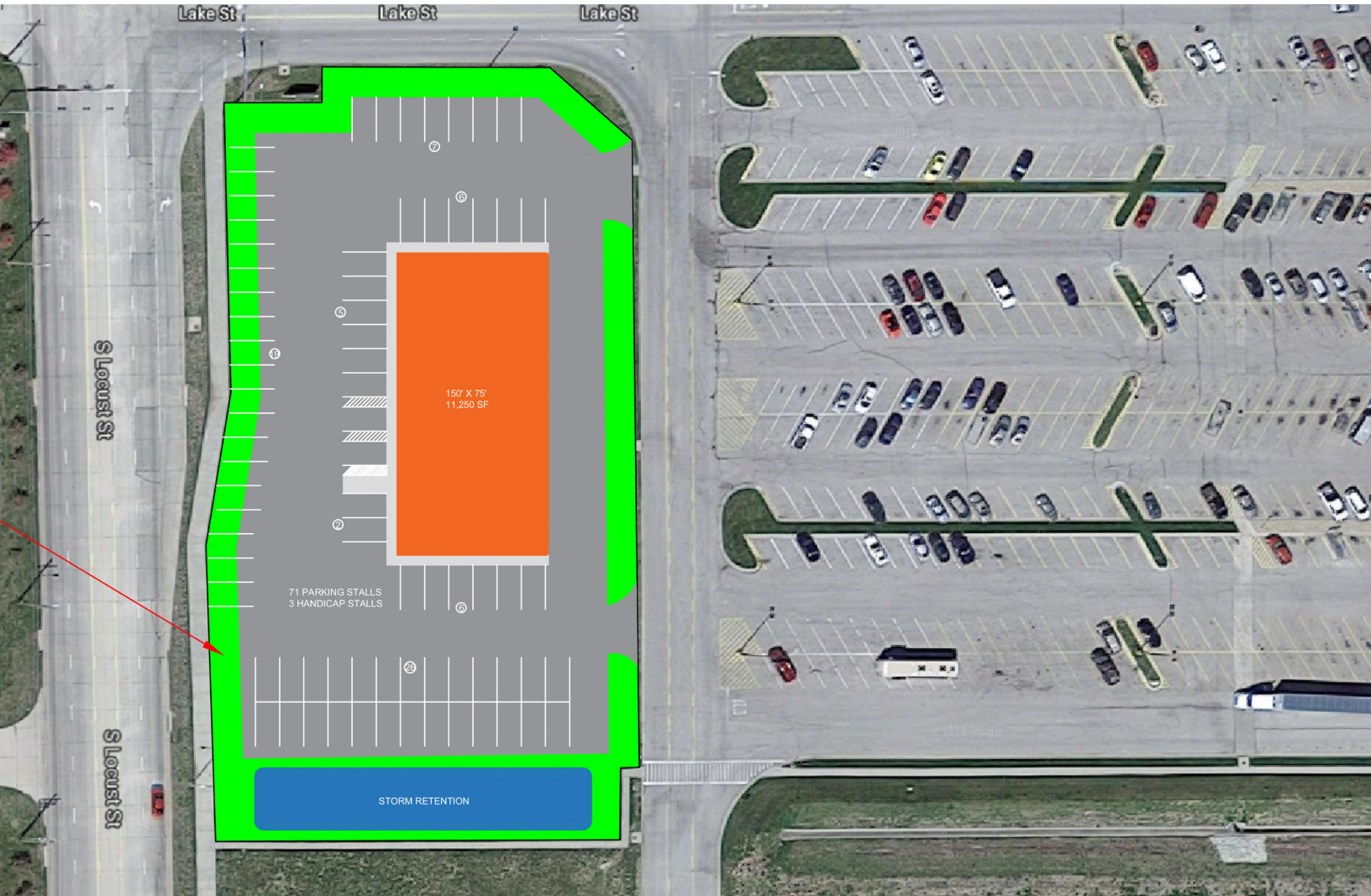
# Shops at South Lake

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**Walmart**   
Supercenter

New Flagship Store



New



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## Retail Center Location

**1.84 Acres**

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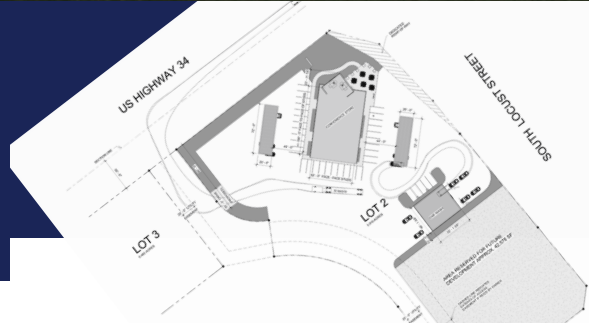
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# NEXT DOOR

**New Development Under Construction**  
**Flagship Pump and Pantry Location**



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