

1501-07 GALVIN ROAD S, BELLEVUE, NE 68005

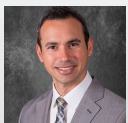
EMPORIUM PLAZA

\$8.50 SF/YR (NNN)



LEASE BROCHURE

11301 DAVENPORT STREET | OMAHA, NE 68154 | INVESTORSOMAHA.COM | [in](#) | [f](#) | [t](#)



Brian Farrell
402.778.7531
bfarrell@investorsomaha.com



1501-07 GALVIN ROAD S, BELLEVUE, NE 68005

EMPORIUM PLAZA

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	654 SF
Lease Rate:	\$8.50 SF/YR (NNN)
Est. NNN Exp:	\$3.57 SF/YR
Year Built:	1978
Building Size:	17,769
Zoning:	Commercial
Traffic Count:	12,900

PROPERTY OVERVIEW

Professionally managed buildings at very affordable prices and Two monument signs available

PROPERTY HIGHLIGHTS

- Office Build out in place
- 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



Brian Farrell

402.778.7531

bfarrell@investorsomaha.com



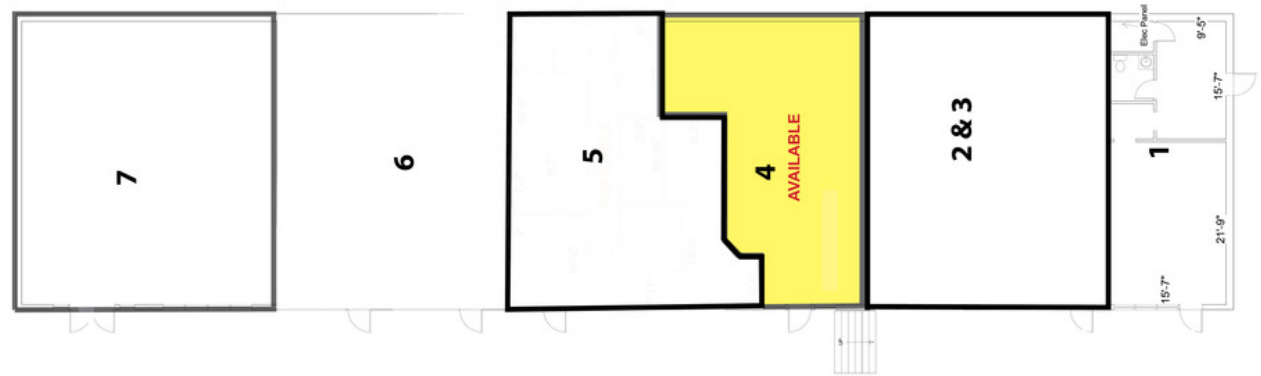
INVESTORSOMAHA.COM

1501-07 GALVIN ROAD S, BELLEVUE, NE 68005

EMPORIUM PLAZA

AVAILABLE SPACES

LEASE TYPE | NNN
TOTAL SPACE | 654 SF
LEASE TERM | Negotiable
LEASE RATE | \$8.50 SF/yr

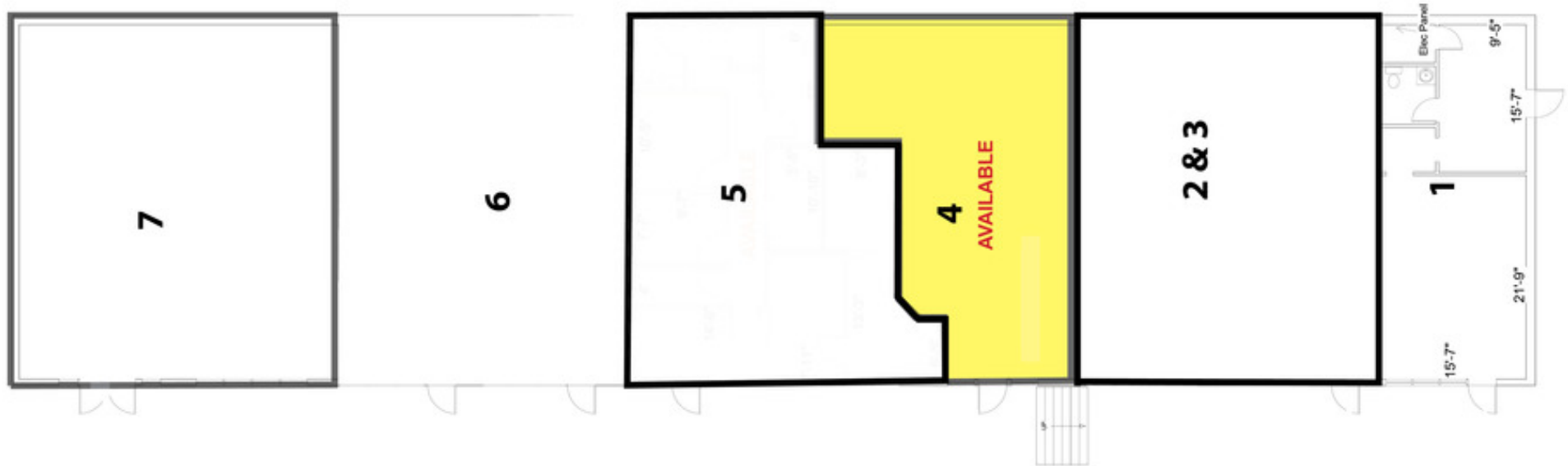


SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1503-#4	Available	654 SF	NNN	\$8.50 SF/yr	Base rent: \$463.25 Total Monthly rent: \$657.81



Brian Farrell
402.778.7531
bfarrell@investorsomaha.com





1 FLOOR PLAN NAME
Floor Plan Information



Brian Farrell
402.778.7531
bfarrell@investorsomaha.com



1501-07 GALVIN ROAD S, BELLEVUE, NE 68005

EMPORIUM PLAZA

SITE MAP



Map data ©2018 Google Imagery ©2018, DigitalGlobe, U.S. Geological Survey



Brian Farrell

402.778.7531

bfarrell@investorsomaha.com



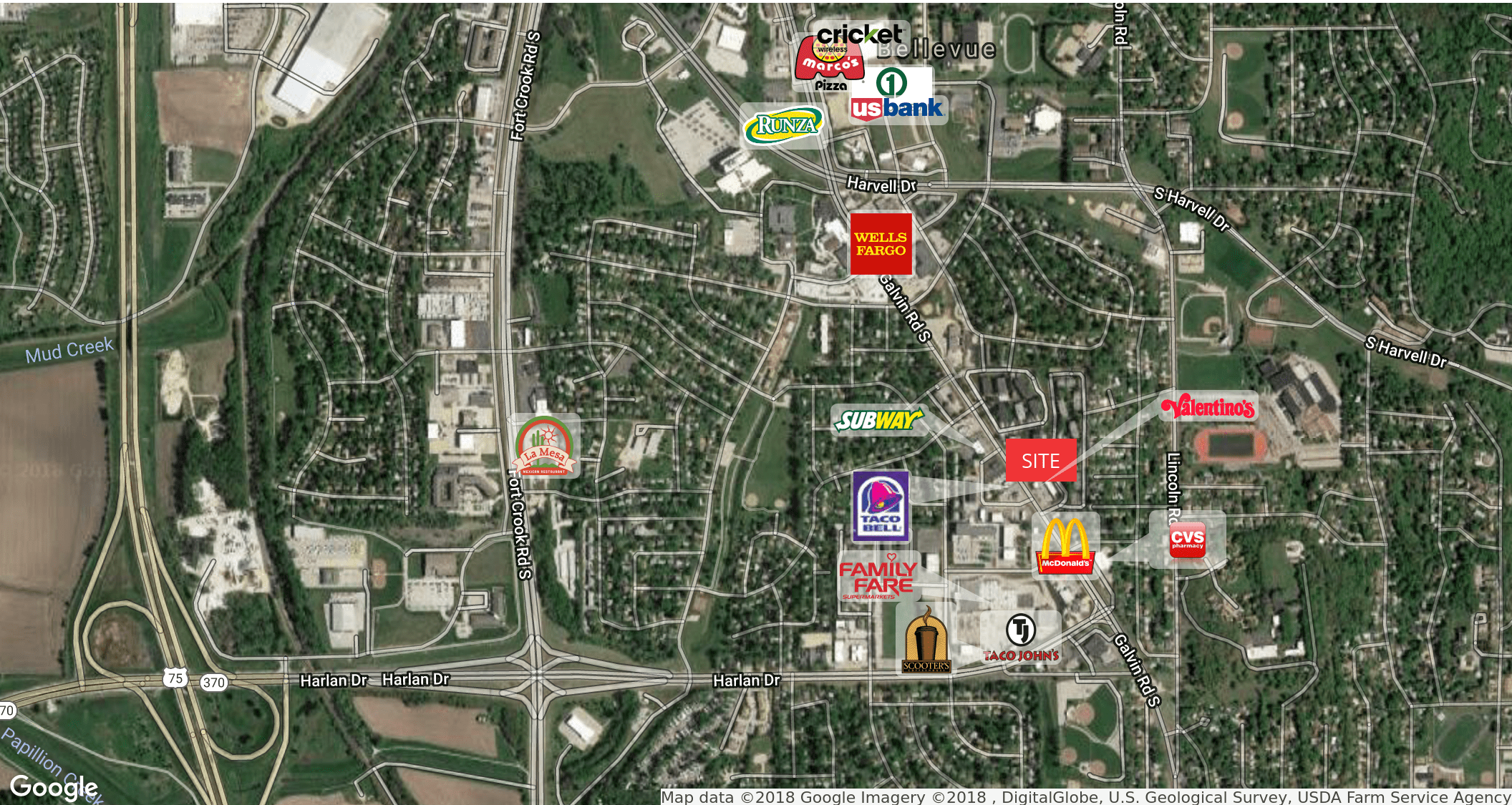
INVESTORSOMAHA.COM

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.

1501-07 GALVIN ROAD S, BELLEVUE, NE 68005

EMPORIUM PLAZA

EXTENDED AERIAL VIEW



Map data ©2018 Google Imagery ©2018 , DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency



Brian Farrell

402.778.7531

bfarrell@investorsomaha.com



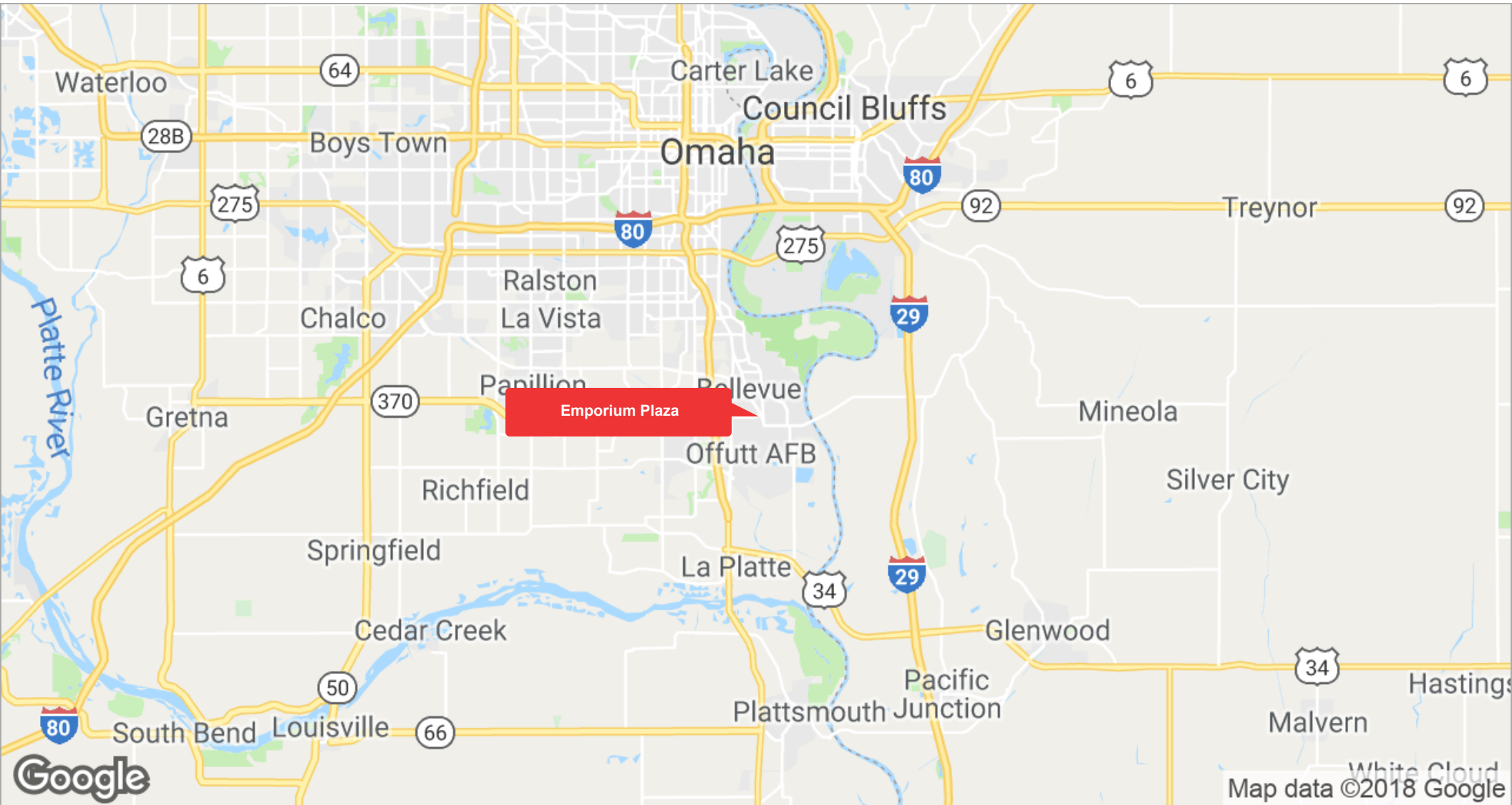
INVESTORSOMAHA.COM

Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.

1501-07 GALVIN ROAD S, BELLEVUE, NE 68005

EMPORIUM PLAZA

REGIONAL MAP



Brian Farrell

402.778.7531

bfarrell@investorsomaha.com

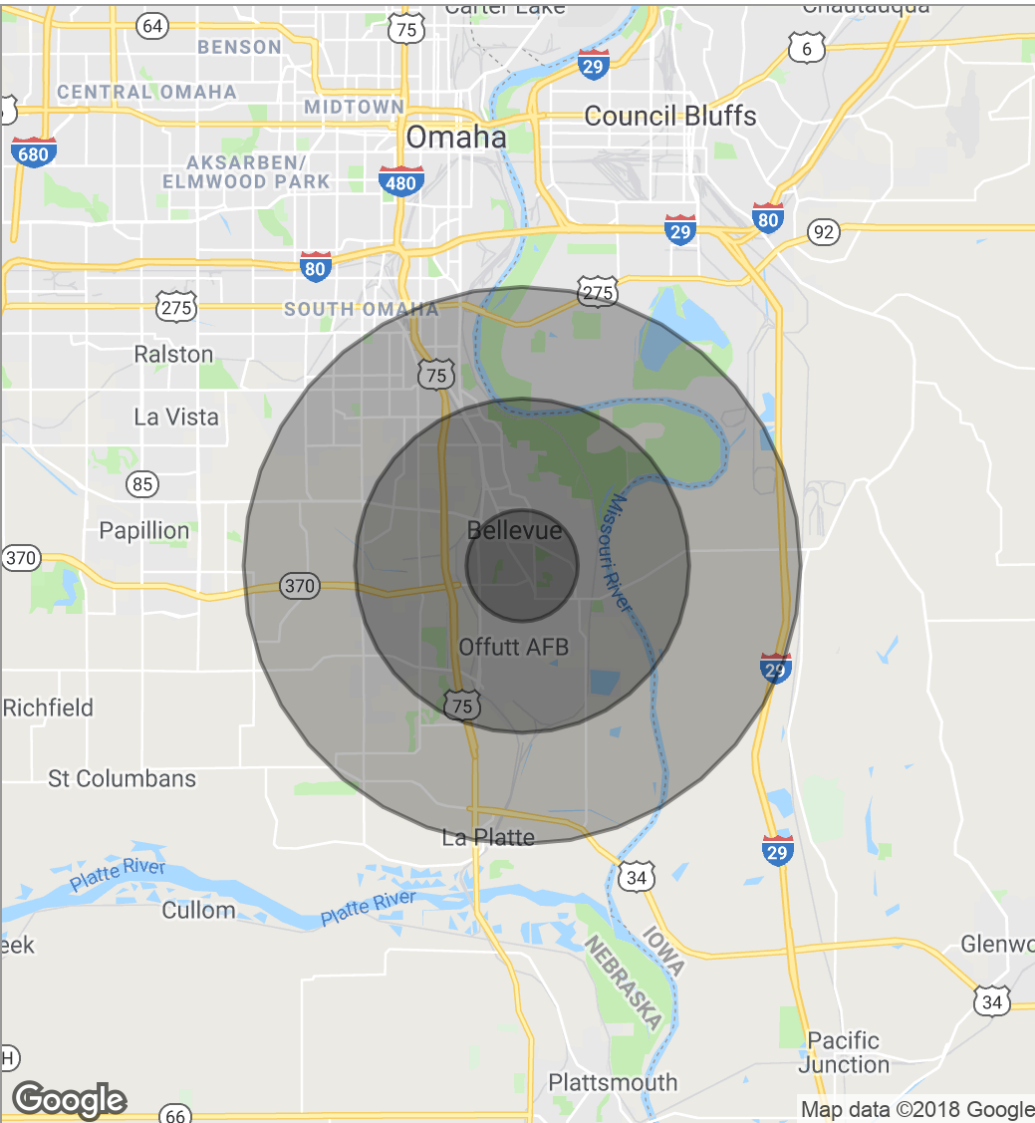


INVESTORSOMAHA.COM

1501-07 GALVIN ROAD S, BELLEVUE, NE 68005

EMPORIUM PLAZA

DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,102	40,320	92,207
Median age	36.7	33.5	32.3
Median age (Male)	33.8	32.0	31.1
Median age (Female)	39.4	35.2	33.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,638	15,711	33,873
# of persons per HH	2.5	2.6	2.7
Average HH income	\$55,215	\$61,526	\$63,845
Average house value	\$122,951	\$145,664	\$151,147

** Demographic data derived from 2010 US Census*



Brian Farrell

402.778.7531

bfarrell@investorsomaha.com



INVESTORSOMAHA.COM