

EMPORIUM PLAZA

1501 - 1507 Galvin Rd S, Bellevue, NE 68005

STRIP CENTER FOR SALE



PROPERTY DESCRIPTION

Prime retail plaza located in Bellevue, NE. With a strategic position in close proximity to Offutt Air Force Base, Bellevue East Highschool, Old Towne Bellevue, and Bellevue university the area benefits from a steady flow of potential customers. Nearby Big Box stores include Family Fare, Harbor Freight, Bakers and more add to the strong retail market. The area's growing population and expanding economy create an ideal environment for retail investment, setting this property as a promising opportunity for savvy investors looking to capitalize on Bellevue's thriving retail scene.

PROPERTY HIGHLIGHTS

- Surrounded by nearby strong retail presence
- Excellent visibility and accessibility
- Strategic location between high traffic Offutt Air Force Base and Bellevue East Highschool

OFFERING SUMMARY

Sale Price:	\$2,500,000
Lot Size:	1.82 Acres
Total Building SF:	13,460 SF



ACCESS Commercial, LLC

AMBER OLSON

Senior Broker Associate

402.618.5523

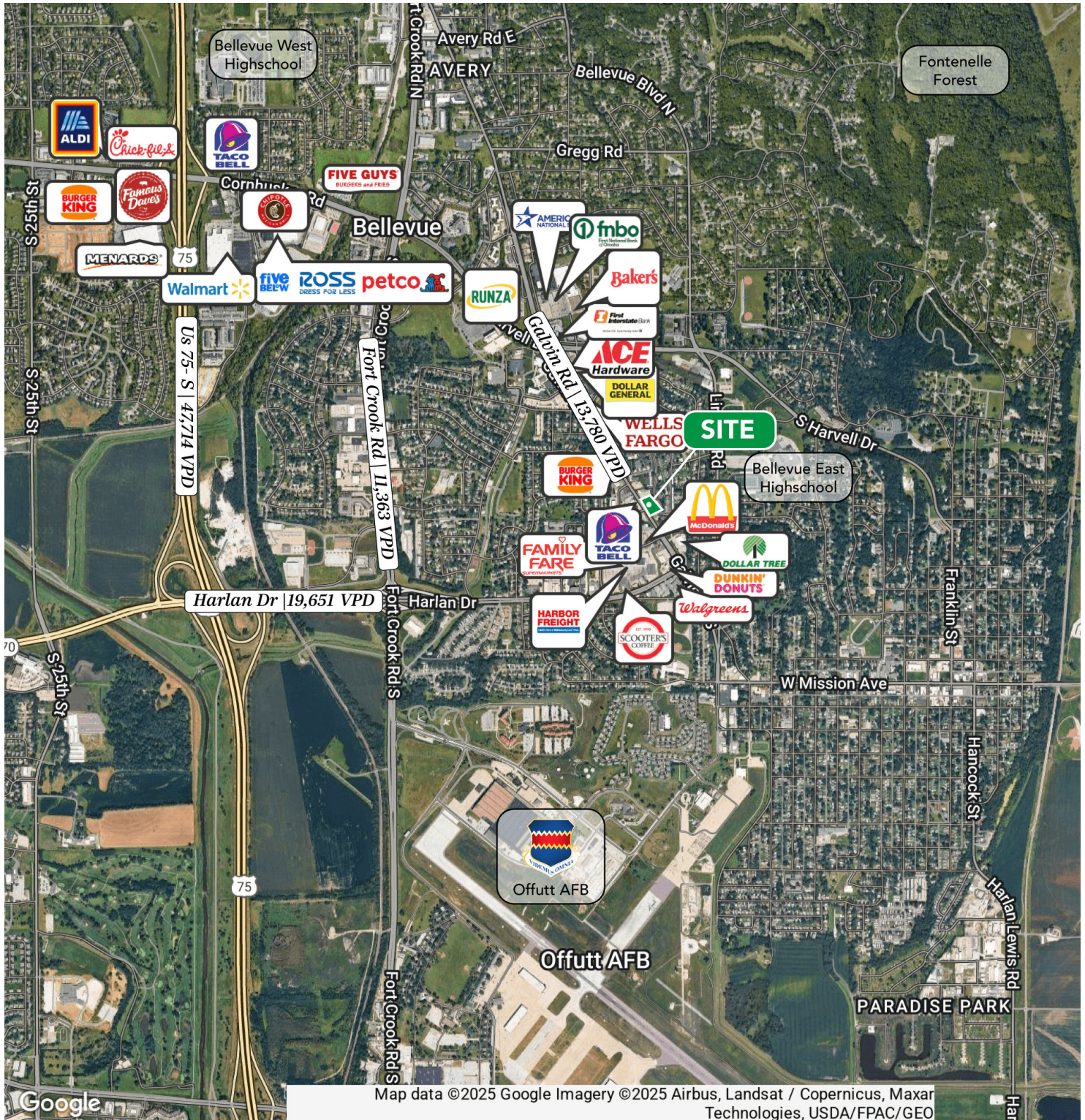
amber@accesscommercial.com

ACCESS Commercial, LLC | 10730 Pacific St Suite 020, Omaha, NE 68114 | 402.502.1983 | accesscommercial.com

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MARKET MAP



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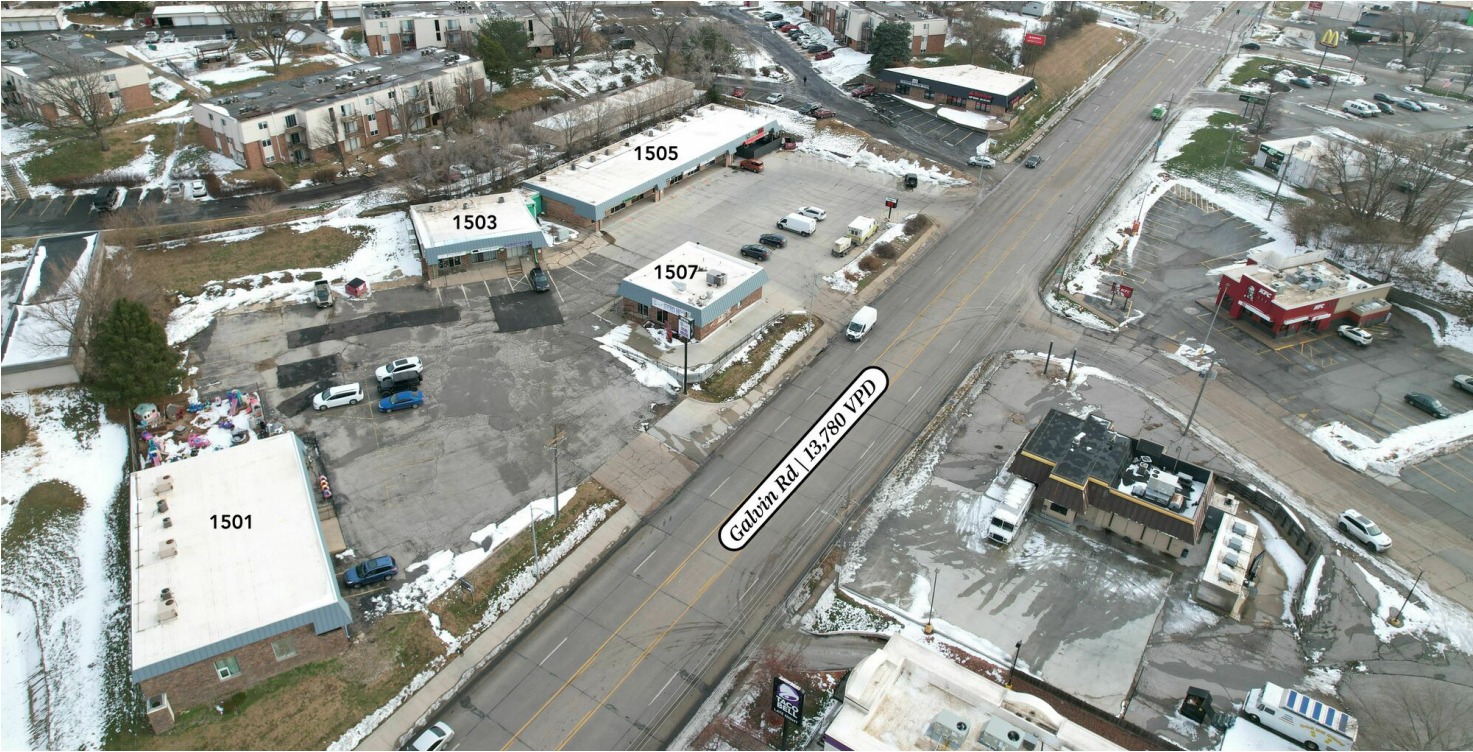
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BUILDINGS



PROPERTY DATA SHEET

PROPERTY TYPE	Retail
SALE PRICE	\$2,500,000
BUILDINGS	4
LOT SIZE	1.82 Acres
ZONING	Commercial
PARKING	123
Total Sq. Ft	13,342 sq ft

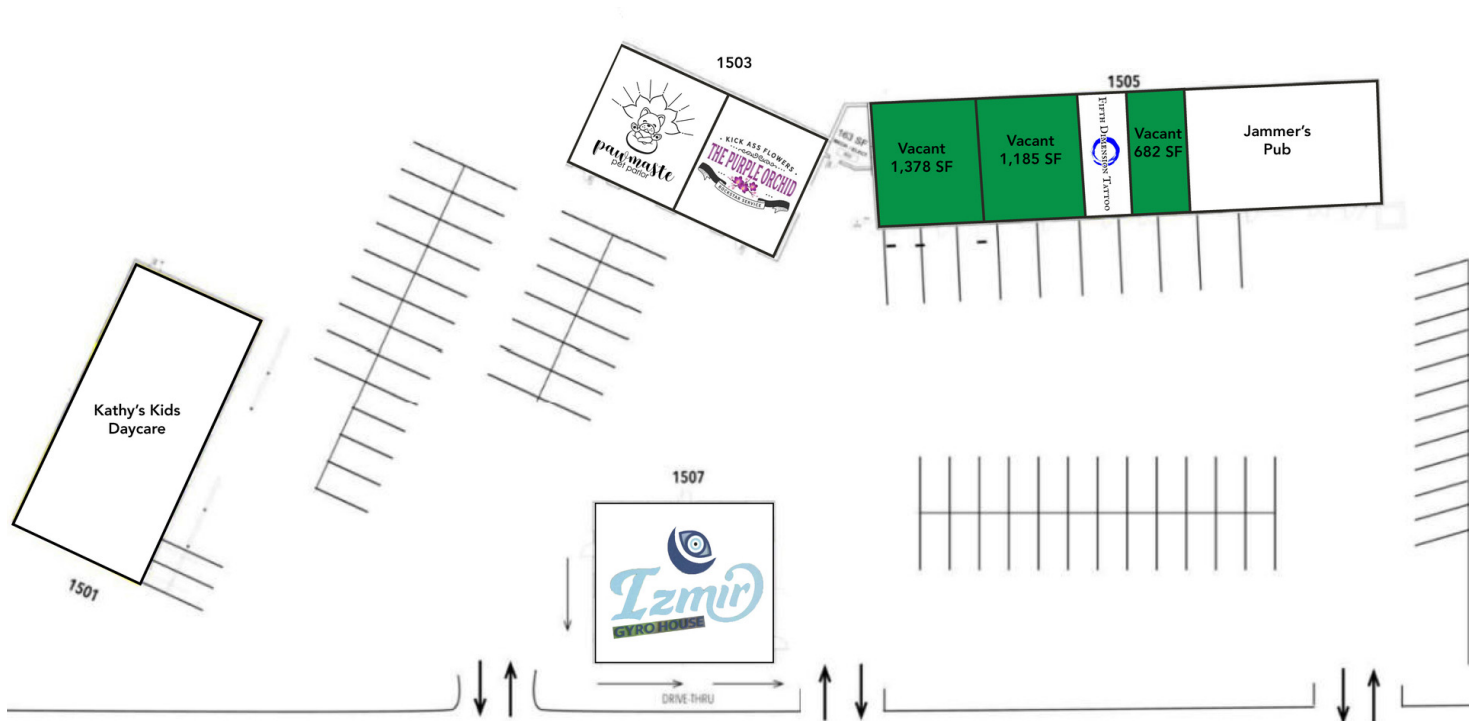


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SITE PLAN + TENANT ROSTER



Tenant	Lease End Date	Sq Ft	Address
Fifth Dimension Tattoo	02/28/26	618	1505 Galvin Rd, Suite 3, Bellevue NE
Kathy's kids Daycare	03/31/28	3,227	1501 Galvin Rd, Bellevue Ne
JammersPub	06/30/28	2,438	1505 Galvin Rd, Suite 1, Bellevue NE
Izmir Gyro House	09/30/27	1,807	1507 Galvin Rd, Bellevue NE
Pawmaste Pet Parlor	01/31/29	646	1503 Galvin Rd, Suite 3, Bellevue NE
Purple Orchid Flowers	03/31/28	1,321	1503 Galvin Rd, Suite 1&2, Bellevue NE
Vacant		1,185	1505 Galvin Rd, Suite 4, Bellevue NE
Vacant		682	1505 Galvin Rd, Suite 2, Bellevue NE
Vacant		1,373	1505 Galvin Rd, Suite 5, Bellevue NE
		13,342	



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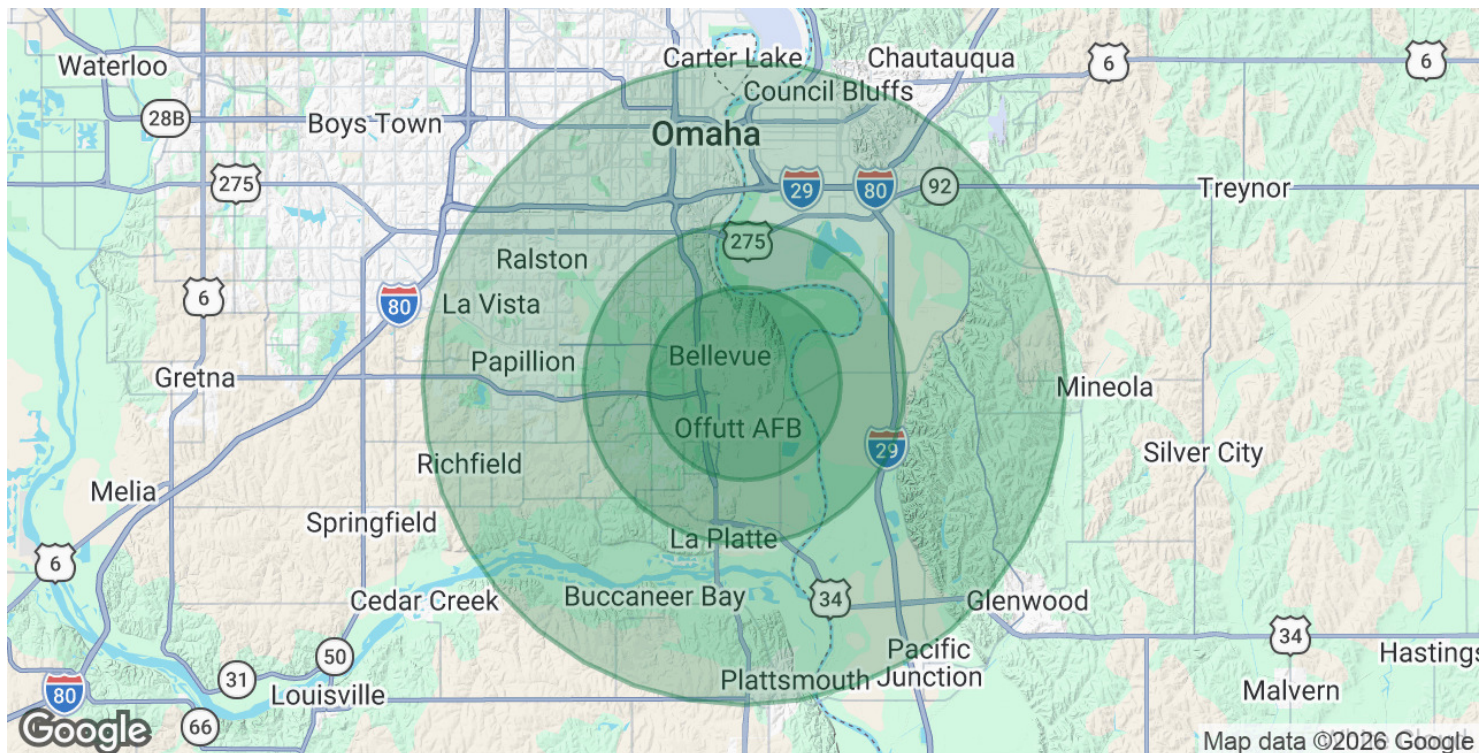
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DEMOGRAPHICS



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	44,163	106,146	348,232
Daytime Population	40,110	81,741	421,290
Employees in Area	21,551	52,074	181,663

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	17,351	38,319	136,724
Average HH Income	\$88,283	\$94,387	\$95,792
Median HH Income	\$72,881	\$78,154	\$76,882

Demographics data derived from AlphaMap



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LISTING TEAM



AMBER OLSON

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Direct: 402.618.5523

PROFESSIONAL BACKGROUND

Amber brings 20 years of commercial real estate experience to our team at ACCESS. Her role as a Senior Brokerage Associate is primarily focused on shopping center leasing at a national and local level, with over three million square feet represented. Her industry expertise enhances our team through her knowledge of sales, landlord and tenant representation, relationship building, property management, and development. Amber majored in Business Administration at the University of Nebraska-Lincoln.

RECENT TRANSACTIONS



Shadow Lake,
Papillion, NE



Manawa Center
Council Bluffs, IA



Manawa Center
Council Bluffs, IA



Manawa Center
Council Bluffs, IA



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