



THE  
**BRIDGE**  
FLATS IN THE **FRONTIER DISTRICT**

210 West Mission Ave, Bellevue, NE 68005

# Office & Retail in Olde Towne Bellevue

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PJ MORGAN  
REAL ESTATE

  
MERCURY  
BUILDERS



**68**  
units



5 minutes from Offutt

**18,000**  
SF of retail

## PROPERTY DETAILS

Lease	\$20-\$30 SF
Stories	4
Building Class	A
Total Building SF	80,000

Min. Divisible	2000
Max. Contiguous	17800
Zoning	BGM-OTO
Lot Size	1.09ac
Property Type	Retail Use
Sub-Type	Mixed Use

## DESCRIPTION

Welcome to The Bridge Flats in The Frontier District of Olde Towne Bellevue! Featuring 68 apartments and 18,000 SF of retail space, this unique development leads the revitalization of the downtown area. Perfect for medical, restaurants, bars, entertainment, financial and personal services. Close to Offutt Air Force base and the new Innovation Hub. Don't miss this opportunity to locate your business in one of Bellevue's most exciting developments!

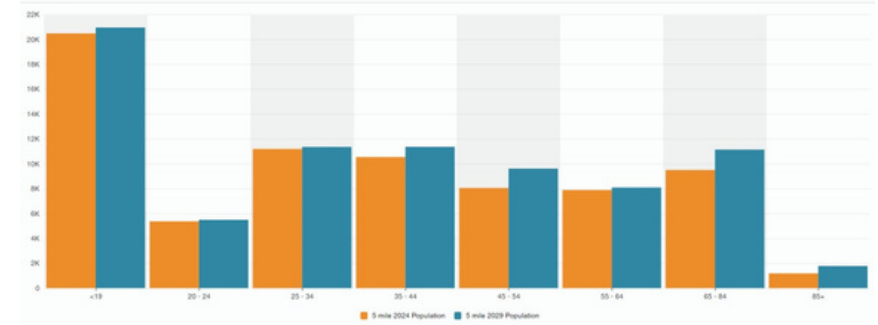
# Demographic Information

POPULATION

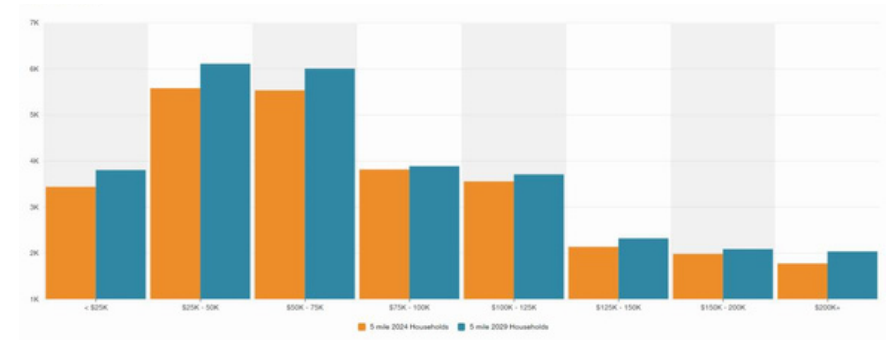
2 MILE | 5 MILE | 10 MILE

2020 Population	17,858	71,478	356,139
2024 Population	18,253	74,223	362,892
2029 Population Projection	19,642	79,781	376,347
Annual Growth 2020-2024	0.6%	1.0%	0.5%
Annual Growth 2024-2029	1.5%	1.5%	0.7%
Median Age	36.7	35.1	35.8
Bachelor's Degree or Higher	27%	32%	30%
U.S. Armed Forces	579	2,638	4,229

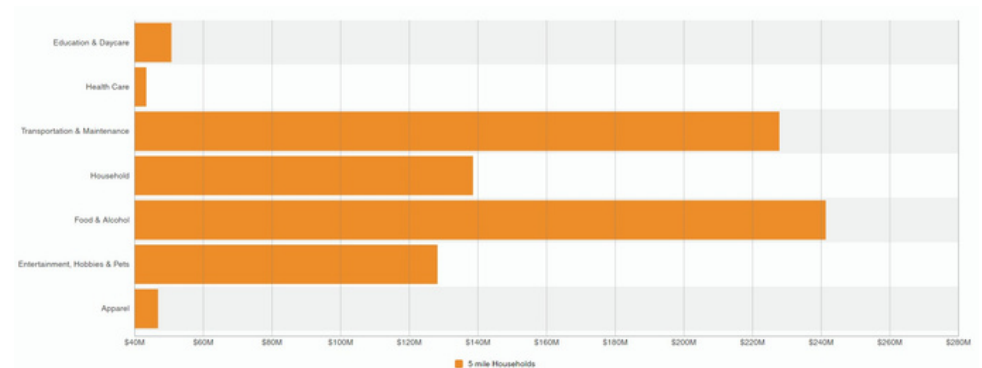
## POPULATION BY AGE

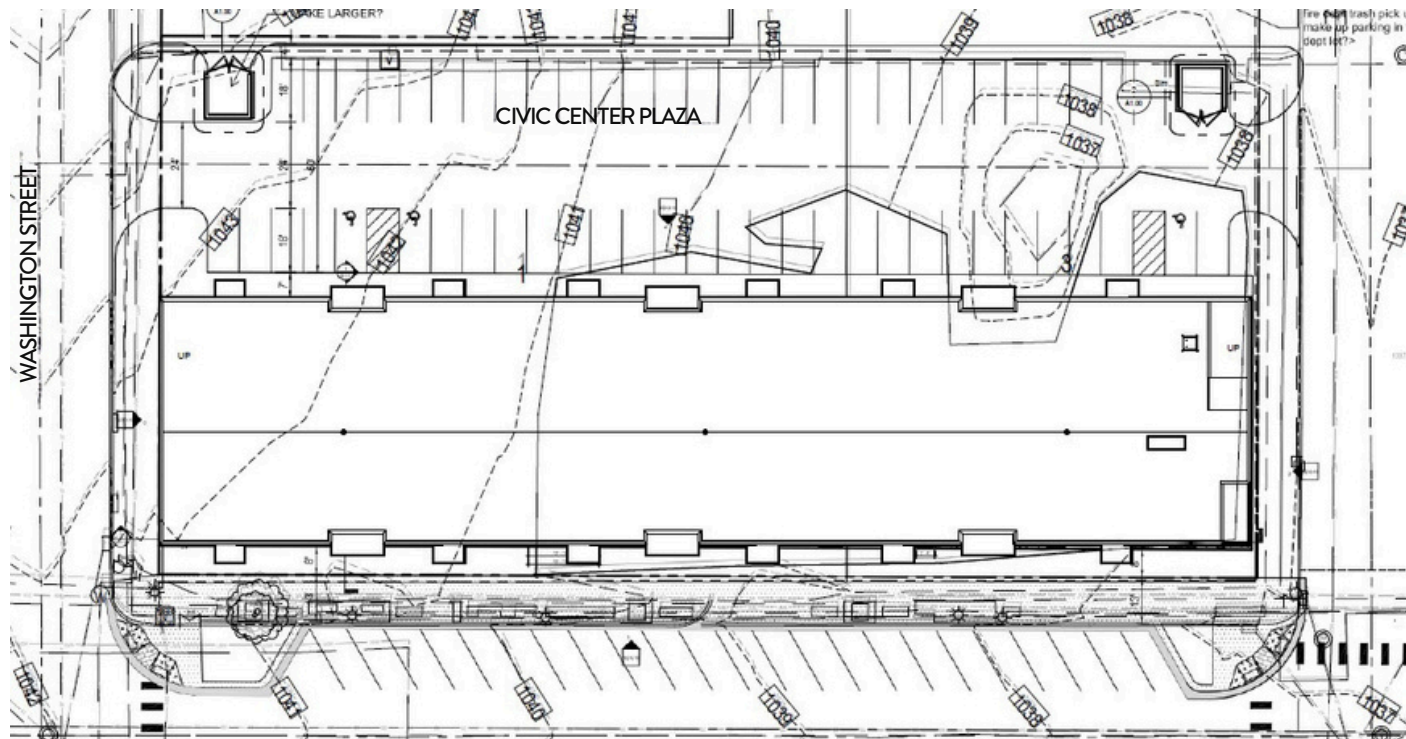
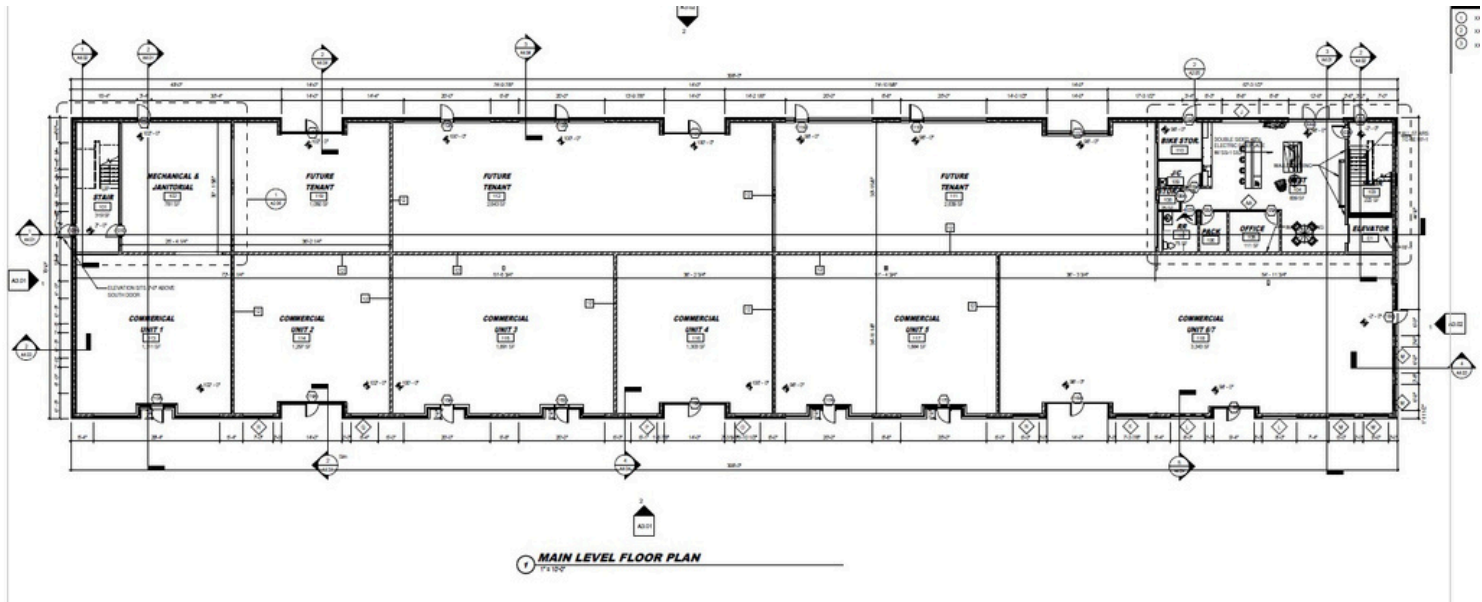


## HOUSEHOLD INCOME



## CONSUMER SPENDING







# Area Activation and Investment

## THE GOOD LIFE DISTRICT

The Good Life District will be centered around a 100,000 SF water park with a retractable roof, which allows visitors year-round. Official plans to include hotels, dining, retail, and other recreational uses!

## PRARIE HILL FARM COLLABORATION CAMPUS

Surrounding the Good-Life District will be the Prairie Hill Farms Collaboration. A \$600,000,000 project to contain a state-of-the-art \$200,000,000 REACH innovation and collaboration research facility intended to ultimately bring hundreds of high-paying positions.

This campus will offer a 200,000 SF commercial facility that delivers new national security technology. It will be surrounded by housing, hotels, retail, and other amenities that drive foot traffic.

## OFFUTT AIR FORCE BASE

Offutt is one of our country's most important strategic military bases, with 45,000 active and retired military and Department of Defense-affiliated civilian personnel on base and in the area. It has been the host base of headquarters for U.S. Strategic Air Command since 1948. Recently, it had a \$1.5 billion renovation to make it secure and capable for years to come.

# Metro Tourism

## COLLEGE WORLD SERIES

The 2023 CWS drew a total attendance of 392,946 and a per-game average of 24,559 for the 16-game event.

## HENRY DOORLY ZOO

The Henry Doorly Zoo and Aquarium won Best Zoo for the second year in a row and Best Zoo Exhibit for the fifth year in a row from USA TODAY Readers' Choice Awards. The zoo averages over two million visitors per year.

## BERKSHIRE HATHAWAY ANNUAL MEETING

The "Oracle of Omaha" draws more than 30,000 visitors to the Metro each year for Berkshire Hathaway's annual shareholders' meeting.

## LARGE SPORTING EVENTS

The Metro has hosted the Olympic swim trials, NCAA Basketball March Madness tournament games, and more.

## CONFERENCES

With CHI Event Center expanding its convention spaces, and over 7,500 hotel rooms in the downtown and surrounding areas, the Metro is a hub for large local and national business conferences.

## LIVE MUSIC

The CHI Heath Center seats over 17,000 and draws large national acts, while Steelhouse Omaha and Slowdown draw comedians and mid-sized touring acts to the area. At the Holland Center, Omaha Performing Arts presents world-class entertainment – from legendary musicians to comedy, lectures, the Omaha Symphony and more.



13.5 Million

Total Annual Visitors 2022



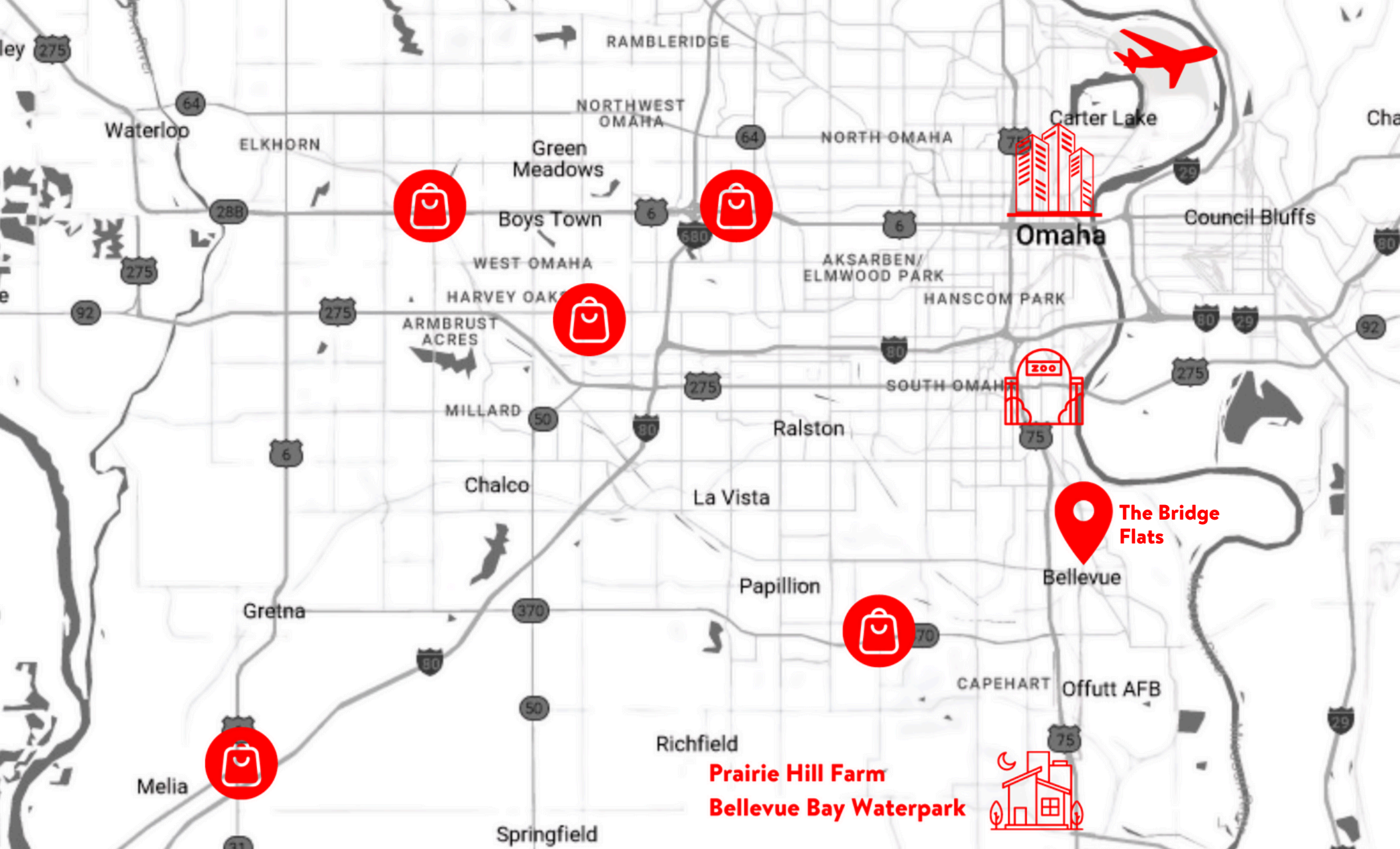
Metro Area Visitors Spend

\$1.45 Billion



56% of Visitor Spending

Food Beverage & Retail



**350,000+**  
**\$420 Million**  
**\$816 Million**  
**Local Wants**

LIVE IN A 10-MILE RADIUS

CONSUMER SPENDING ON ENTERTAINMENT, HOBBIES & PETS

CONSUMER SPENDING ON FOOD & BEVERAGE

RESTAURANTS, GROCERY/CONVENIENCE STORES, FITNESS,  
 BANKING AND PERSONAL SERVICES



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