



COMMERCIAL INVESTMENT SERVICES

# FOR SALE

## WB's Fun Center/Brigham's Taproom/Godfather's Pizza

1102 South Jeffers St  
North Platte, NE 69101



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## executive summary

1102 South Jeffers is a standout commercial property located in North Platte, Nebraska.

Positioned along heavily traveled Jeffers Street at the corner of Jeffers and William, this nearly three-acre site offers excellent visibility and access in one of the city's busiest commercial corridors.

The 36,084-square-foot building, built in 1977, is home to WB's Fun Center, Brigham's Taproom, and Godfather's Pizza, combining a bowling alley, arcade, and restaurant under one roof. With a strong local reputation and substantial paved parking, the property offers immediate income potential or the opportunity for redevelopment.

Zoned B-2 Highway Commercial and fully served by city utilities, the site's nearly three acres provide flexibility for a range of commercial uses. Priced at \$3,650,000, 1102 South Jeffers represents a rare chance to invest in a highly visible, adaptable property in North Platte's thriving marketplace.

### financials request

Please sign the required NDA to request access to financials.

Return signed document to:

[rstefka@cisnorthplatte.com](mailto:rstefka@cisnorthplatte.com)



36,084

total square feet

\$3,650,000

purchase price

2.99

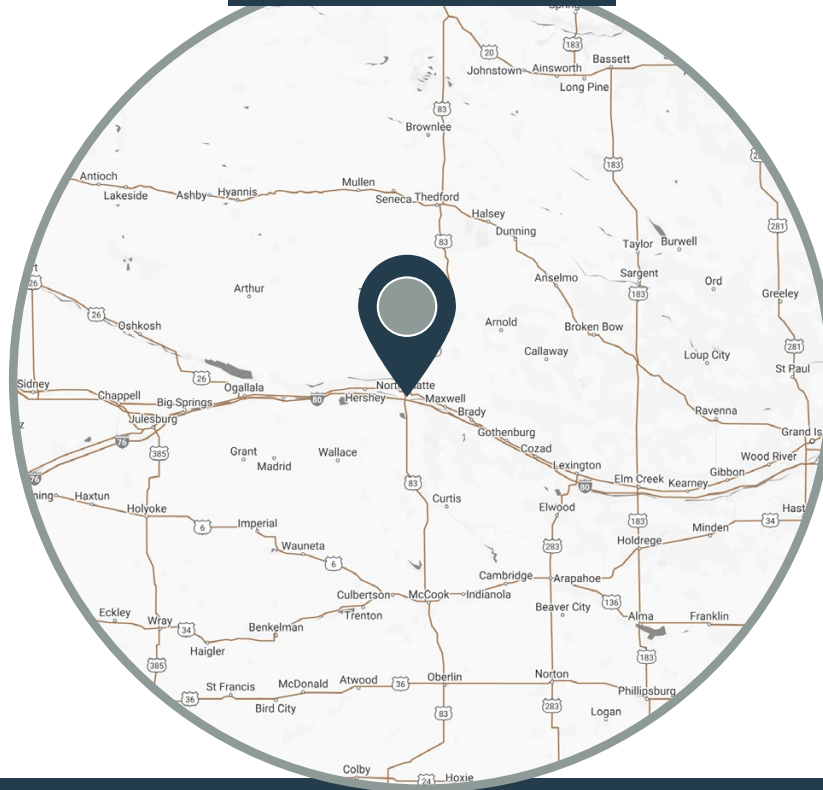
total acres



S Jeffers St 20,860 VPD



## property highlights & building characteristics



### \*\*WB's Fun Center/Brigham's Taproom/Godfather's Pizza\*\*

An exceptional commercial investment opportunity awaits at **1102 South Jeffers St, North Platte**. This property boasts a prime location on Jeffers Street, one of the city's busiest commercial corridors, ensuring high visibility and accessibility. The 36,084-square-foot building, housing WB's Fun Center, Brigham's Taproom, and Godfather's Pizza, offers a unique combination of entertainment and dining options under one roof. With a well-established local presence, ample paved parking, and zoned B-2 Highway Commercial, the property presents immediate income potential or potential for redevelopment. Constructed in 1977 and fully serviced by city utilities, the property's nearly three-acre site provides flexibility for various commercial uses. Its strategic position makes it a compelling investment opportunity in North Platte's thriving commercial landscape. Don't miss out on this chance to own a standout property with endless possibilities.



1102 South Jeffers St  
North Platte, NE 69101



20,860 VPD on  
S Jeffers St



36,084  
total square feet



Access to the site right  
off of S Jeffers St



0011524.00  
assessor  
parcel  
number



Walgreens

SUBWAY



Advance Auto Parts

Freddy's  
STEAKBURGERS

GNC  
LIVE WELL

TJ-maxx

FAMOUS  
footwear

maunces

Crave  
CHICKEN FINGERS

BURGER KING



DOLLAR TREE

Walmart





## market overview



**north platte, nebraska** is a thriving economic hub with a diverse array of industries contributing to its growth. The city's economy is supported by sectors such as agriculture, manufacturing, transportation, healthcare, retail, and tourism. Its strategic location along major transportation routes, including Interstate 80 and Union Pacific Railroad, positions North Platte as a key transportation and logistics hub in the region.

The agricultural sector plays a significant role in North Platte's economy, with the region known for its production of crops like corn, soybeans, wheat, and livestock. Manufacturing also contributes substantially to the local economy, with companies engaged in the production of machinery, fabricated metal products, plastics, and more.

Healthcare facilities in North Platte provide essential medical services to residents and surrounding communities, contributing to the local economy by creating jobs and attracting healthcare professionals. Additionally, the city's retail sector thrives, offering a mix of national chains and locally-owned businesses that cater to the needs of residents and visitors.

North Platte's rich history, cultural attractions, and outdoor recreational opportunities make it a popular destination for tourists. Attractions such as the Buffalo Bill Ranch State Historical Park, Cody Park, and the Golden Spike Tower draw visitors from across the region, stimulating tourism-related businesses and generating revenue for the local economy.

The city prioritizes workforce development initiatives to ensure a skilled labor pool that meets the needs of local employers. Educational institutions, vocational training programs, and workforce development organizations collaborate to provide training and employment opportunities for residents.



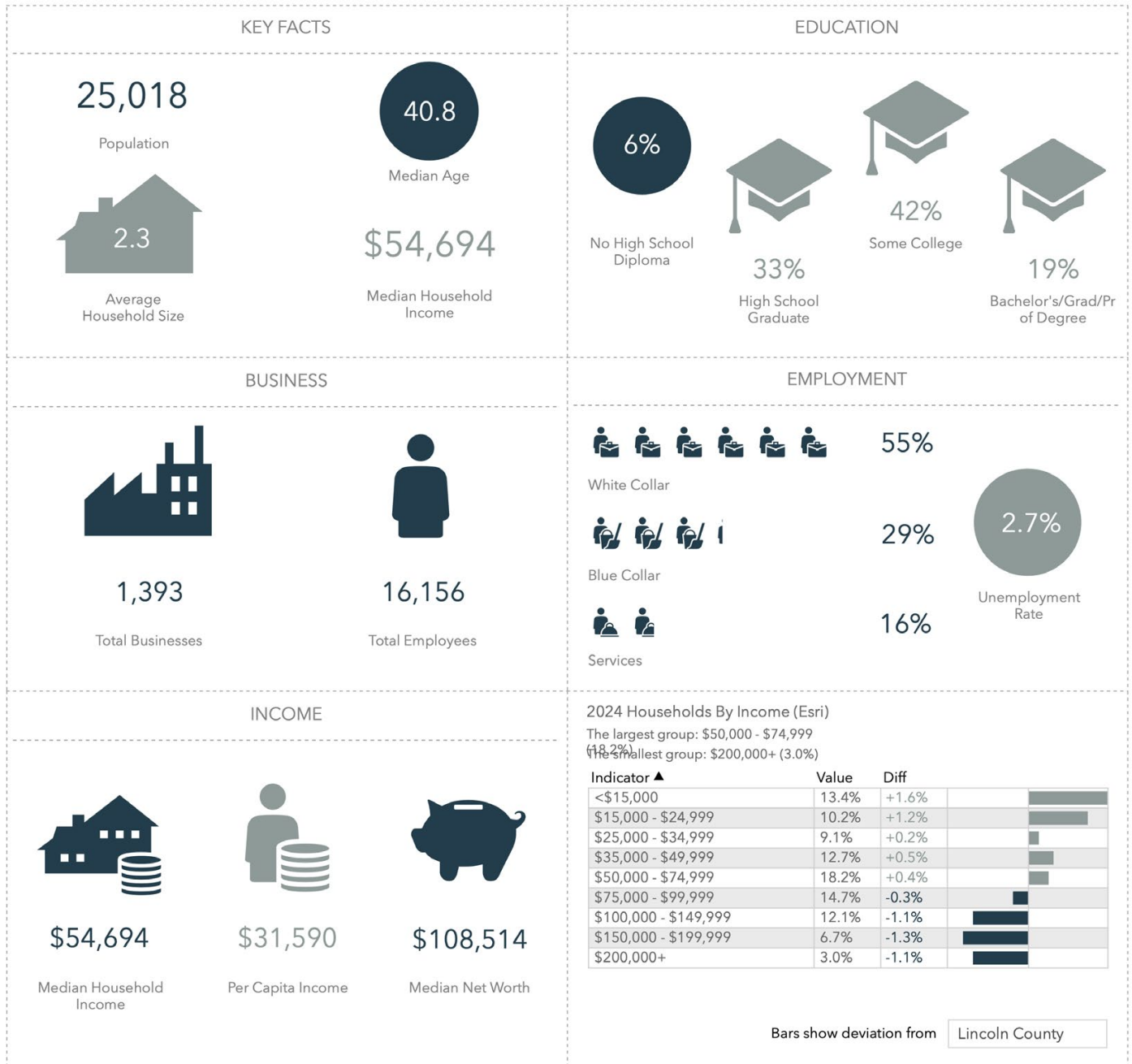
property photos





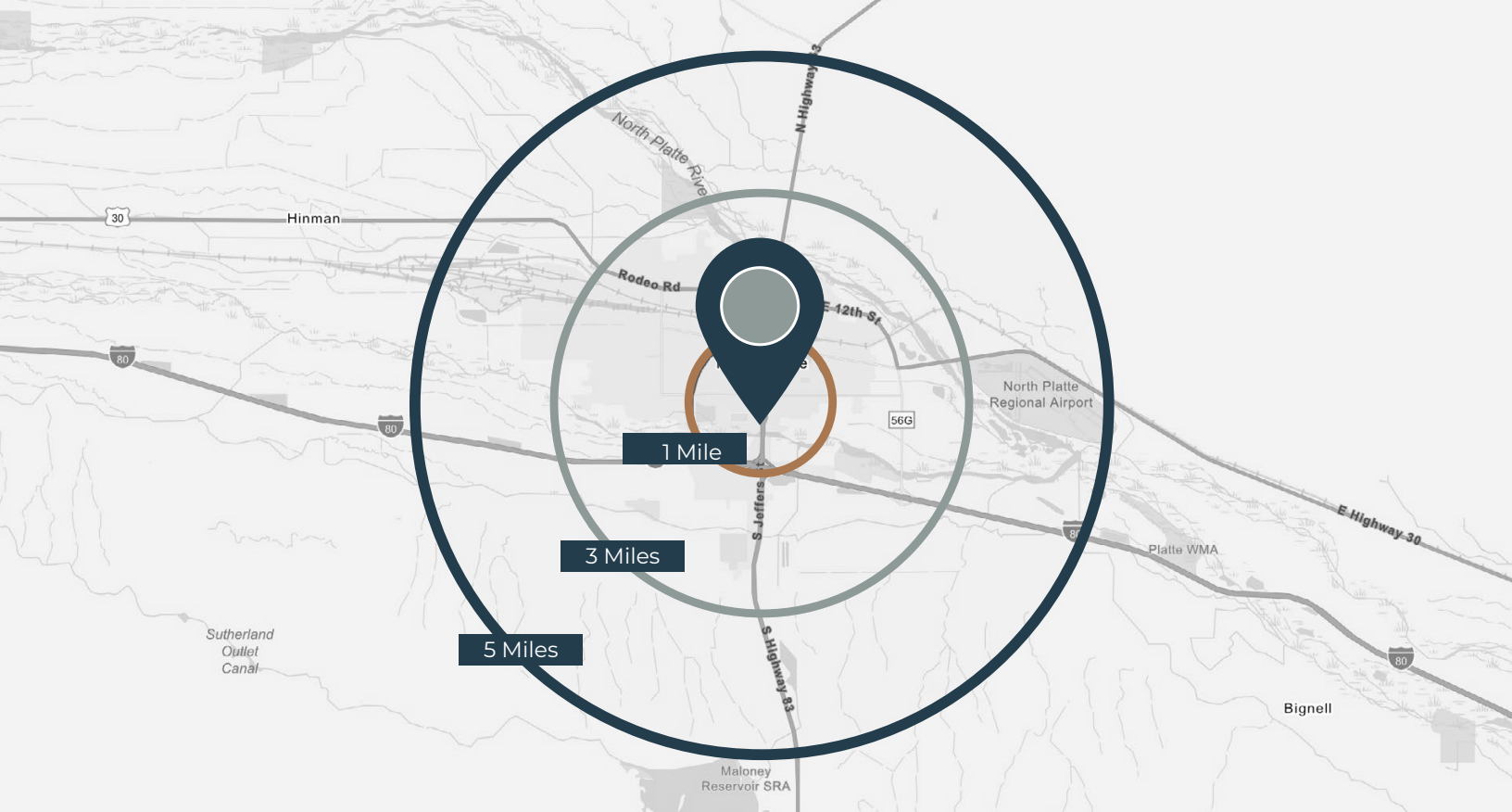


## demographic data



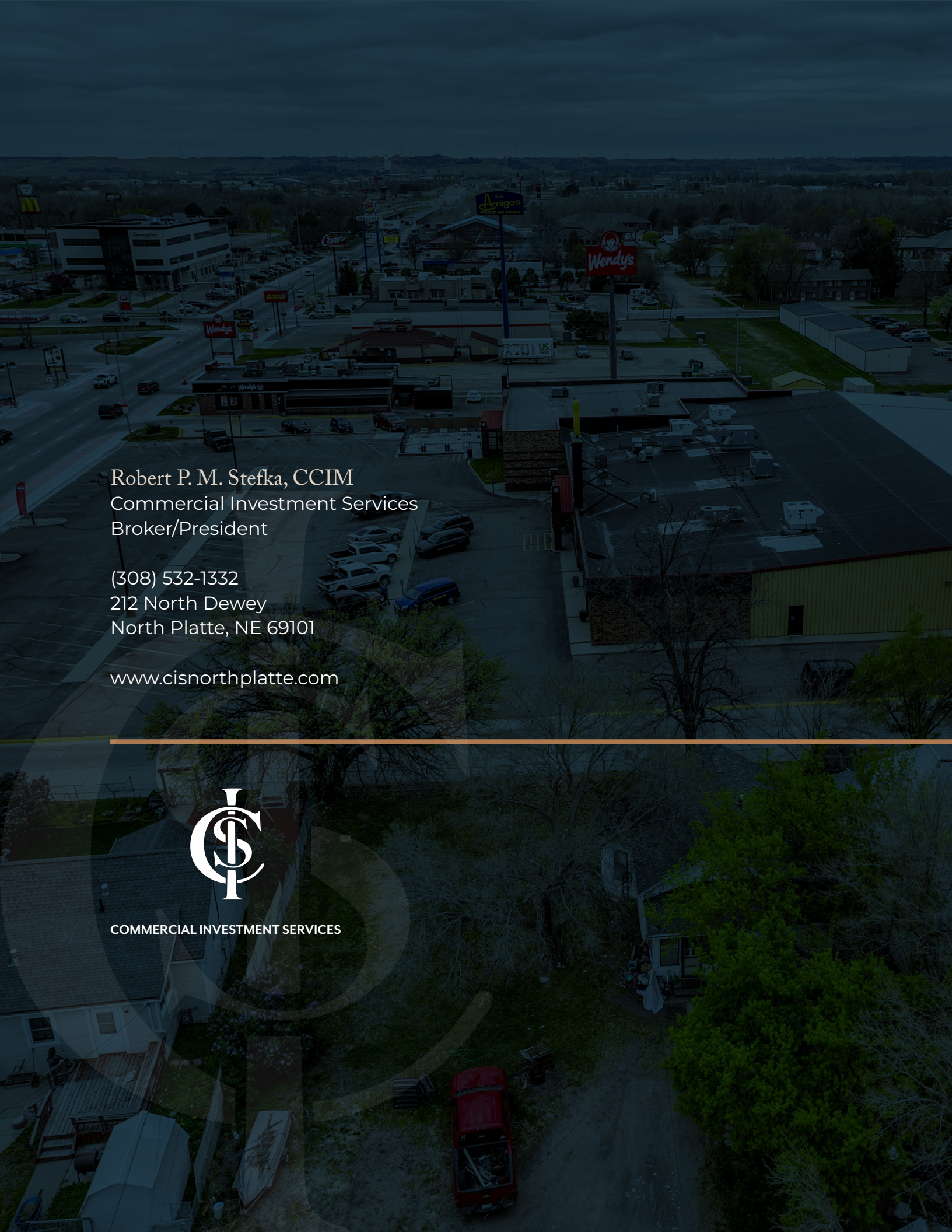
This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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| 2024 Summary             | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------------------|----------|----------|----------|
| Population               | 7,114    | 23,483   | 25,018   |
| Households               | 3,096    | 10,287   | 10,892   |
| Families                 | 1,560    | 5,796    | 6,255    |
| Average Household Size   | 2.22     | 2.23     | 2.25     |
| Owner Occupied Housing   | 1,599    | 6,234    | 6,763    |
| Renter Occupied Housing  | 1,497    | 4,053    | 4,129    |
| Median Age               | 39.4     | 40.6     | 40.8     |
| Median Household Income  | \$53,567 | \$53,561 | \$54,694 |
| Average Household Income | \$65,812 | \$69,988 | \$72,651 |

| 2029 Summary                  | 1 Mile   | 3 Miles  | 5 Miles  |
|-------------------------------|----------|----------|----------|
| Population                    | 7,083    | 23,329   | 24,830   |
| Households                    | 3,108    | 10,299   | 10,894   |
| Families                      | 1,554    | 5,768    | 6,217    |
| Average Household Size        | 2.20     | 2.22     | 2.23     |
| Owner Occupied Housing Units  | 1,623    | 6,307    | 6,830    |
| Renter Occupied Housing Units | 1,485    | 3,992    | 4,064    |
| Median Age                    | 40.6     | 41.7     | 41.9     |
| Median Household Income       | \$57,335 | \$59,081 | \$60,482 |
| Average Household Income      | \$74,356 | \$79,909 | \$83,002 |



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