



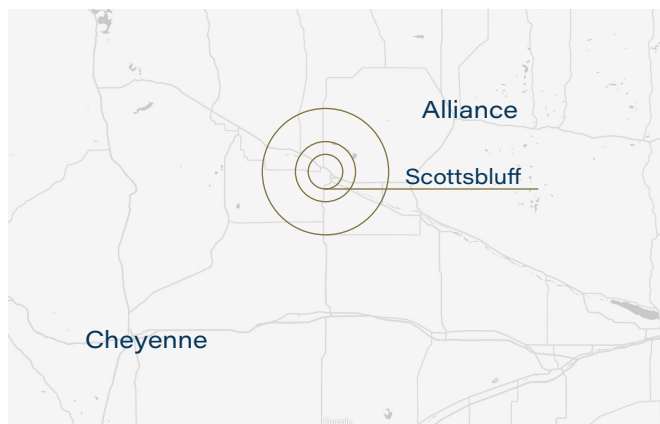
UPTOWN *Scottsbluff*

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

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LOCAL AREA



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