

1706 Galvin Road South

Bellevue, Nebraska

Retail / Flex Space For Sale & For Lease

CBRE



Now For Sale

Property Overview

Building For Lease

Space Available	8,196 SF
Lease Rate	\$10.00 PSF, NNN
Estimated NNNs	\$1.72 PSF* (2025)

* 2025 R.E. taxes: \$8,996.77 + Insurance: \$5,080
All other expenses and contracts paid by Tenant



Building For Sale

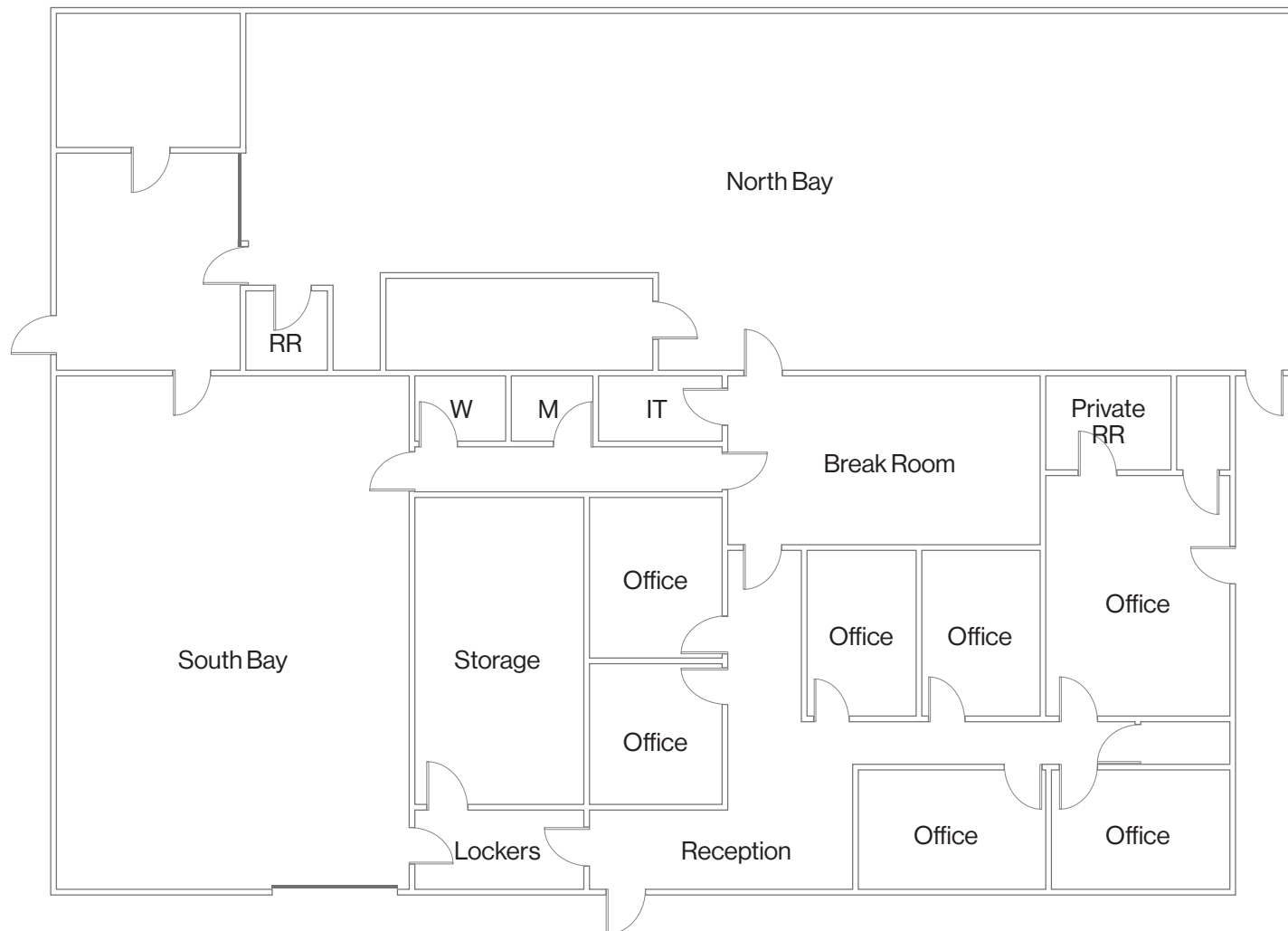
Sale Price	\$1,300,000
Building Size	8,196 SF
Lot Size	0.8 AC / 34,848 SF

Property Features

- + Two drive doors
- + ±2,800 SF office space
- + Ideal for high-visibility service and sales
- + Previous use - restoration services



8,169 SF





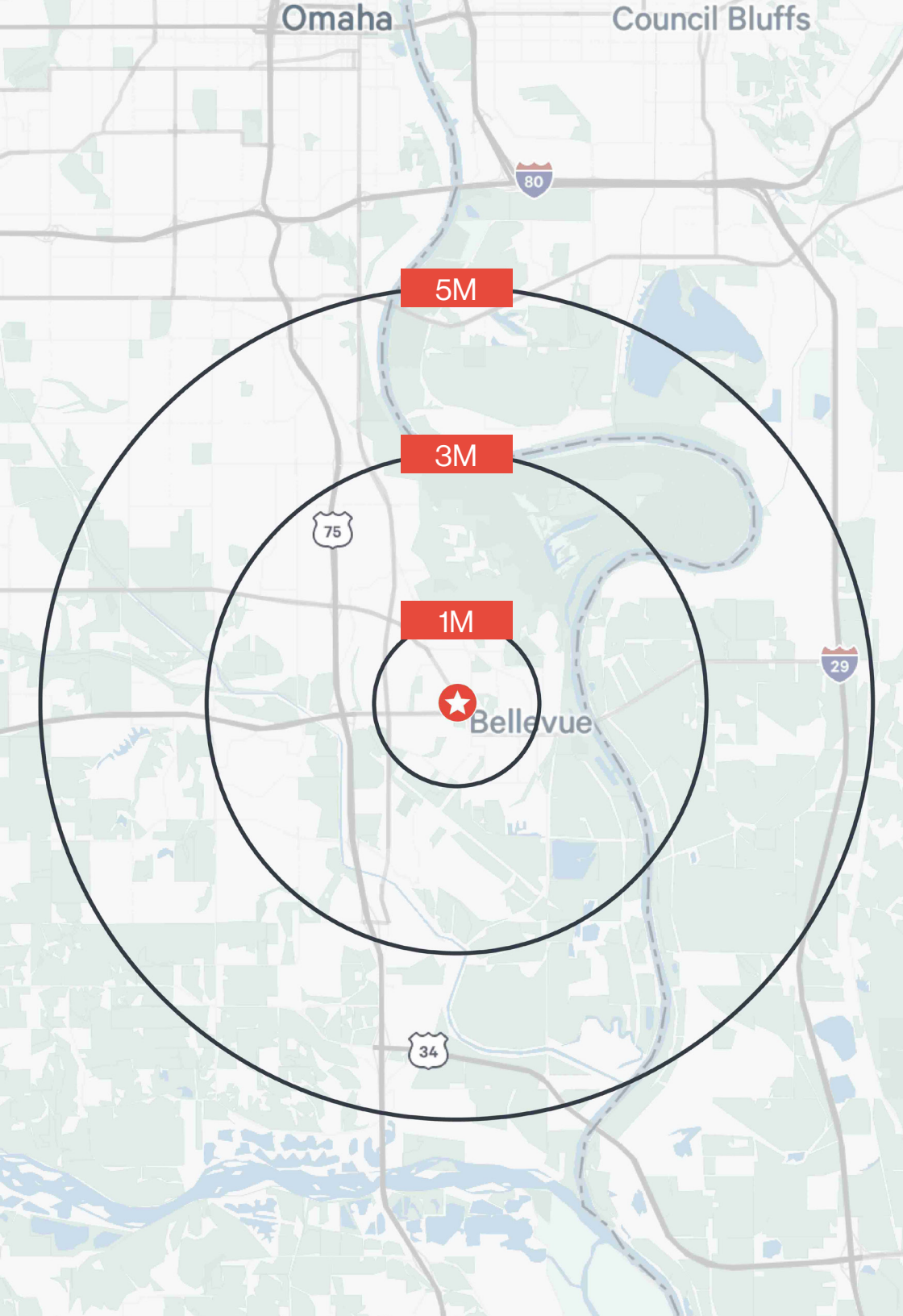


Retail / Flex Specifications

Building For Sale & For Lease

Building Size	8,196 SF
Year Built	1968
Parcel Size	0.8 AC / 34,848 SF
Office SF	±2,800 SF
Stories	1
Power	400 amps, 120 volt, 3-phase
Heat	Forced air
Drive Doors	2
Parking	32 spaces
Zoning	General Business





Area Demographics

	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Population	10,289	41,137	92,936
Current Year Estimate			
2030 Population	10,420	42,438	95,540
Five Year Projection			
2025-2030	0.25%	0.62%	0.55%
Annual Growth Rate			
Daytime Population	9,608	57,675	92,436
HOUSEHOLDS			
2025 Households	4,121	16,290	34,624
Current Year Estimate			
2030 Households	4,227	17,010	36,038
Five Year Projection			
2025-2030	0.51%	0.87%	0.80%
Annual Growth Rate			
HOUSEHOLD INCOME & VALUE			
2025 Households	4,121	16,290	34,624
2030 Households 2030 Projection	4,227	17,010	36,038
2025 Average Income	\$80,312	\$96,826	\$104,346
2025 Median Income	\$67,650	\$79,698	\$86,264
2025 Median Value	\$210,604	\$278,652	\$288,356
2025 Average Value	\$261,263	\$311,586	\$319,084

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Building For Sale & For Lease

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