

## Retail, Office, or Flex Lots Available

Join Tractor Supply Company along HWY 50 in Springfield, Nebraska. This commercial ground is just south of the Omaha metro. Property located on the southwest corner of Highway 50 and Platteview Road, a 5-minute drive to I-80 and HWY 370. Neighboring businesses include Tractor Supply (opening Q4 2024), Pinnacle Bank, Dollar General, Ace Hardware and Runza. Great site for retail, office, or flex building developers or users wanting visibility on HWY 50. Seller has flexibility on lot sizes.

**Justin Riviera**  
Senior Associate  
(402) 548 4064  
justin.riviera@lundco.com

**Trey MacKnight**  
Associate  
(402) 548 4079  
trey.macknight@lundco.com

450 Regency Parkway, Suite 200  
Omaha, NE 68114  
+1 402 393 8811  
**lundco.com**

*Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance*

Cushman & Wakefield Copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



FOR SALE

Springfield Commerce Retail, Office, or Flex Lots




15304 S. 144th Street / Springfield, NE 68059



### Property Highlights

Sale Price	\$2,776,500
Gross Acres	8.5 AC
Gross SF	+/-370,200 SF
Lot Sizes	Flexible
Price Per SF	\$7.50 PSF
Future Zoning	B-H (HCO Overlay)
Gas	MUD
Electric	OPPD
Water	City of Springfield

### Neighborhood Demographics

	 POPULATION	 MEDIAN HOUSEHOLD INCOME	 NUMBER OF HOUSEHOLDS
1 Mile	1,707	\$83,959	665
3 Miles	2,788	\$92,121	1,067
5 Miles	12,586	\$117,841	4,329

Lot	Availability	Price
2	+/- 8.5 AC (~370,200 SF)	\$7.50 PSF

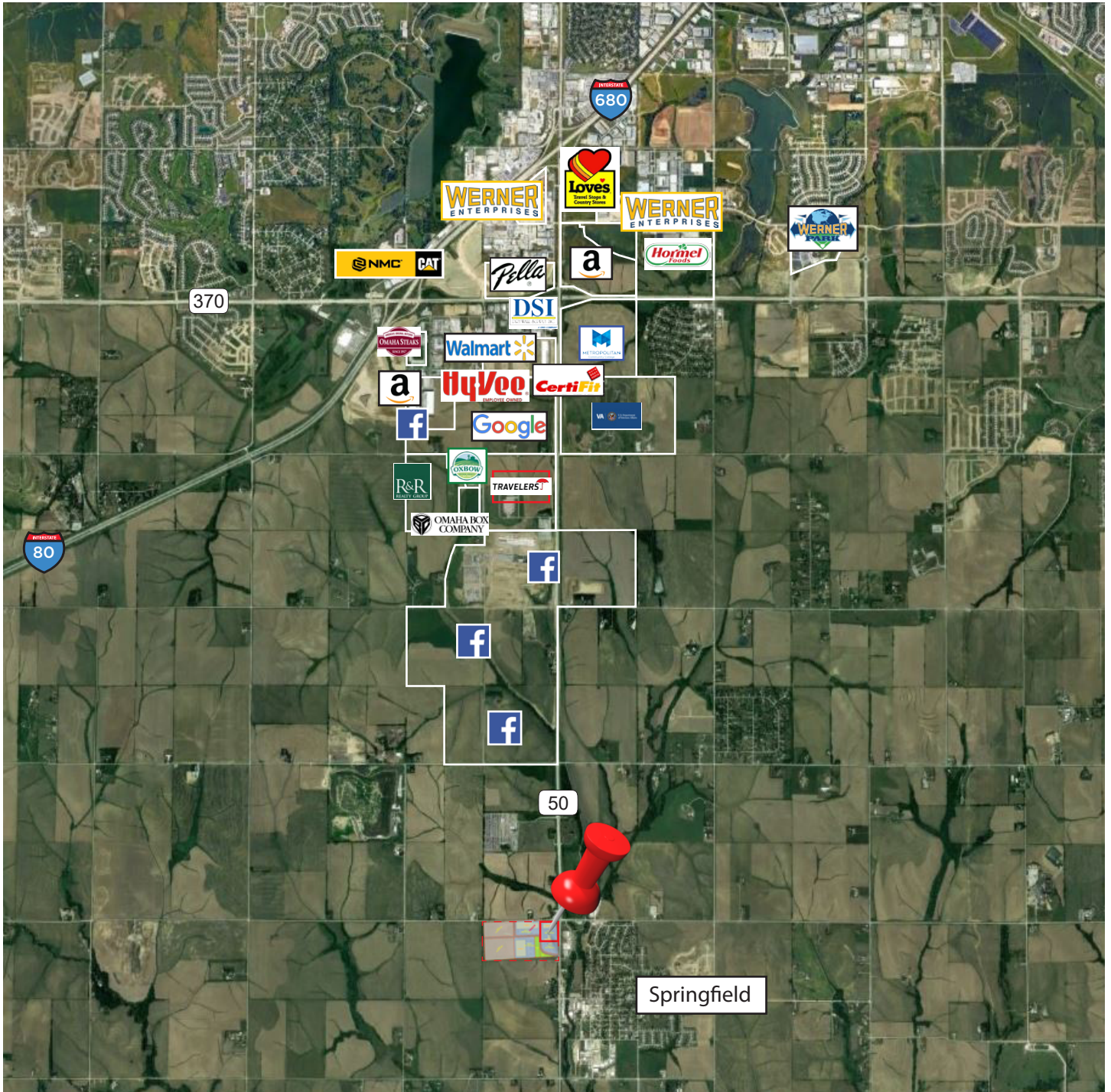
Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

FOR SALE

# Springfield Commerce Retail, Office, or Flex Lots

15304 S. 144th Street / Springfield, NE 68059



Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.