



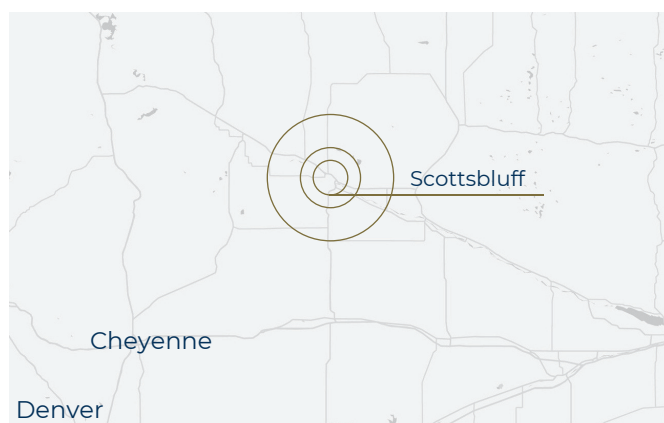
# UPTOWN *Scottsbluff*

2302 Frontage Road, Scottsbluff, NE 69361

## HIGHLIGHTS

- Anchored by Dollar Tree, Dunham's Sports, Harbor Freight, Hobby Lobby, Ross Dress for Less, TJ Maxx, Five Below and Golden Ticket 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	26,291	33,569	37,644
HOUSEHOLDS	10,653	13,646	15,354
AVG HH INCOME	\$78,161	\$80,087	\$78,788

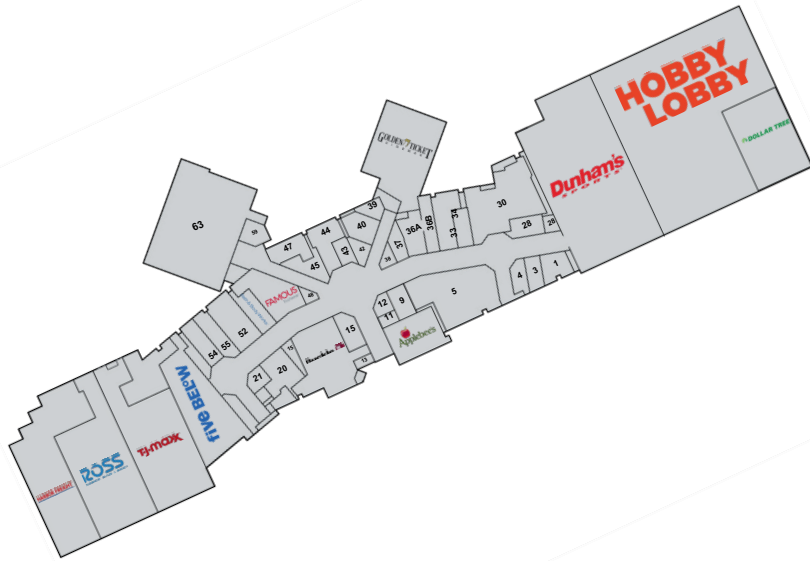
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# FLOOR PLAN



# LOCAL AREA



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