



COMMERCIAL INVESTMENT SERVICES

FOR SALE

Large Retail Store

2501 E 4th St
North Platte, NE 69101



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executive summary

2501 E 4th Street presents a rare large-format retail opportunity in North Platte, Nebraska, offering substantial scale and flexibility for an owner-user, redevelopment group, or investment buyer seeking a highly visible commercial asset. Formerly occupied by Buccheit, the **property structure is approximately 29,040 SF** and the **lot measures approximately 3.2 acres**, providing an expansive footprint capable of accommodating a wide range of retail, showroom, distribution, or adaptive reuse concepts. Its established retail infrastructure and prominent location make it well-positioned for **regional commerce, big-box retail, wholesale operations, or multi-tenant repositioning**.

The property's sizeable interior layout offers exceptional versatility, with open floor areas that can support inventory-heavy retail uses, equipment sales, fitness or entertainment concepts, storage, or industrial conversion opportunities. A loading dock, fire sprinkler system, alarm system, and fully fenced and gated site further enhance operational functionality and security, while more than **60,000 square feet of concrete parking** and outdoor area provide substantial capacity for customer traffic, equipment staging, or fleet use. The building's **visibility along East 4th Street** offers strong exposure within one of North Platte's primary commercial corridors, while the scale of the asset presents **opportunities for phased occupancy, subdivision, or redevelopment strategies tailored to evolving market demand**.

With its combination of established commercial presence, adaptable square footage, and strategic location, 2501 E 4th Street represents a compelling opportunity for buyers seeking a large-scale property with long-term operational and investment potential in the North Platte market.

±29,040

total square feet

\$1,480,000

purchase price

3.2

total acres



30

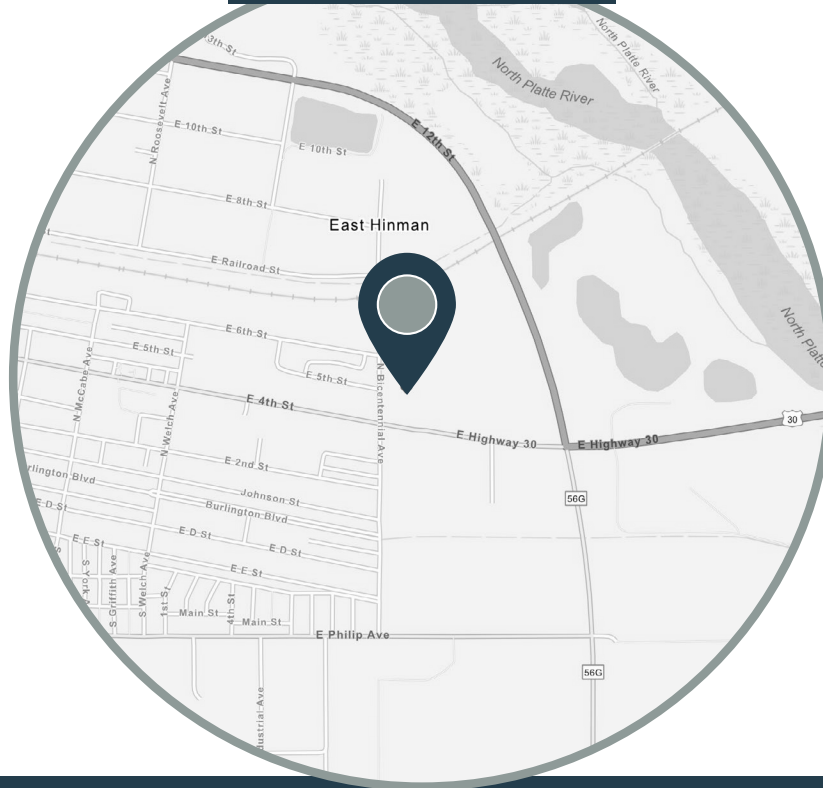
9,000 AFD

E 4th St

2501 E 4th St North Platte, NE



property highlights & building characteristics



Large-Scale Retail & Redevelopment Opportunity

An exceptional commercial opportunity is available at 2501 E 4th Street in North Platte, Nebraska. Formerly occupied by Buccheit, this expansive property features approximately 139,932 square feet situated on 3.2 acres, offering a substantial footprint for retail, showroom, distribution, or adaptive reuse applications. The building's large-format layout provides flexibility for a variety of operational needs, with open interior space capable of supporting high-volume retail, warehouse integration, equipment sales, entertainment concepts, or multi-tenant redevelopment. Additional features include a loading dock, fire sprinkler system, alarm system, and a fully fenced and gated site for enhanced functionality and security. Positioned along a prominent commercial corridor, the property benefits from strong visibility, convenient access, and established regional recognition. Ample parking and circulation areas further enhance usability for customers, employees, and logistics operations alike. With its scale, adaptability, and strategic location, 2501 E 4th Street represents a compelling opportunity for investors, developers, or owner-users seeking a high-capacity commercial asset with long-term potential.



2501 E 4th St
North Platte, NE 69101



9,000+ VPD Along Nearby
E 4th Street / US-30



±29,040
total square feet
building size



±60,000
total square feet of
paved parking



Located within North
Platte's established light
industrial corridor



0023610.00
assessor
parcel
number

enterprise



E 4th St

freshfoods
Casey's
CARQUEST
AUTO PARTS

GMC

FLOYD'S
TRUCK CENTER

Burlington Blvd

Carhart
UNIFORMS CO.

E Philip Ave



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



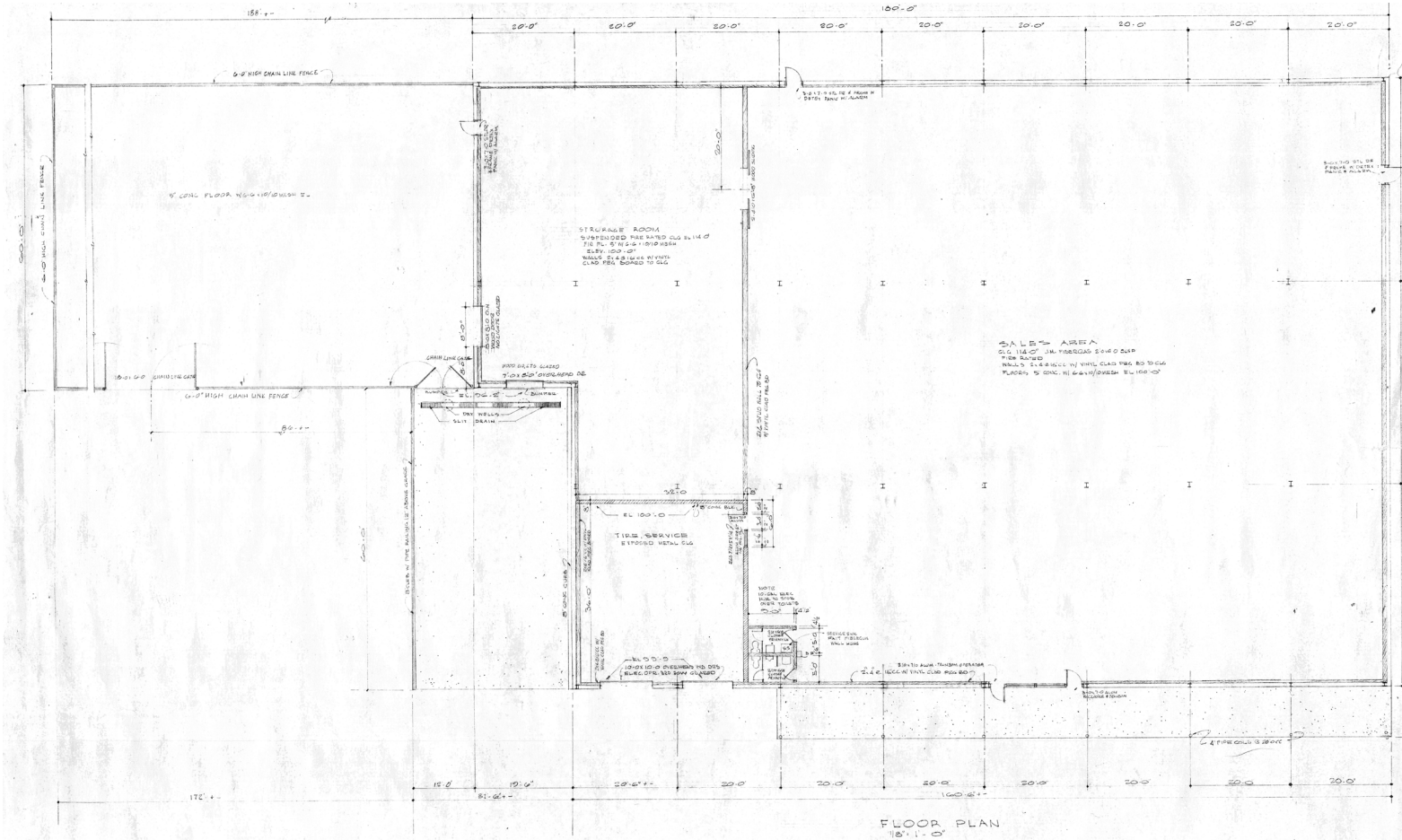


property photos



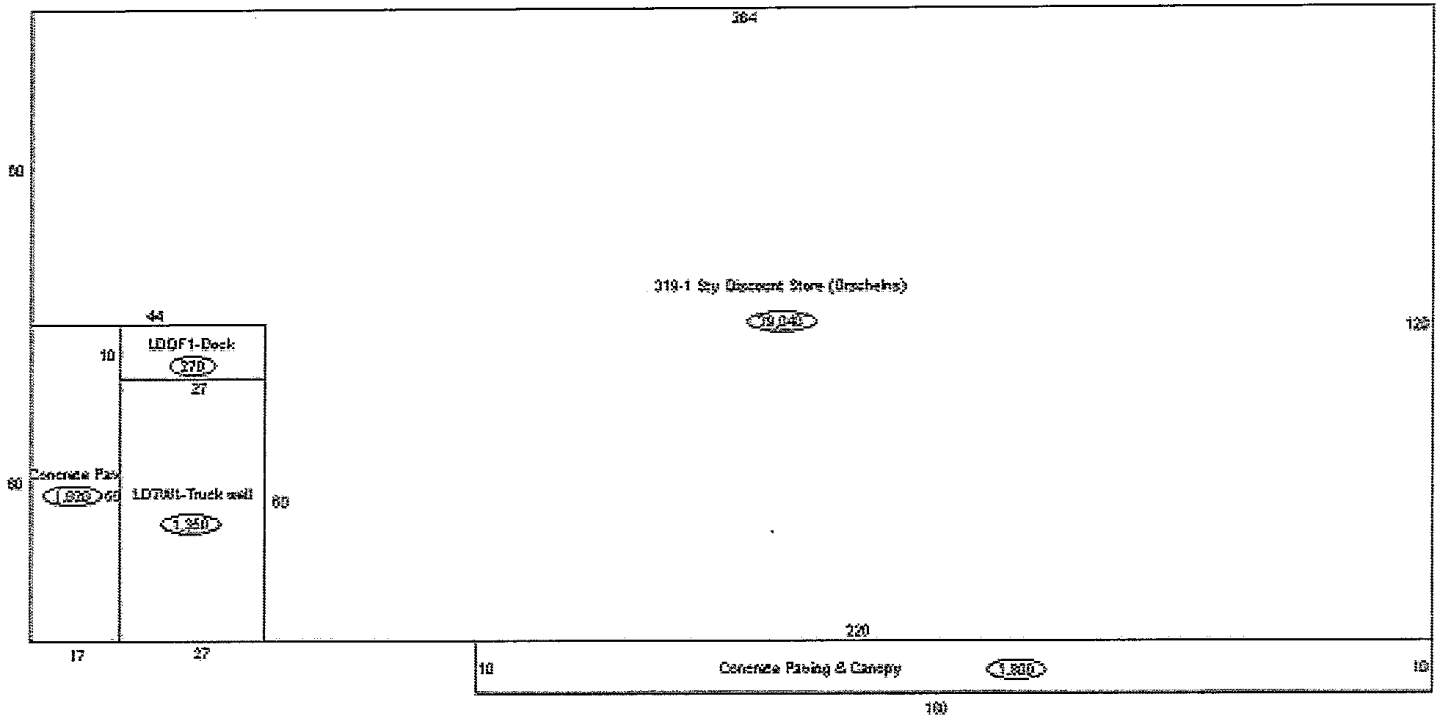


site plan





site plan





demographic data

KEY FACTS

24,849

Population



2.2

Average Household Size

41.3

Median Age

\$64,797

Median Household Income

EDUCATION

6%

No High School Diploma



31%

High School Graduate



43%

Some College



19%

Bachelor's/Grad/Pr of Degree

BUSINESS



1,378

Total Businesses



15,127

Total Employees

EMPLOYMENT



56%

White Collar



29%

Blue Collar



15%

Services

3.0%

Unemployment Rate

INCOME



\$64,797

Median Household Income



\$34,877

Per Capita Income



\$140,469

Median Net Worth

2025 Households By Income (Esri)

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

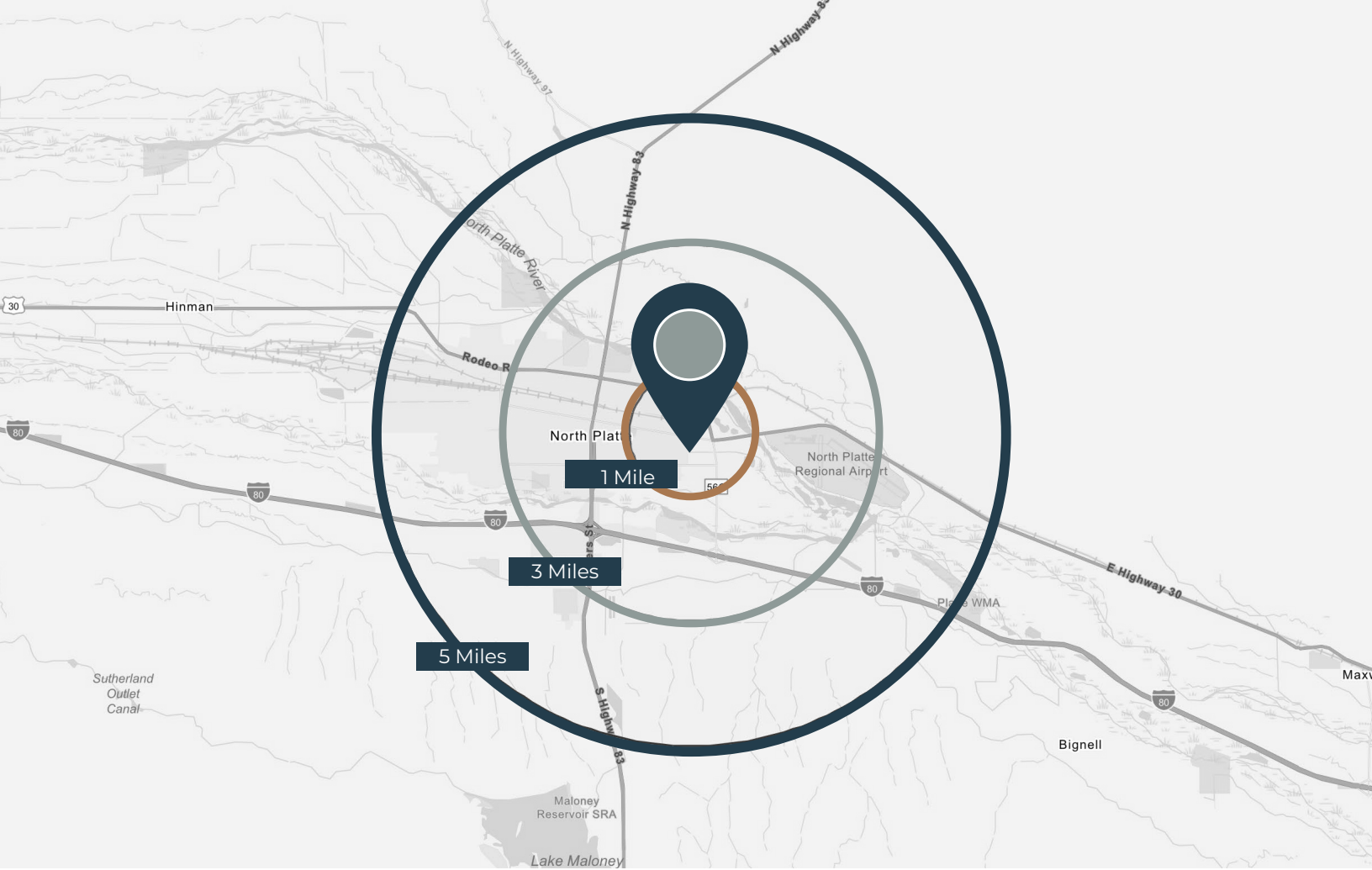
The smallest group: \$200,000+ (4.4%)

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	2,572	17,081	24,849
Households	1,249	7,620	11,002
Families	650	4,128	6,273
Average Household Size	2.05	2.20	2.21
Owner Occupied Housing	599	4,341	6,795
Renter Occupied Housing	650	3,279	4,207
Median Age	37.2	39.7	41.3
Median Household Income	\$56,838	\$61,642	\$64,797
Average Household Income	\$62,586	\$73,470	\$78,649

contact & disclaimers

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