

GROUND LEASE/FOR SALE

AMERICAN PLAZA LAND

LAND | 1.007 ACRES | GROUND LEASE - UNPRICED | SALE PRICE - \$307,055 (\$7.00 PSF)



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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GROUND LEASE/FOR SALE

GALVIN ROAD & HARVELL DRIVE, BELLEVUE, NE 68005

Land | 1.007 Acres | Ground Lease - Unpriced | Sale Price - \$307,055 (\$7.00 PSF)



PROPERTY DESCRIPTION

Land lease opportunity neighboring heavily trafficked Baker's. This 1+/- acre parcel is available for a ground lease or for sale. Excellent opportunity for a medical user, retailer or office.

PROPERTY HIGHLIGHTS

- Zoned BG – General Business
- Variety of uses accepted
- Grocery anchored

LOCATION DESCRIPTION

Located at the intersection of Galvin Road & Harvell Drive. Surrounded by Offut Air Force Base, Bellevue University, Baker's and Physicians Mutual.

OFFERING SUMMARY

Sale Price:	\$307,055 (\$7.00 PSF)
Ground Lease Rate:	Unpriced. Call broker for details.
Lot Size:	1.007 Acres

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BUILDING EXAMPLE

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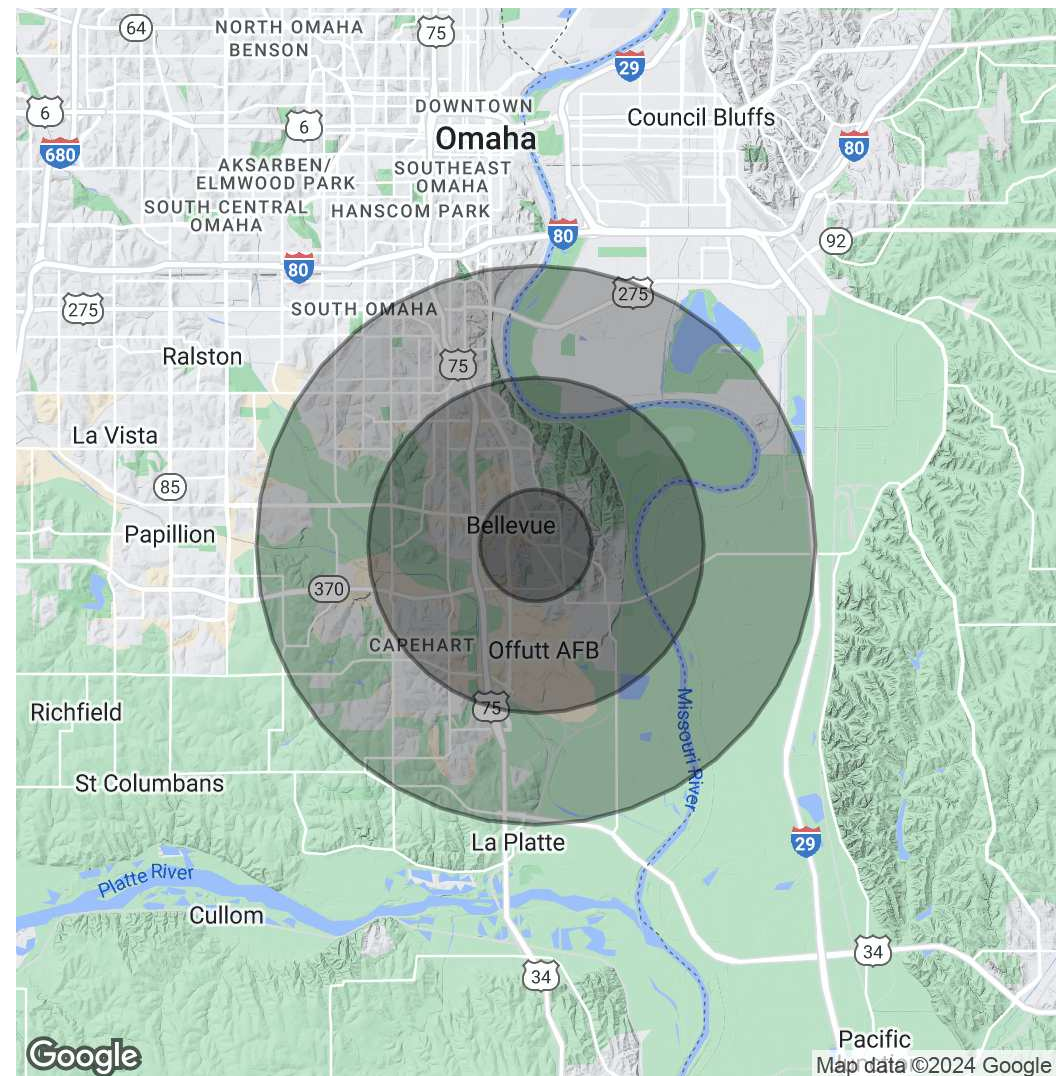
GALVIN ROAD & HARVELL DRIVE, BELLEVUE, NE 68005

Land | 1.007 Acres | Ground Lease - Unpriced | Sale Price - \$482,500 (\$11.00 PSF)

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,954	45,067	108,745
Average Age	35.8	34.3	34.1
Average Age (Male)	33.5	32.4	33.3
Average Age (Female)	38.4	35.5	35.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,252	18,121	40,847
# of Persons per HH	2.3	2.5	2.7
Average HH Income	\$69,707	\$73,123	\$75,934
Average House Value	\$157,342	\$150,140	\$164,524

2020 American Community Survey (ACS)



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