

COMMERCIAL FOR LEASE

# EMPORIUM PLAZA

1501-07 Galvin Road • Bellevue, Nebraska

11301 Davenport Street  
Omaha, NE 68154  
402.330.8000  
www.investorsomaha.com

**INVESTORS  
REALTY INC.**

**\$8.50 psf NNN | 1,192 SF**



## HIGHLIGHTS

- Close to Bellevue University and Offutt Air Force Base
- Across from many National chains such as KFC, Arby's and Taco Bell
- Professionally managed buildings at very affordable prices
- Close to HWY 370 interchange
- Two monument signs available

## AGENTS

**BRIAN FARRELL**  
bfarrell@investorsomaha.com

**(402) 778-7531**



**CERTIFIED  
PROPERTY  
MANAGER®**

\*INDIVIDUAL MEMBERS

Information presented is deemed reliable and is subject to change.  
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Emporium Plaza • 1501-07 Galvin Road S • Bellevue, NE (16th Ave & Galvin Road)



**\$8.50 PSF NNN**

Great visibility and location across from many national restaurants chains, close proximity to Offutt Air Force Base and Bellevue University, great traffic counts at almost 13,000 cars per day. Many well established long-term tenants in place offering a good Tenant mix. New HVAC unit in available suite.

## AGENTS

Brian Farrell 402.778.7531

### BUILDING DATA

Building SF **17,769**  
 Avail SF **1,192**  
 Min SF **1,192**  
 Max SF **1,192**  
 Year Built **1978**  
 Min Ceiling Ht **9'**  
 Fire Sprinkler **No**  
 HVAC **GFA**  
 Restrooms **ADA unisex**  
 Power **200 amp three phase**  
 O.H. Doors **No**  
 Elevator **No**  
 Remarks

### SITE DATA

Zoning **Commercial**  
 Traffic Ct **12,900 (Galvin & 16th 2014)**  
 Parking **123 stalls**  
 Remarks

### COVENANTS/RESTRICTIONS

Easements **Those of Record**  
 Covenants **Those of Record**  
 Restrictions **Those of Record**

### LEASE TERMS

<u>Services</u>	<u>PD BY</u>	<u>EST PSF</u>
Gas	<b>Tenant</b>	
Sewer/Water	<b>Owner</b>	<b>Paid by Landlord</b>
Electric	<b>Tenant</b>	
Janitorial	<b>Tenant</b>	
HVAC Maint	<b>Tenant</b>	
R.E. Taxes	<b>Tenant</b>	
Insurance	<b>Tenant</b>	
C.A.M	<b>Tenant</b>	
Cost To Tenants		<b>\$3.57 psf</b>
Finish Allowance		<b>Negotiable</b>
Rent Escalator		<b>Negotiable</b>
Lease Term		<b>2-10 years</b>
Lease Form		<b>BOMA</b>
Will Sell		<b>Yes</b>
Remarks		

**Trash service paid by Landlord**

UNIT	SIZE	RATE	BASE RENT	ESTIMATED TOTAL RENT	AVAILABLE
1503-#5	1,192 sf	\$8.50 psf	\$844.33	\$1,198.95	Now

# SITE PLAN

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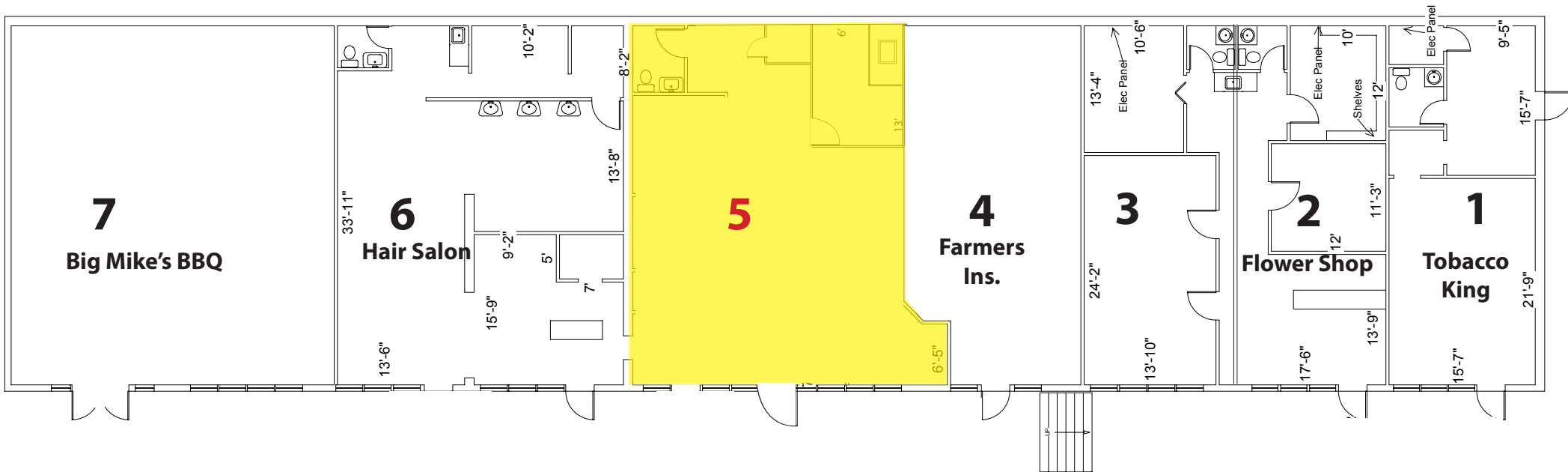


- 1501**  
1: Day Care
- 1503**  
#7: Big Mike's BBQ  
#6: Hair Salon  
#5: Available  
#4: Farmer's Ins.  
#3: Tattoo Shop  
#2: Flower Shop  
#1: Tobacco King
- 1505**  
#5: Wizards Pipes and Glass  
#4: TNT Vapors  
#3: Cash Connections  
#2: Dirty Dogs  
#1: Jammers Pub
- 1507**  
Valentino's

# FLOOR PLAN BLDG #1503 -5

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# EXTENDED VIEW AERIAL

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# PROPERTY IMAGES

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**New monument sign**



# DEMOGRAPHICS

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## 2015 DEMOGRAPHIC PROJECTION

	1 MILE	3 MILE	5 MILE
Population:	10,500	41,329	92,408
Avg. HH Income:	\$58,891	\$ 67,138	\$ 69,848
Total Households:	4,146	16,188	33,386



## 2020 DEMOGRAPHIC PROJECTION

	1 MILE	3 MILE	5 MILE
Population:	10,982	44,100	98,558
Avg. HH Income:	\$ 68,632	\$ 77,671	\$ 80,320
Total Households:	4,362	17,368	35,760

