

# FORMER BANK

1865 WASHINGTON STREET  
BLAIR, NE 68008

**CORNER LOT FOR SALE**  
**PRICE: \$1,150,000**



CUSHMAN &  
WAKEFIELD

LUND  
COMPANY



# PROPERTY OVERVIEW

High visibility corner lot for sale! This property is located in the heart of Blair, Nebraska at the highly trafficked corner of Highway 30 and Washington Street. Property tours are by appointment only.



## PROPERTY HIGHLIGHTS

Sale Price	\$1,150,000
Building Size	3,785 SF Main Level Plus Basement
Acres	0.81 AC
Clearance Height	10' - 12'
Parking	8.52/1000 SF (36 Stalls)
Year Built	1963
Year Renovated	1999
Zoning	N/A



POPULATION



MEDIAN  
HOUSEHOLD INCOME



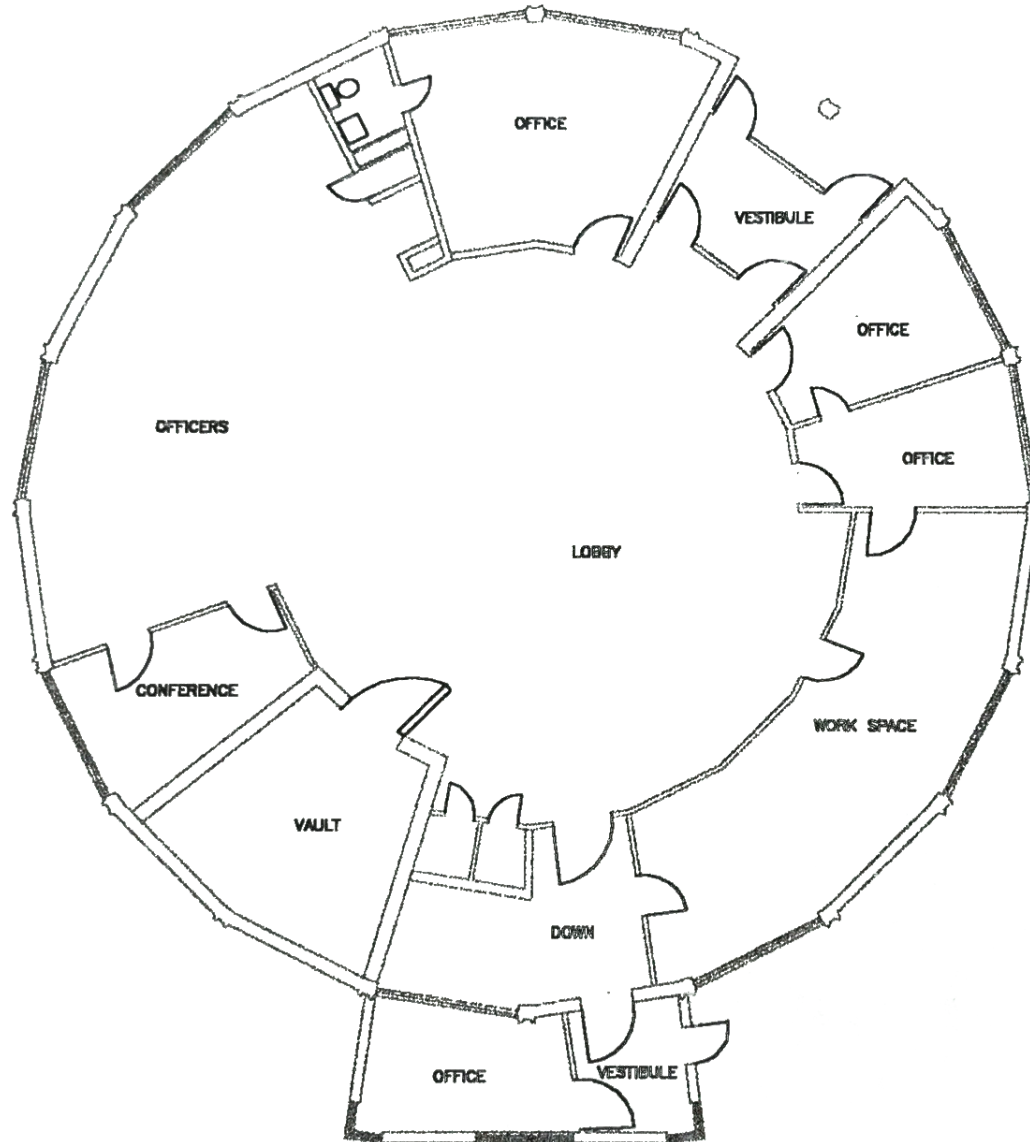
NUMBER OF  
HOUSEHOLDS

<b>1 Mile</b>	6,943	\$84,501	2,963
<b>3 Miles</b>	8,958	\$87,361	3,689
<b>5 Miles</b>	10,009	\$91,464	4,081

# FLOOR PLAN

First Floor

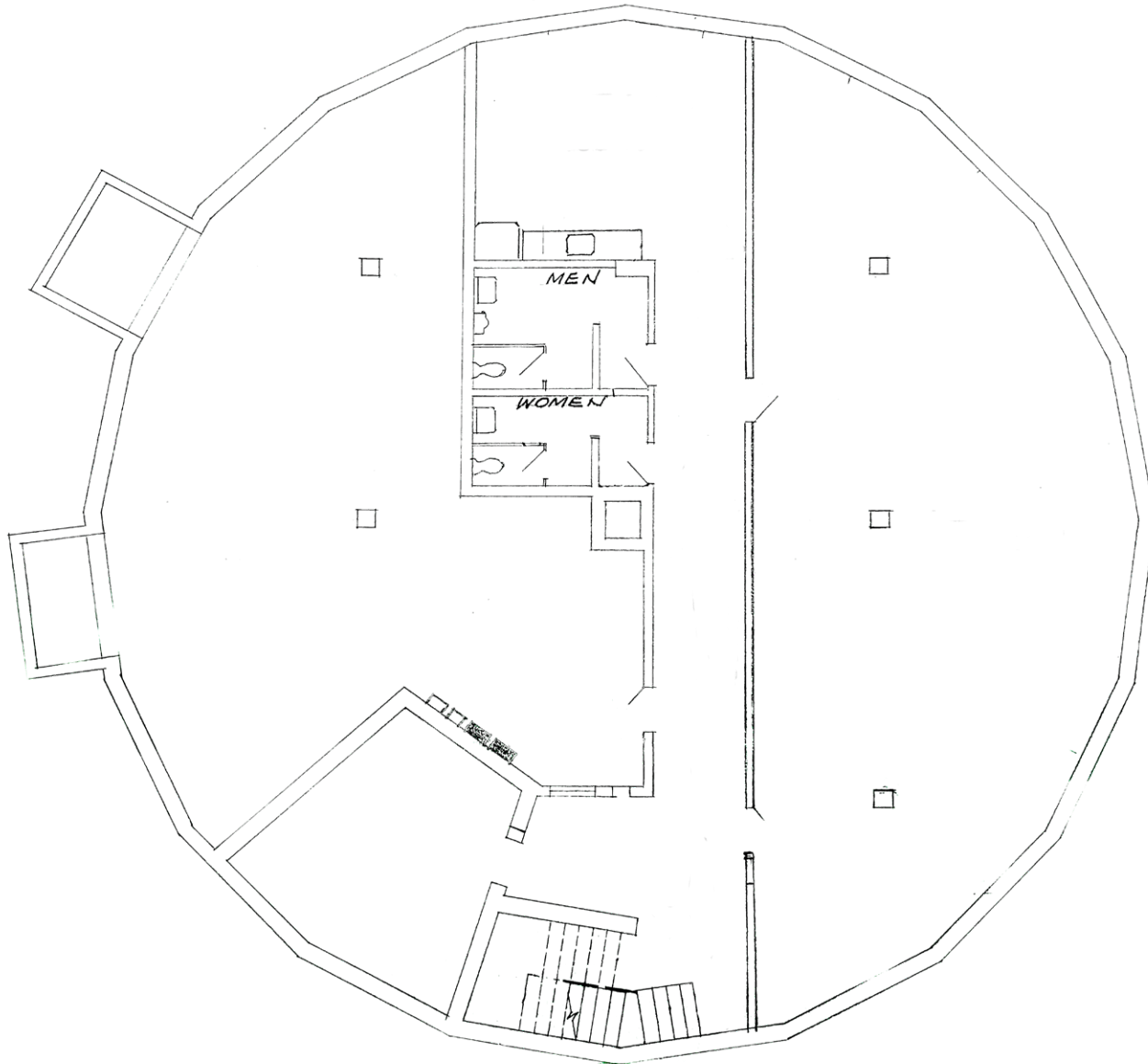
3,785 SF





# FLOOR PLAN

Basement





# TRADE MAP



15,720 EADT

Washington Street

Highway 30

SITE

ANYTIME FITNESS

NAPA

UNITED STATES POSTAL SERVICE

GREAT PLAINS COMMUNICATIONS

SUBWAY

goodwill

TACO BELL

Shell

Omaha Federal Credit Union  
Serving your community

RUNZA



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