

OFFICE FOR SALE

BELLEVUE OFFICE

12914 SOUTH 25TH STREET, BELLEVUE, NE 68123



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FOR SALE

PRESENTED BY:

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PROPERTY SUMMARY

Bellevue Office
12914 South 25th Street | Bellevue, NE 68123



Property Summary

Price:	\$289,900
Building SF:	1,247
Price / SF:	\$232.48
Rentable SF:	1,247
Lot Size:	0.85 Acres
Occupancy:	Vacant
Building Class:	C
Year Built:	1964
Parking:	Lot
Parking Ratio:	4.81/1,000 SF

Property Overview

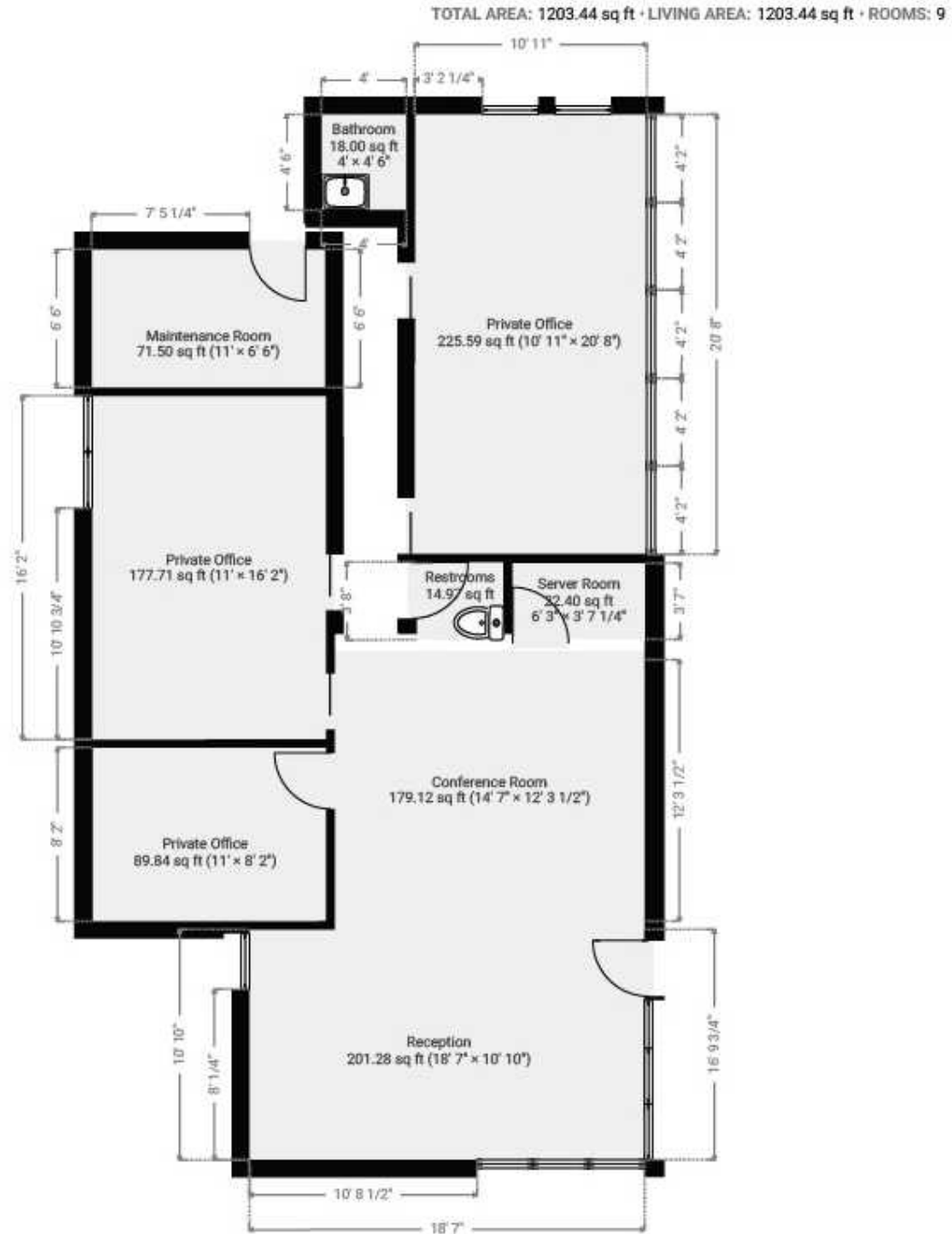
Standalone Building
Exclusive private parking lot
Medical Office Layout
Excellent Accessibility & Visibility

Location Overview

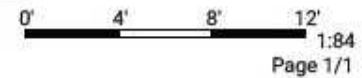
Position your practice in Bellevue's most affluent corridor, where median household incomes exceed \$101,000 within a five-minute drive. Your prospective clients aren't just nearby—they have the financial capacity to invest in quality professional services. This location serves one of the youngest, most career-focused populations in the metro. Five minutes to Highway 75 means your team enjoys stress-free 20-minute commutes to anywhere in the metro—Omaha, Papillion, or La Vista. Strategically positioned to serve the Offutt Air Force Base community—15,000+ military personnel and families who require specialized healthcare, legal, and financial services that understand their unique circumstances.

This property benefits from the established single family neighborhood surrounding it, while still offering close proximity to retail amenities and visibility and frontage along 25th Street. Easy access to Capehart Road and HWY 75 means quick commutes and ease of access for employees and clients alike.

▼ Ground Floor



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PROPERTY PHOTOS

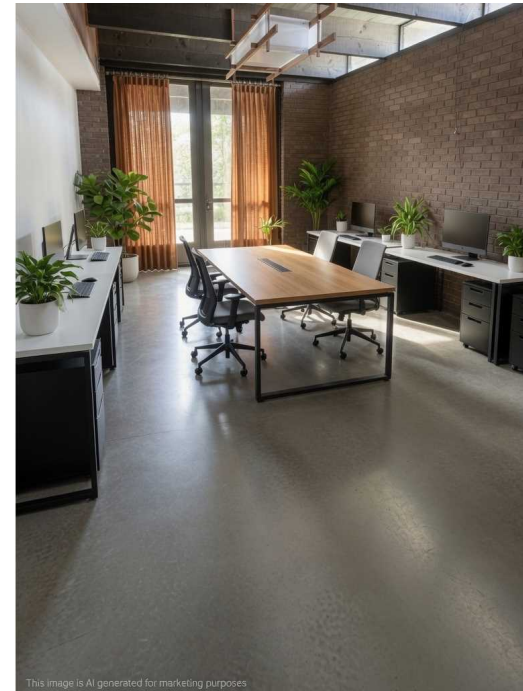
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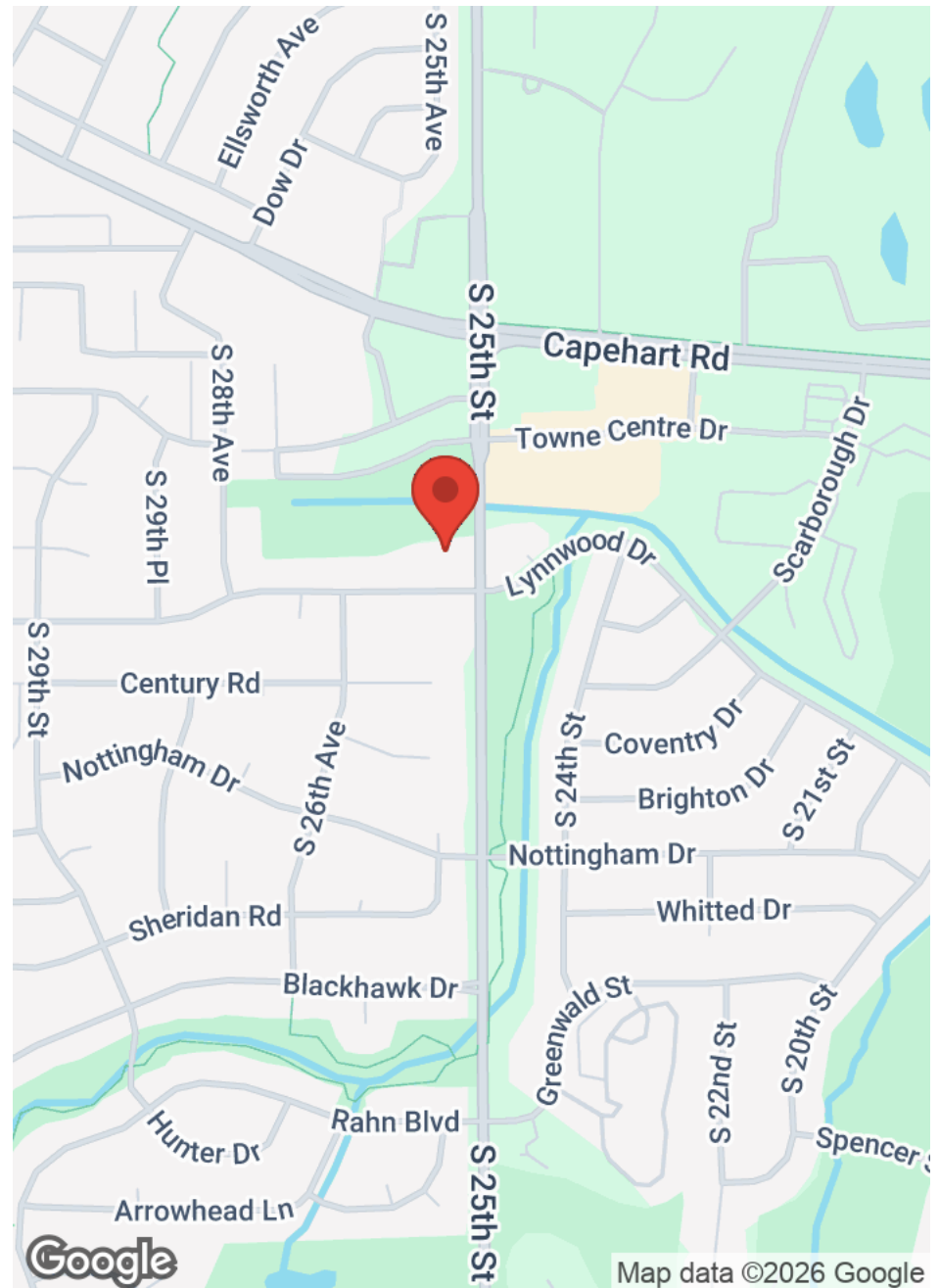
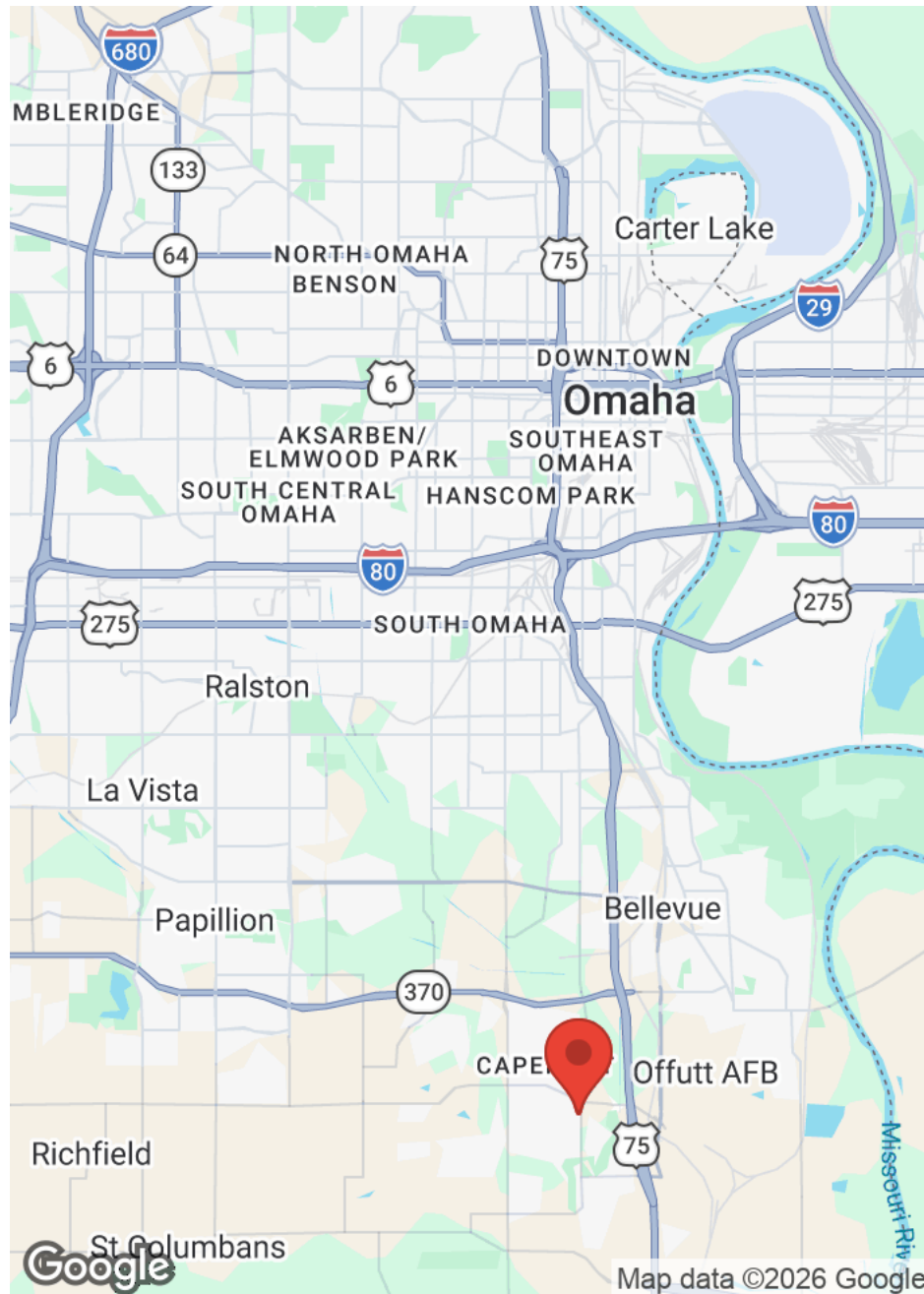
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LOCATION MAPS

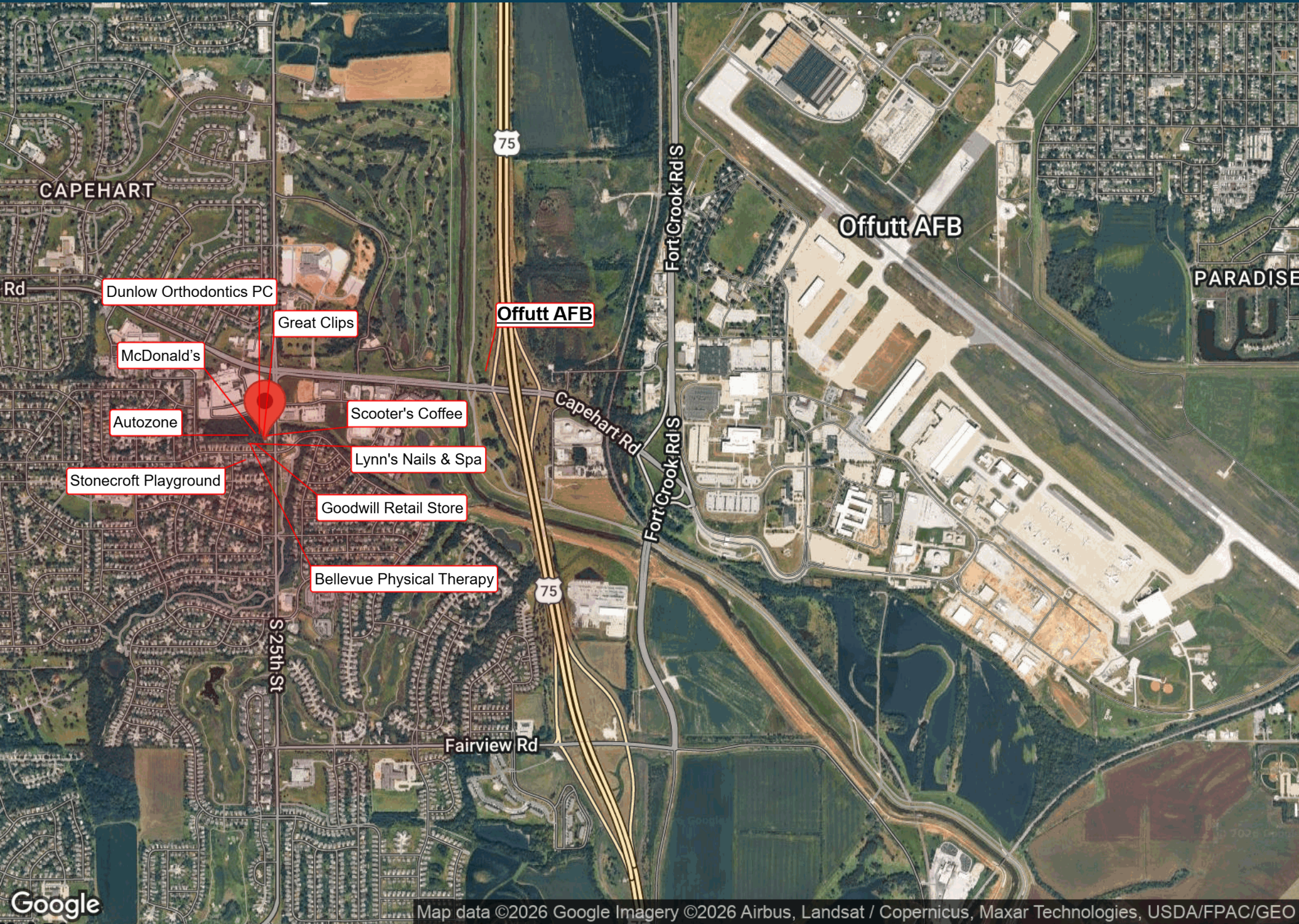
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BUSINESS MAP

Bellevue Office

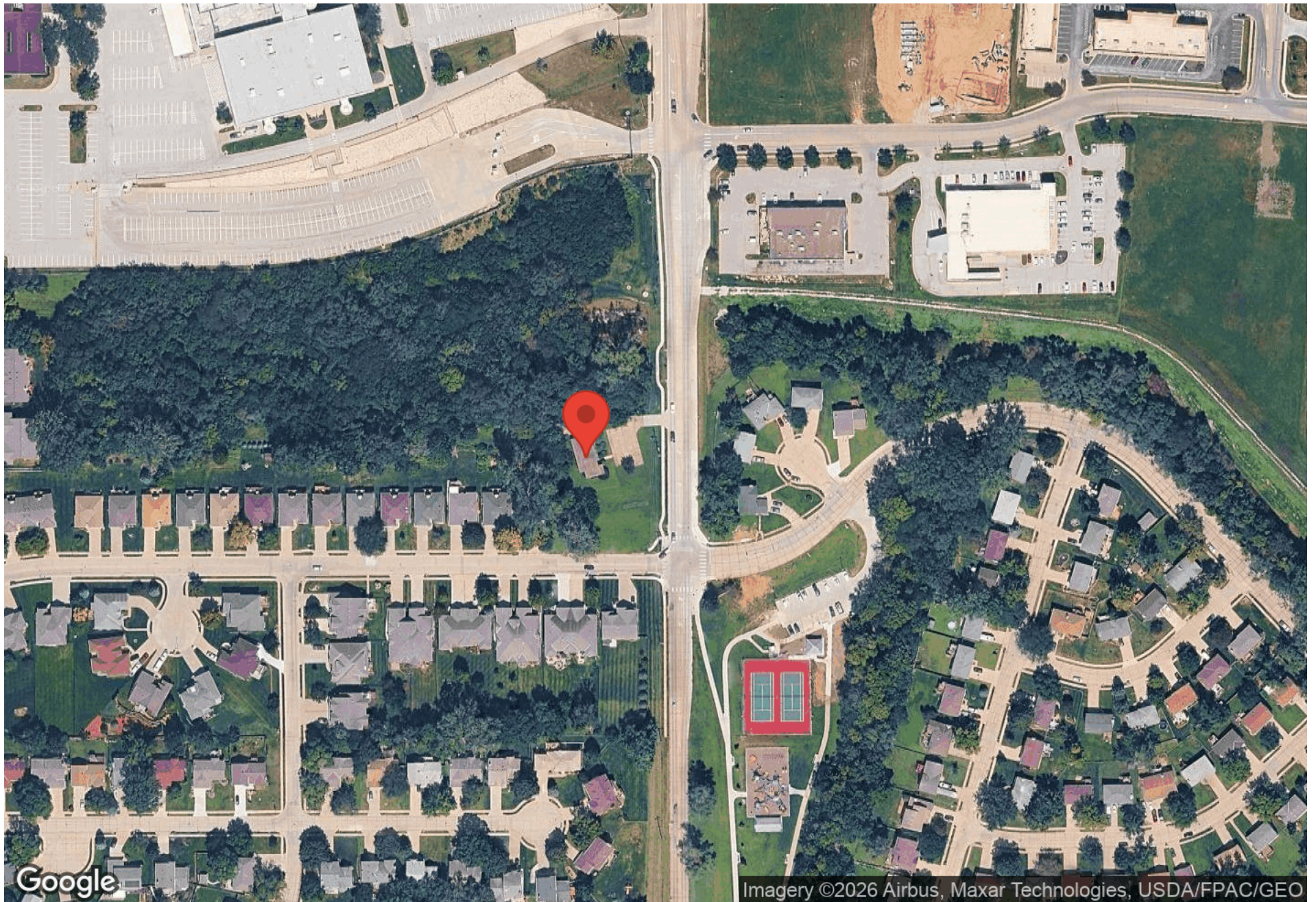
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AERIAL MAP

Bellevue Office

12914 South 25th Street | Bellevue, NE 68123



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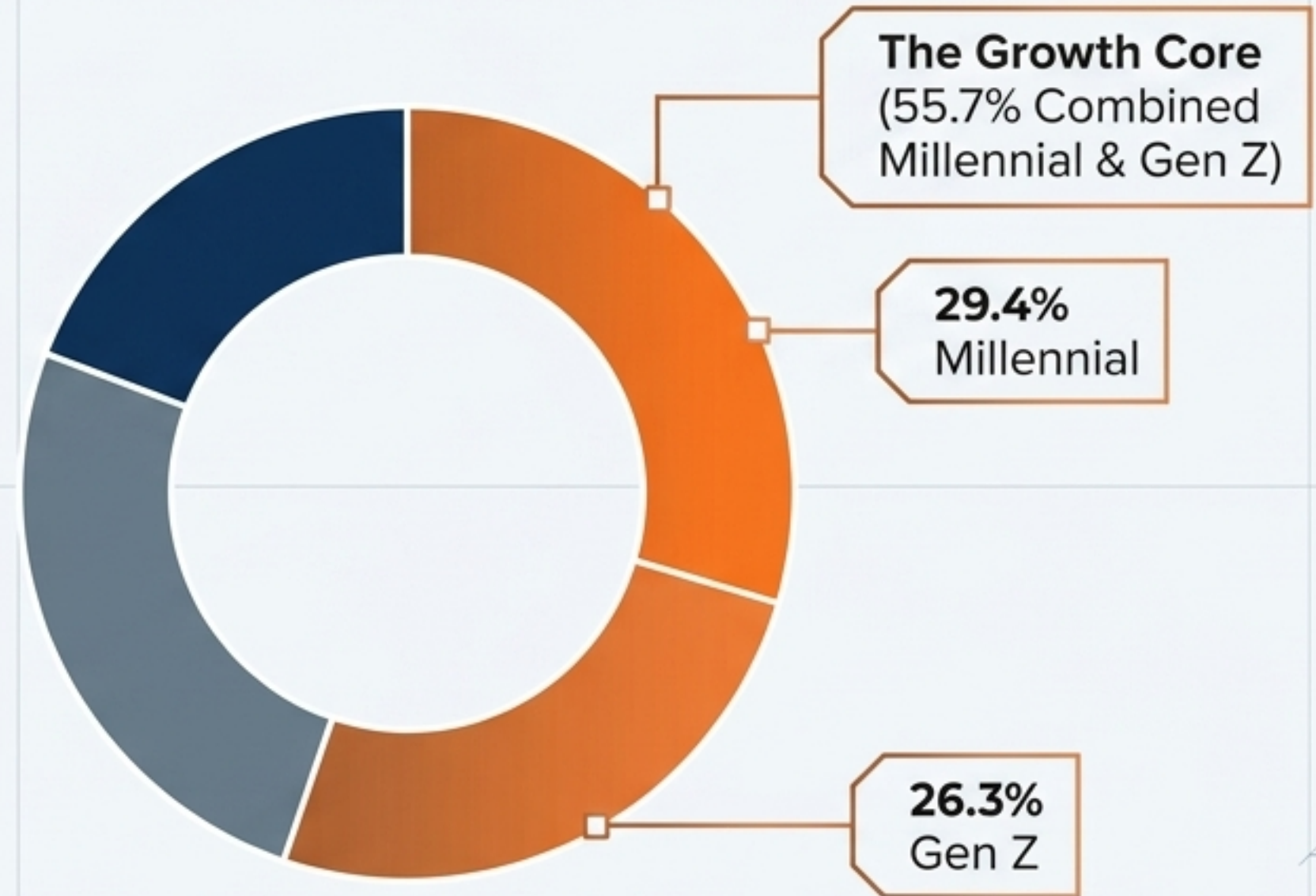
Captured Economic Power (5-Minute Radius)

\$101,296

Median Household Income

20,529

Total Population

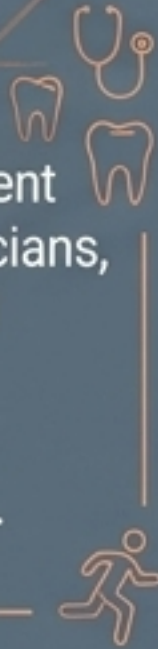


Key Takeaway: Positioned in one of the youngest, most career-focused populations in the metro—translating to long-term client relationship potential.

The Neighborhood Gap: Retail Leakage

Private Healthcare

Demand for independent practitioners (pediatricians, family dental, physical therapy) to serve the booming civilian and dependent population.



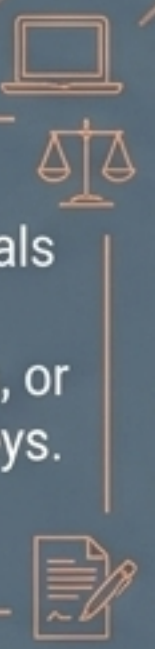
Specialty Retail & Wellness

Affluent residents currently drive to Papillion/Omaha for boutique retail, bakeries, yoga, and pilates studios.



White-Collar Services

High concentration of hybrid/tech professionals lacking localized micro-coworking, CPAs, or estate planning attorneys.



Ideal Owner-User Profiles



The Independent Practitioner

(Medical/Dental/Therapy)

- ✓ Ready-made clinic footprint
- ✓ Highly affluent local family demographic
- ✓ BNH zoning explicitly permits



The Boutique Professional

(CPA/Attorney/Wealth Advisor)

- ✓ Private domain signaling stability
- ✓ Zero shared-suite noise
- ✓ Close to high-net-worth local clientele



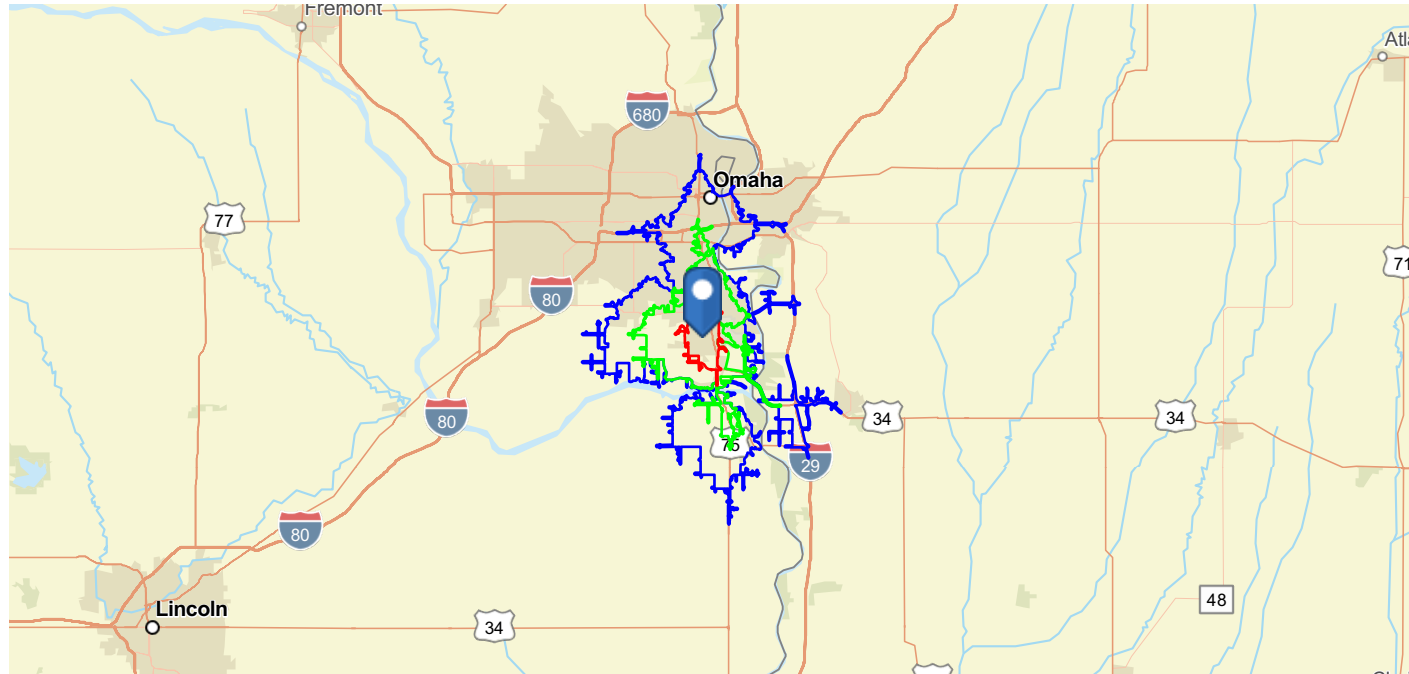
The Niche Retailer

(Specialty shop/Wellness Studio)

- ✓ Captured audience desperate to stop driving to Omaha
- ✓ Excellent neighborhood visibility
- ✓ Private parking

Benchmark Demographics

12914 S 25th St, Bellevue, Nebraska, 68123



Generations	5 minute drive	10 minute drive	15 minute drive	Counties Sarpy County	States Nebraska	United States of America United States
Generation Alpha (Aged 0-2)	12.8%	11.6%	10.7%	11.2%	10.4%	9.0%
Generation Z (Aged 3-20)	26.3%	26.7%	27.3%	25.7%	24.5%	23.0%
Millennial (Aged 37)	29.4%	25.9%	26.7%	25.2%	23.8%	24.3%
Generation X (Aged 38-54)	15.6%	17.2%	17.3%	18.9%	17.8%	19.4%
Baby Boomer (Aged 55-73)	13.3%	14.9%	14.9%	15.7%	18.8%	19.7%
Silent & Greatest (Aged 73 or more)	2.6%	3.7%	3.2%	3.4%	4.7%	4.8%

Household Income	5 minute drive	10 minute drive	15 minute drive	Counties Sarpy County	States Nebraska	United States of America United States
<\$15,000	2.1%	4.7%	8.2%	3.2%	7.9%	8.6%
\$15,000-\$24,999	2.8%	6.4%	7.9%	4.7%	7.0%	6.3%
\$25,000-\$34,999	4.0%	6.3%	7.4%	5.0%	7.1%	6.7%
\$35,000-\$49,999	10.0%	10.2%	11.7%	8.5%	11.7%	10.1%
\$50,000-\$74,999	15.0%	16.1%	16.7%	12.9%	16.5%	15.7%
\$75,000-\$99,999	15.2%	14.8%	13.0%	14.0%	13.2%	12.8%
\$100,000-\$149,999	22.3%	20.4%	17.7%	21.0%	18.3%	17.6%
\$150,000-\$199,999	16.1%	12.2%	9.1%	15.7%	9.2%	9.5%
\$200,000+	12.6%	8.9%	8.2%	15.0%	9.1%	12.6%

Key Facts	5 minute drive	10 minute drive	15 minute drive	Counties Sarpy County	States Nebraska	United States of America United States
Population	20,529	76,800	231,779	202,718	1,999,429	338,440,954
Daytime Population	14,432	75,057	243,954	182,267	2,011,944	336,786,413
Employees	9,686	36,376	114,703	105,241	1,044,843	166,125,745
Households	7,650	28,422	88,629	74,923	792,375	130,716,571
Average HH Size	2.68	2.67	2.54	2.69	2.46	2.53
Median Age	32.2	33.8	33.3	36.0	37.4	39.3

Housing Facts

Median Home Value	302,716	287,615	253,561	316,404	249,297	355,577
Owner Occupied %	55.2%	57.7%	53.0%	68.9%	64.4%	64.4%
Renter Occupied %	44.8%	42.3%	47.0%	31.1%	35.6%	35.6%
Total Housing Units	7,939	29,861	95,794	77,996	869,187	145,184,826

Income Facts

Median HH Income	\$101,296	\$83,749	\$70,906	\$102,591	\$74,572	\$79,068
Per Capita Income	\$46,296	\$39,278	\$37,074	\$47,937	\$40,063	\$43,829
Median Net Worth	\$264,881	\$190,489	\$123,228	\$342,523	\$199,029	\$225,545

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