



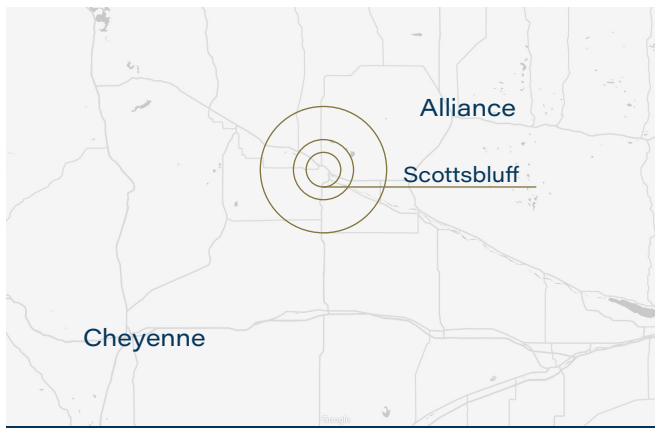
UPTOWN *Scottsbluff*

2302 Frontage Road, Scottsbluff, NE 69361

HIGHLIGHTS

- Anchored by Dollar Tree, Dunham's Sports, Harbor Freight, Hobby Lobby and Reel Lux Cinemas
- Regional trade area serving 80,000 people
- Twin cities of Scottsbluff and Gering are the 7th largest urban areas in Nebraska
- Includes a mix of national tenants, specialty shops, restaurants and entertainment

DEMOGRAPHICS



	Miles	5	10	20
POPULATIONS		27,482	32,306	37,904
HOUSEHOLDS		11,093	13,034	15,369
AVG HH INCOME		\$64,097	\$64,463	\$64,820

DAN MCKINNEY, DIRECTOR OF LEASING
 1445 North Loop West | Suite 625 | Houston, TX 77008
 303.204.8755 | dmckinney@rockstep.com | www.rockstep.com

RockStep
CAPITAL

FLOOR PLAN

Join these national brands at Uptown Scottsbluff!



LOCAL AREA



This document has been prepared by RockStep Capital for advertising and general information only. RockStep Capital makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of the content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. RockStep Capital excludes unequivocally all inferred or implied terms, conditions, and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of RockStep Capital and/or its licensor(s). ©2022 All rights reserved.