



COMMERCIAL INVESTMENT SERVICES

FOR SALE

North Platte Feed Center

1415 E 8th St
North Platte, NE 69101

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executive summary

1415 E 8th Street presents a versatile industrial opportunity in North Platte, Nebraska, ideally suited for an owner-user or investor seeking a functional, multi-building asset with room to grow. Situated on approximately 4.36 acres and zoned I-1 (Light Industrial), the property offers a balanced mix of warehouse, equipment, and retail space to support a variety of operational needs. The site includes a **5,600-square-foot storage warehouse**, a **4,032-square-foot equipment building**, and a **3,000-square-foot retail structure**, creating a flexible layout for distribution, service-based businesses, or light manufacturing.

With ample land area, the property provides ease of access for vehicles, equipment, and potential outdoor storage, while maintaining strong utility for day-to-day operations. Its configuration allows for seamless integration of front-facing retail or office functions with backend industrial use, making it especially appealing for businesses that benefit from both customer interaction and logistical capacity.

Offered at **\$700,000**, 1415 E 8th Street represents a compelling value for a multi-use industrial property with built-in adaptability. Additionally, existing inventory and operational equipment may be negotiated separately, offering a potential turnkey solution for the right buyer.

±12,600

total square feet

\$700,000

purchase price

4.36

total acres

30

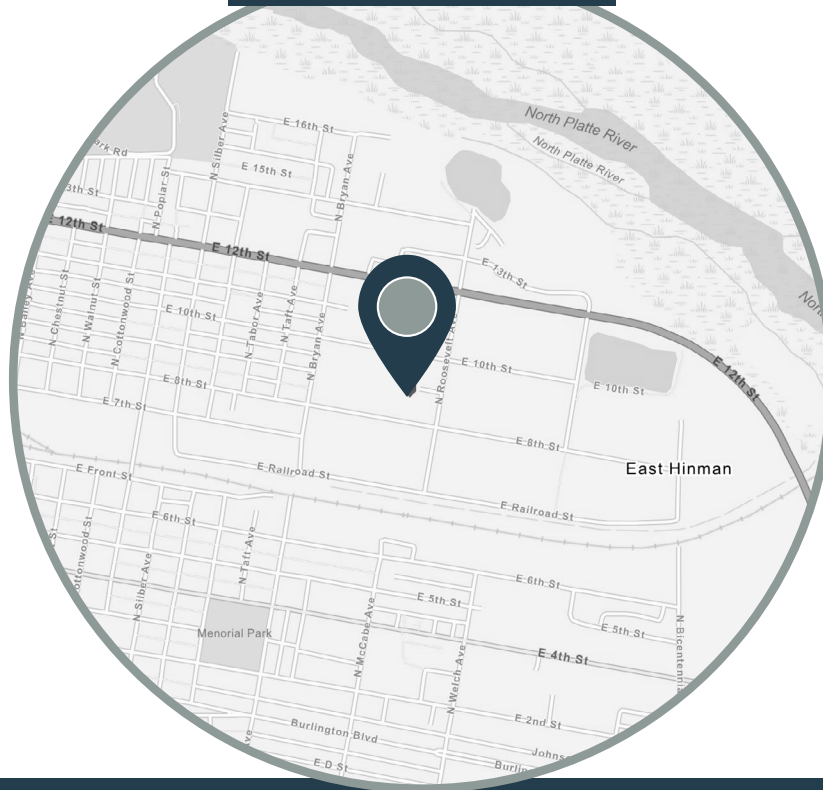
Rodeo Rd - 3,010 VPD

E 8th St





property highlights & building characteristics

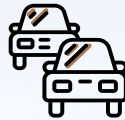


Functional, Multi-Building Asset

An exceptional industrial investment opportunity is available at 1415 E 8th Street in North Platte, Nebraska. Positioned on approximately 4.36 acres and zoned I-1 (Light Industrial), this multi-building property offers a flexible configuration well-suited for a range of commercial and operational uses. The site includes a 5,600-square-foot storage warehouse, a 4,032-square-foot equipment building, and a 3,000-square-foot retail structure, providing a balanced mix of industrial functionality and customer-facing space. With ample room for circulation, parking, and potential outdoor storage, the property is designed to accommodate both day-to-day operations and future growth. Offered at \$700,000, it represents a strong value for investors or owner-users seeking a versatile asset, with the added option to negotiate existing inventory and equipment for a more turnkey acquisition.



1415 E 8th St
North Platte, NE 69101



3,010 VPD on
Nearby Rodeo Road



±12,600
total square feet



Located within North
Platte's established light
industrial corridor



0022582.25
assessor
parcel
number



995 Farms in
Lincoln County



\$1,011,592,000
Market Value of
Products Sold in
Lincoln County



1,638,602 Acres
used in farming

83

Rodeo Rd - 3,010 VPD

30



freshfoods
Casey's
CARQUEST
AUTO PARTS



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





property photos





demographic data

KEY FACTS

25,057

Population



2.2

Average Household Size

41.4

Median Age

\$64,913

Median Household Income

EDUCATION

6%

No High School Diploma



31%

High School Graduate



43%

Some College



19%

Bachelor's/Grad/Pr of Degree

BUSINESS



1,383

Total Businesses



15,163

Total Employees

EMPLOYMENT



56%

White Collar



29%

Blue Collar



Services

15%

3.0%

Unemployment Rate

INCOME



\$64,913

Median Household Income



\$34,928

Per Capita Income



\$142,454

Median Net Worth

2025 Households By Income (Esri)

The largest group: \$50,000 - \$74,999 (17.7%)

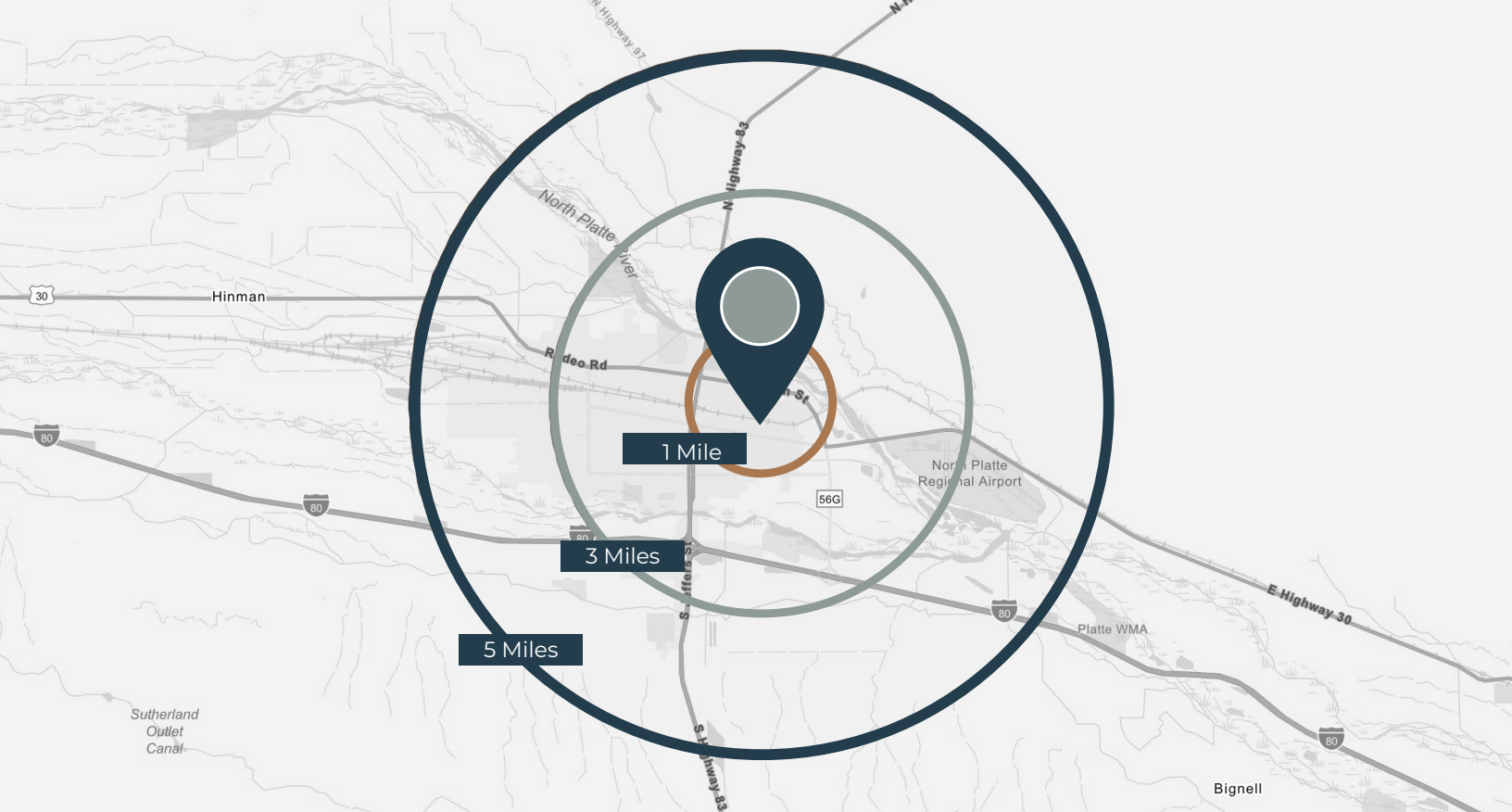
The smallest group: \$200,000+ (4.4%)

Indicator ▲	Value	Diff	
<\$15,000	10.0%	+1.3%	
\$15,000 - \$24,999	8.4%	+1.2%	
\$25,000 - \$34,999	8.3%	+0.7%	
\$35,000 - \$49,999	13.1%	+1.0%	
\$50,000 - \$74,999	17.7%	+0.3%	
\$75,000 - \$99,999	15.1%	+0.3%	
\$100,000 - \$149,999	16.9%	-1.5%	
\$150,000 - \$199,999	6.2%	-1.0%	
\$200,000+	4.4%	-2.3%	

Bars show deviation from Lincoln County

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

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2025 Summary	1 Mile	3 Miles	5 Miles
Population	4,263	21,385	25,057
Households	1,874	9,505	11,115
Families	1,045	5,300	6,346
Average Household Size	2.24	2.21	2.21
Owner Occupied Housing	1,105	5,679	6,887
Renter Occupied Housing	769	3,826	4,228
Median Age	37.8	40.2	41.4
Median Household Income	\$52,625	\$62,827	\$64,913
Average Household Income	\$62,174	\$75,255	\$78,760

2030 Summary	1 Mile	3 Miles	5 Miles
Population	4,045	20,367	23,896
Households	1,790	9,140	10,705
Families	990	5,058	6,068
Average Household Size	2.22	2.19	2.18
Owner Occupied Housing Units	1,102	5,593	6,788
Renter Occupied Housing Units	688	3,547	3,917
Median Age	39.5	41.4	42.5
Median Household Income	\$59,453	\$68,411	\$71,839
Average Household Income	\$66,918	\$81,959	\$86,031



contact & disclaimers

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