

FOR SUBLEASE

2219 CAPEHART ROAD, BELLEVUE, NE 68123

RETAIL | 5,902 SF | \$16.00 SF/YR (NNN)



Empowered Brokers. Exceptional Results.

PRESENTED BY:

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Lincoln: 1610 South 70th Street, Suite 102 | Lincoln, NE 68506 | 531.721.2888

Omaha: 12020 Shamrock Plaza, Suite 333 | Omaha, NE 68154 | 531.721.2888



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PROPERTY DESCRIPTION

This multi-tenant neighborhood retail/office property in Bellevue is surrounded by established daily needs and service uses. With convenient access and visibility along Capehart Road and quick connectivity to major routes like Highway 370, the property serves nearby residential neighborhoods and the greater Bellevue area.

PROPERTY HIGHLIGHTS

- Wide open floor space
- Multiple private offices
- Strong visibility
- Professional and clean center

LOCATION DESCRIPTION

2219 Capehart Rd sits in a strong Bellevue location along the Capehart Road corridor, with quick access to the area's primary routes and major daily traffic drivers. The property is only minutes from the US-75/Capehart Road interchange, where Capehart functions as a key connector running east toward Fort Crook Road and Offutt AFB, and west into southwest Bellevue and Sarpy County. With established service users operating at and around this building, the location supports appointment based and neighborhood serving businesses that value easy access.

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Available SF:	5,902 SF

CONTACT

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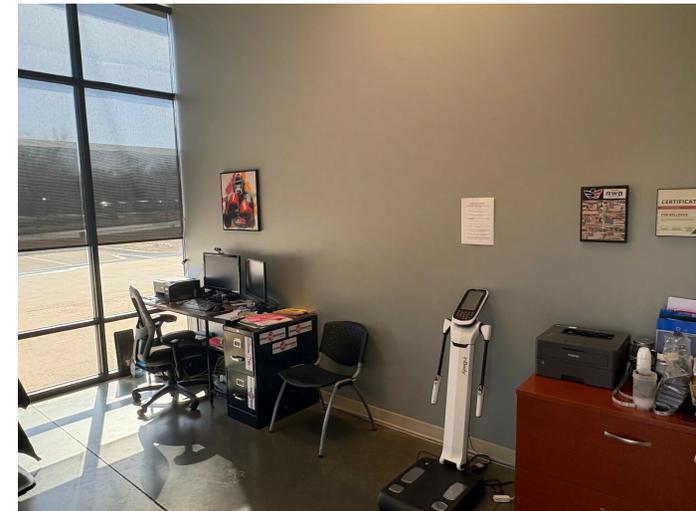
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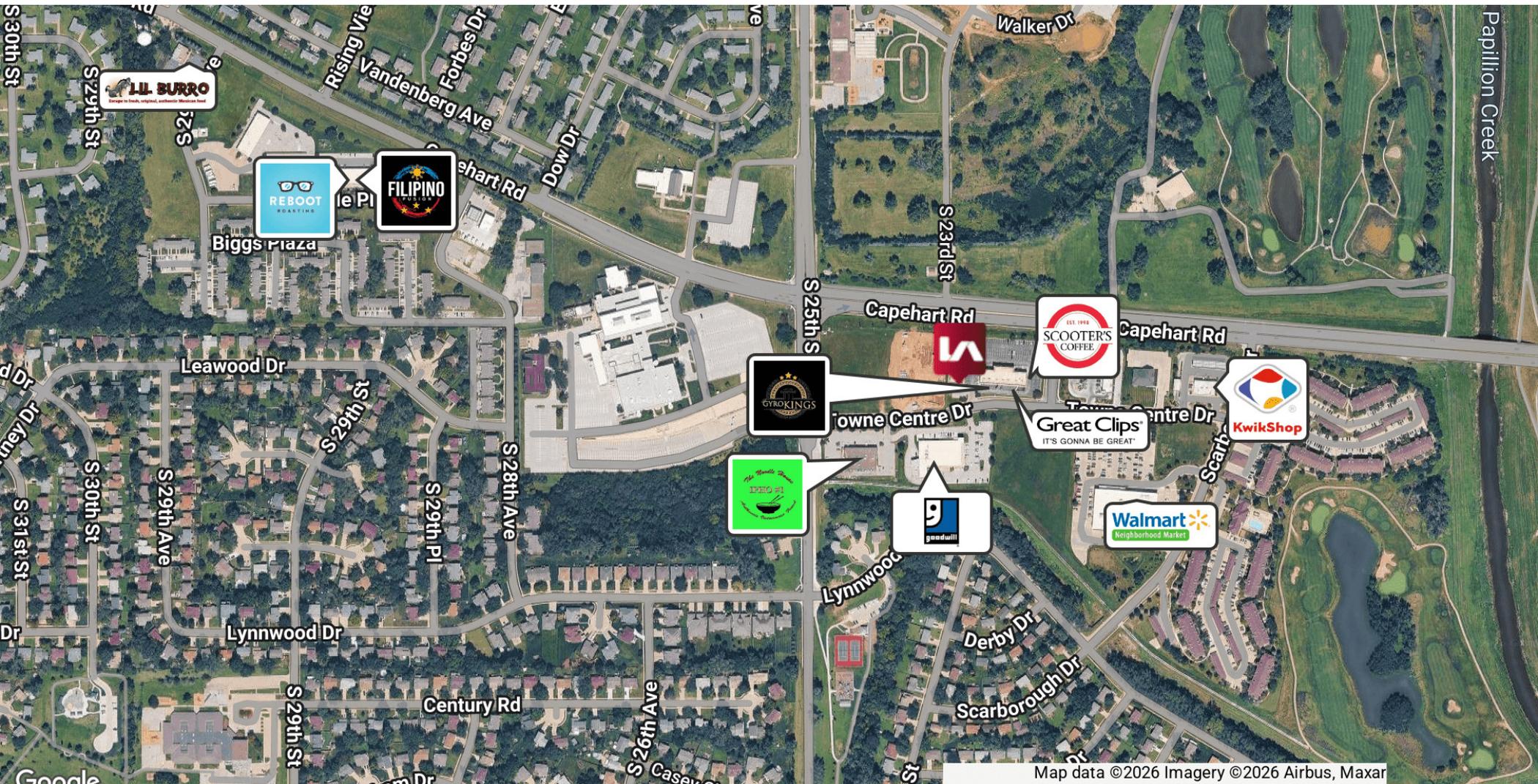
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LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



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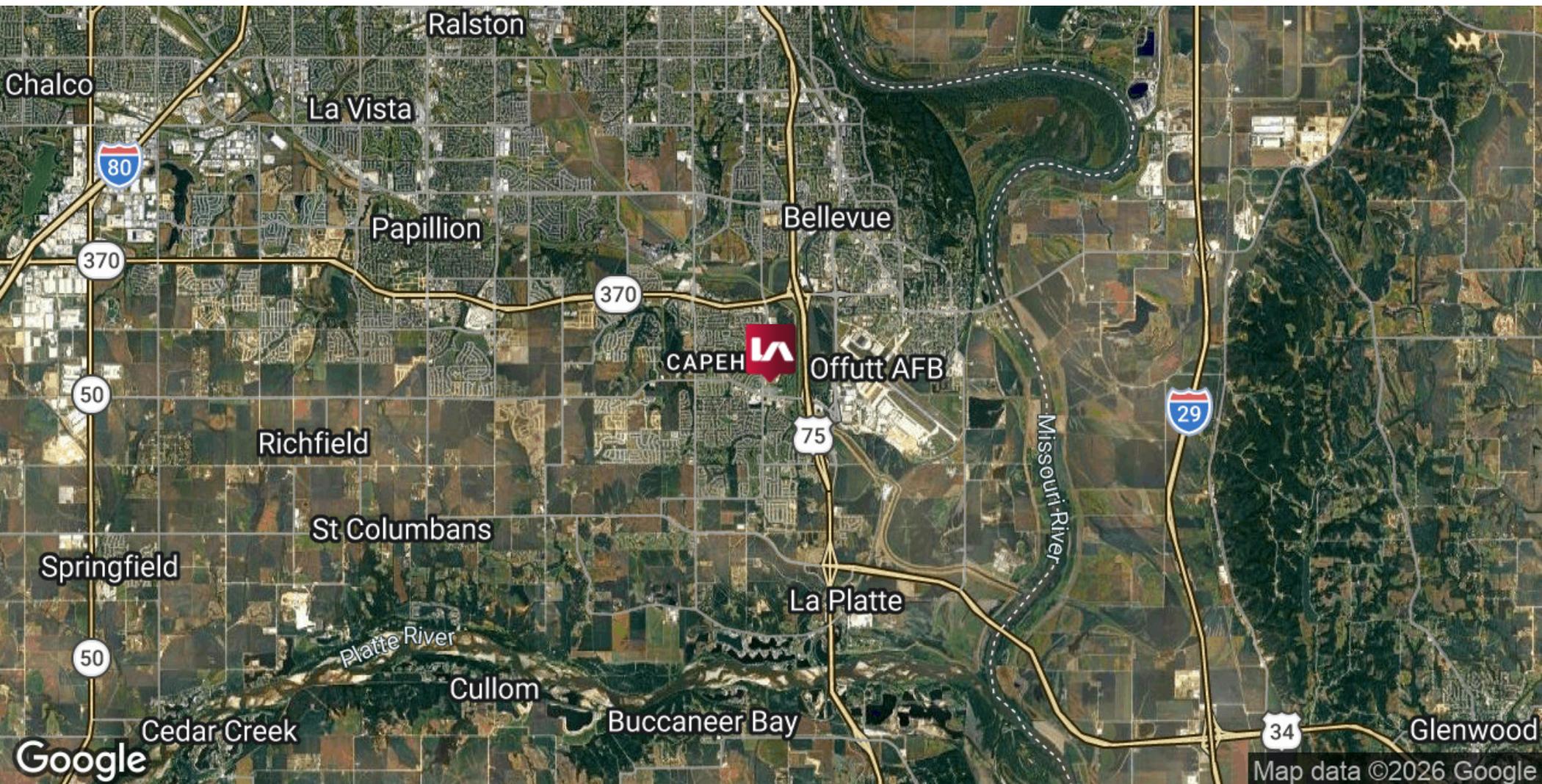
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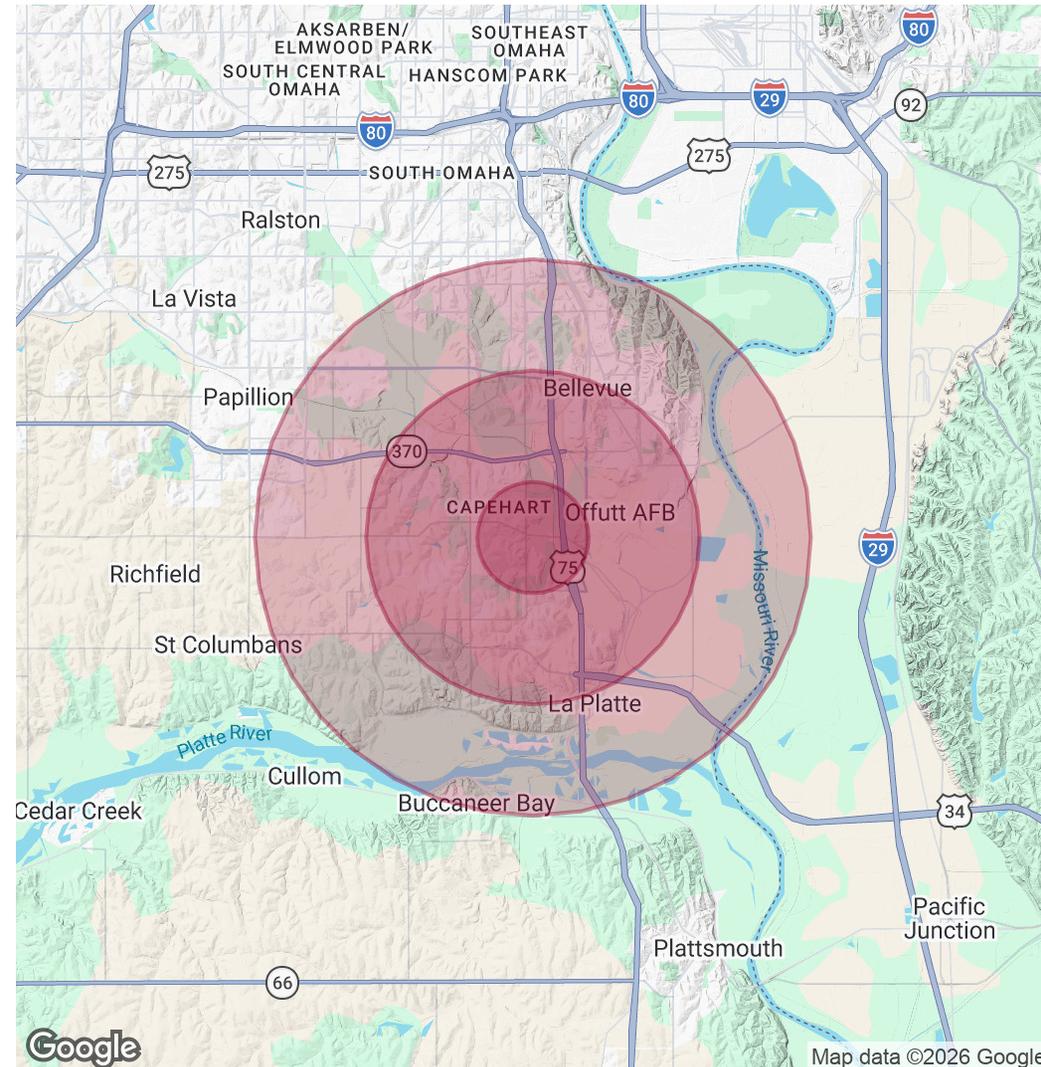
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,437	45,798	88,378
Average Age	32.9	33.1	35.9
Average Age (Male)	30.3	31.3	34.2
Average Age (Female)	35.2	35.5	38.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,421	16,878	33,345
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$101,924	\$102,273	\$109,499
Average House Value	\$280,775	\$270,435	\$280,362

2023 American Community Survey (ACS)



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