

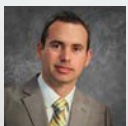
# EMPORIUM PLAZA

618 - 3,200 SF | \$9.00 - 10.00 SF/YR (NNN)

1505 GALVIN ROAD S, BELLEVUE, NE 68005



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# EMPORIUM PLAZA

1505 GALVIN ROAD S, BELLEVUE, NE 68005

## BUILDING INFORMATION

Building Size	17,769 SF
Min Divisible	618 SF
Max Contiguous	3,200 SF
Minimum Ceiling Height	10 ft
Number Of Floors	1
Year Built	2020
Restrooms	ADA Unisex
HVAC	GFA
Elevators	No

## PARKING & TRANSPORTATION

Parking Description	123 Stalls
Number Of Spaces	123
Parking Type	Surface
Traffic Count	12,900 - Galvin & 16th

## LOCATION DESCRIPTION

Close to Bellevue University and Offutt Air Force Base, across from many national chains such as KFC, Arby's and Taco Bell and close to HWY 370 interchange

## SITE INFORMATION

Cross-Streets	16th Ave & Galvin Road
County	Sarpy County
Zoning	Commercial

## UTILITIES & AMENITIES

Amenities	Trash Service paid by Landlord
Power	Yes
Power Description	200 Amp Three Phase
Gas / Propane	N/A
Security Guard	N/A

## PROPERTY HIGHLIGHTS

- Updated building facade
- New concrete parking lot offering front door parking
- Former pet grooming space coming available
- Across from many national chains such as KFC, Arby's, and Taco Bell
- Two monument signs available
- Landlord pays water/sewer and trash fees

## OFFERING SUMMARY

<b>LEASE RATE</b>	<b>\$9.00 - 10.00 SF/YR NNN</b>
Est. Op. Exp.	\$4.29 SF/YR
Available SF	618 - 3,200 SF
Property Type	Retail

## DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,102	40,320	92,207
Average Age	36.7	33.5	32.3
HOUSEHOLDS			
Total Households	3,638	15,711	33,873
People Per HH	2.5	2.6	2.7
Average HH Income	\$55,215	\$61,526	\$63,845
Average HH Value	\$122,951	\$145,664	\$151,147

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**INVESTORS**  
REALTY INC.



# 1505 GALVIN ROAD S

## AVAILABLE SPACES SUMMARY



### LEGEND



AVAILABLE



LEASED

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
1505 #2	682 SF	\$9.00 SF/yr (NNN)	\$4.29	\$755.32
1505 #3	618 SF	\$9.00 SF/yr (NNN)	\$4.29	\$684.44
1501 # 1	1,200 SF	\$10.00 SF/yr (NNN)	\$4.29	\$1,429.00
1501 #2	1,000 SF	\$10.00 SF/yr (NNN)	\$4.29	\$1,190.83
1501 #3	1,000 SF	\$10.00 SF/yr (NNN)	\$4.29	\$1,190.83

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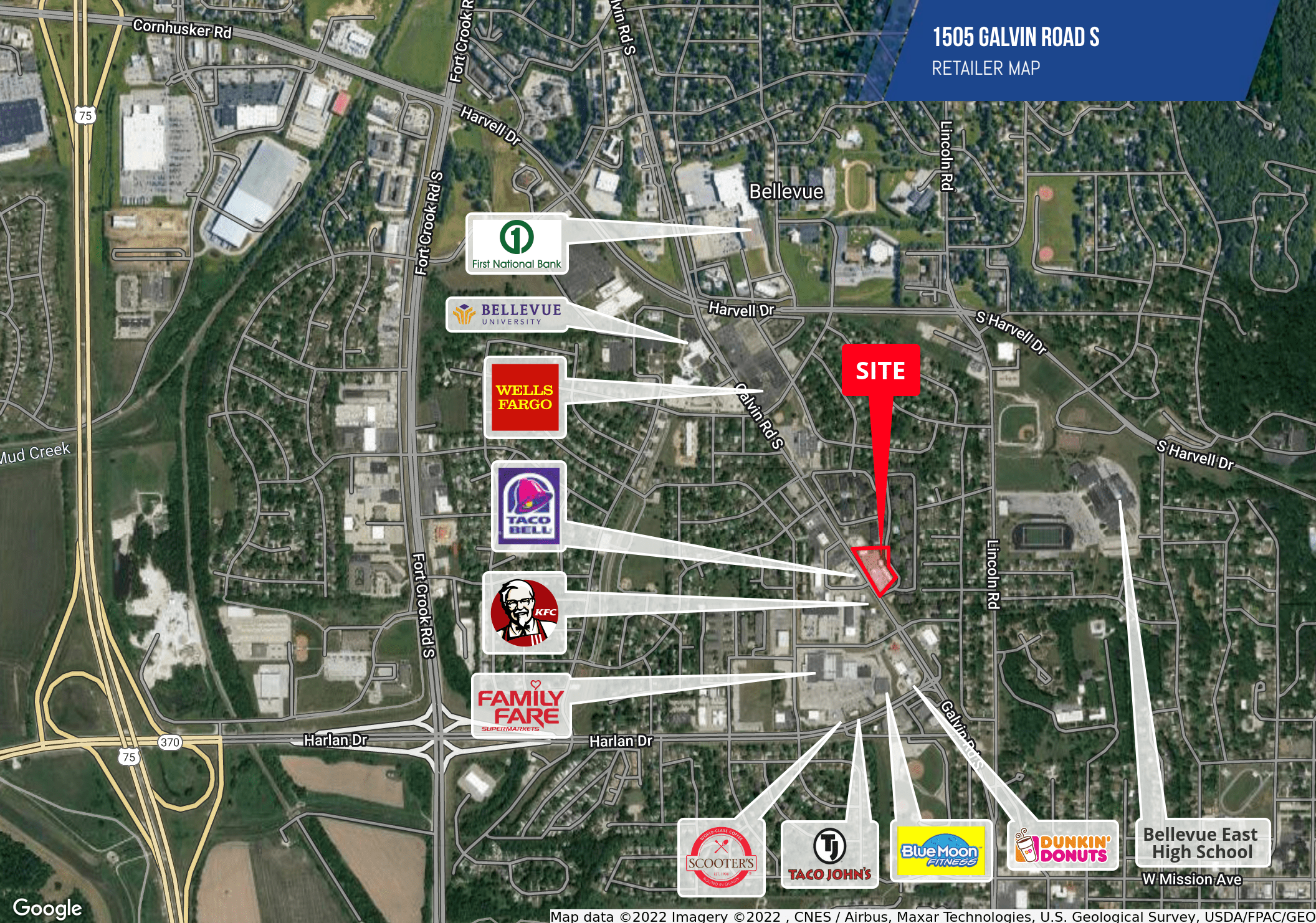






1505 GALVIN ROAD S

RETAILER MAP



Map data ©2022 Imagery ©2022 , CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/Geo

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