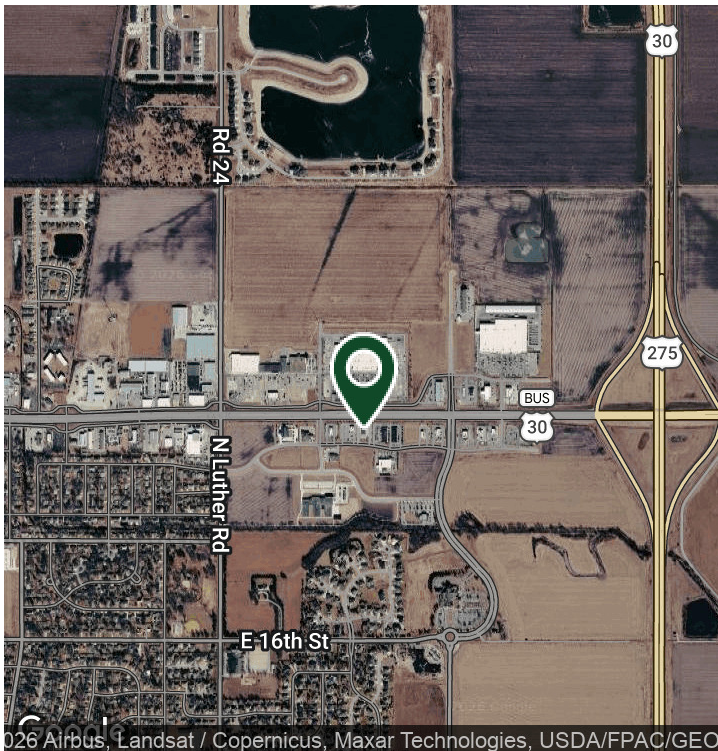


FORMER ASPEN DENTAL - FREMONT, NE

3102 Elk Lane, Fremont, NE 68025

RETAIL PROPERTY FOR SALE OR LEASE



PROPERTY DESCRIPTION

Introducing a prime opportunity in the thriving Fremont area! This former Aspen Dental 3,621 SF building, constructed in 2018, offers a modern and adaptable space for retail or free-standing building investors. With its strategic location along Fremont's major retail corridor, this property provides an ideal setting for businesses to thrive.

PROPERTY HIGHLIGHTS

- Modern 3,621 SF building
- Strategic location in Fremont's major retail corridor
- Surrounded by high performing retailers
- High Traffic are with over 18,000 VPD

OFFERING SUMMARY

Sale Price:	\$1,850,000
Lease Rate:	\$34 SF/YR
Building Size:	3,621 SF



ACCESS Commercial, LLC

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Principal

ROCKY PRYOR

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Brokerage Associate

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DRONES



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INTERIOR PHOTOS



ACCESS Commercial, LLC

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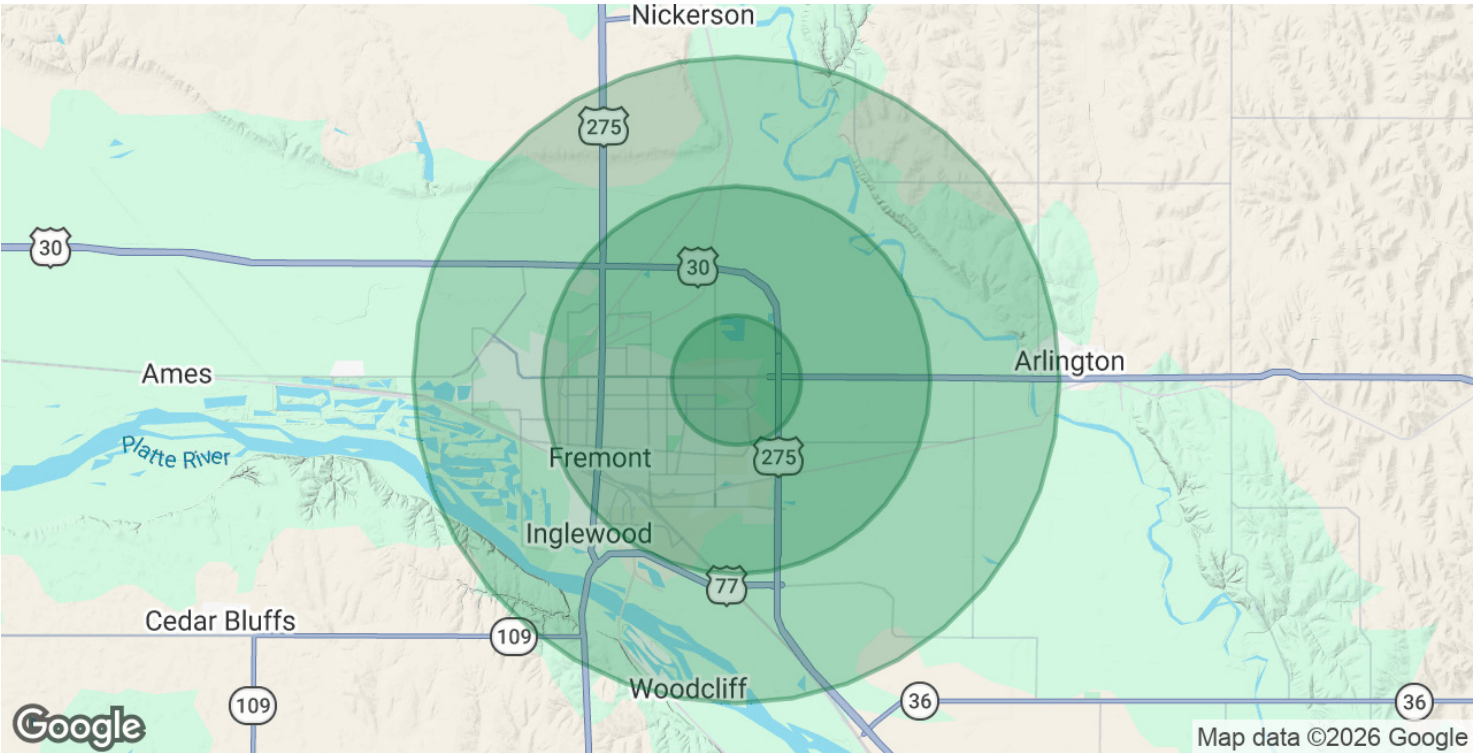
Brokerage Associate

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,996	23,855	30,052
Daytime Population	2,614	26,341	33,874
Employees in area	1,160	13,863	16,299
Businesses in area	67	811	946

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,472	9,627	12,138
Average HH Income	\$101,927	\$81,264	\$83,115
Average House Value	\$287,842	\$209,581	\$217,269

2024 American Community Survey (ACS)



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LISTING TEAM



KIRK HANSON

Principal

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Direct: 402.616.2580

PROFESSIONAL BACKGROUND

Kirk is responsible for all business development and brokerage activities for ACCESS and affiliated companies. Kirk is also a Co-Founder and Managing Director of Sower Capital Management, LLC a sponsor of real estate equity funds, and Montage Builders, LLC, a Midwest-focused general contracting firm. Kirk holds a Bachelor's Degree in Finance from the University of Nebraska at Lincoln and is a licensed broker in Nebraska, Iowa, Missouri and North Dakota. He is also a long-time member of the International Council of Shopping Centers (ICSC), the Entrepreneurs Organization (EO) and Realty Resources.



ROCKY PRYOR

Brokerage Associate

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Direct: 402.216.7887

PROFESSIONAL BACKGROUND

Rocky attended the Jesuit School of Rockhurst University where he was named the Vice President of the Nonprofit Leadership Alliance on campus and enjoyed competing in speech competitions. Rocky has 7+ years of experience being a dynamic brokerage associate in development and tenant representation across the Midwest.

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