

1,100 - 6,500 SF RETAIL SPACE

HARRISON SQUARE

3509 & 3525 HARRISON STREET | BELLEVUE, NE 68147



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PROPERTY OVERVIEW

Join tenants Dollar General, New Life Thrift, China Taste and Tobacco Shop. Located on the southeast corner of 36th and Harrison Street with excellent visibility.

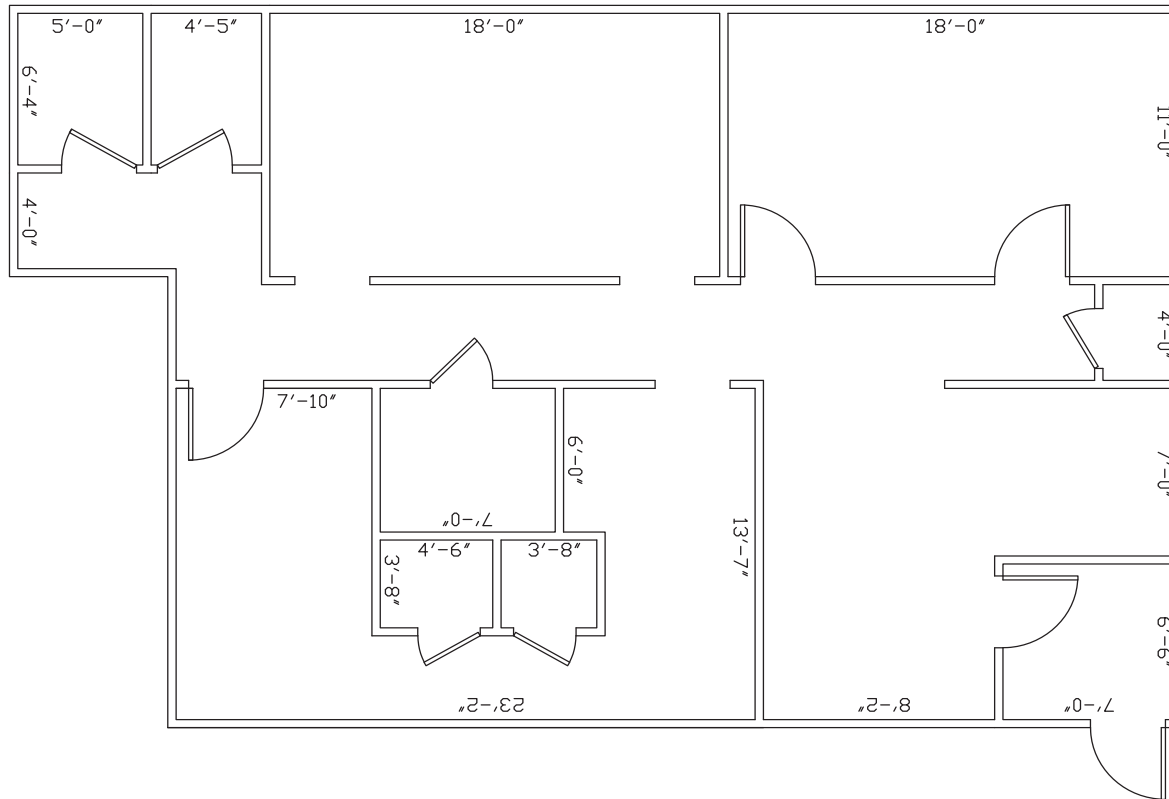
PROPERTY HIGHLIGHT

Lease Rate	\$8.00 - \$12.00 PSF NNN
Total Available	7,600 SF
Building Size	60,177 SF
Year Built/Renovated	1963
Total Site Area	3.96 AC
Zoning	CC
Parking Ratio	4:1000 SF
Traffic Counts	14,000 EADT
Operating Expenses	\$2.70 PSF

SUITE	AVAILABLE SF	PRICE SF NNN
3509	1,100 SF	\$8.00
3525	6,500 SF	\$12.00

FLOOR PLAN

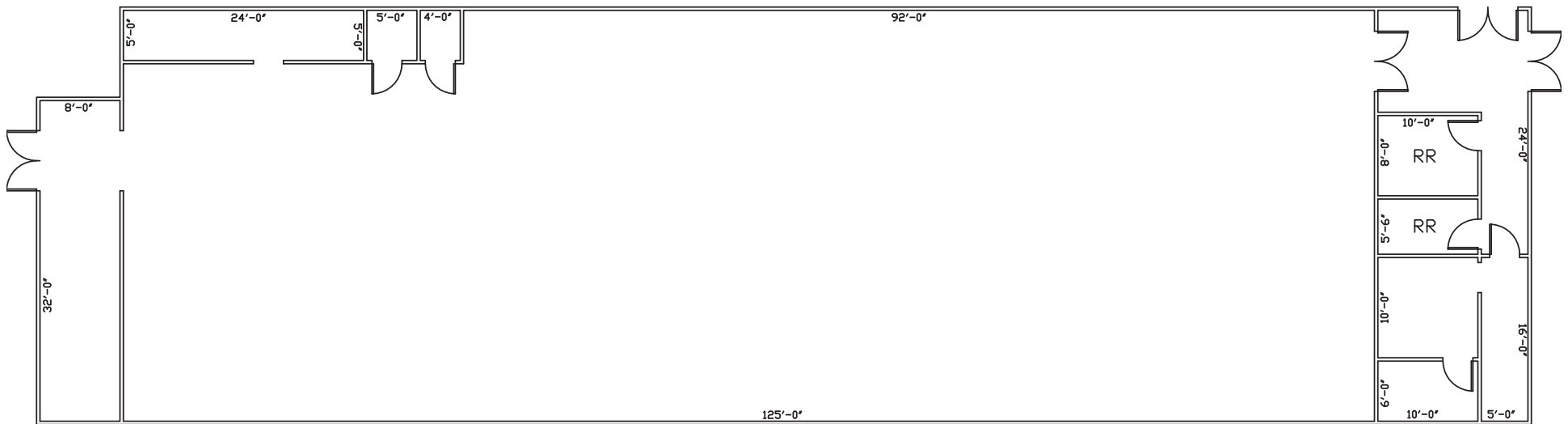
SUITE 3509: 1,100 SF



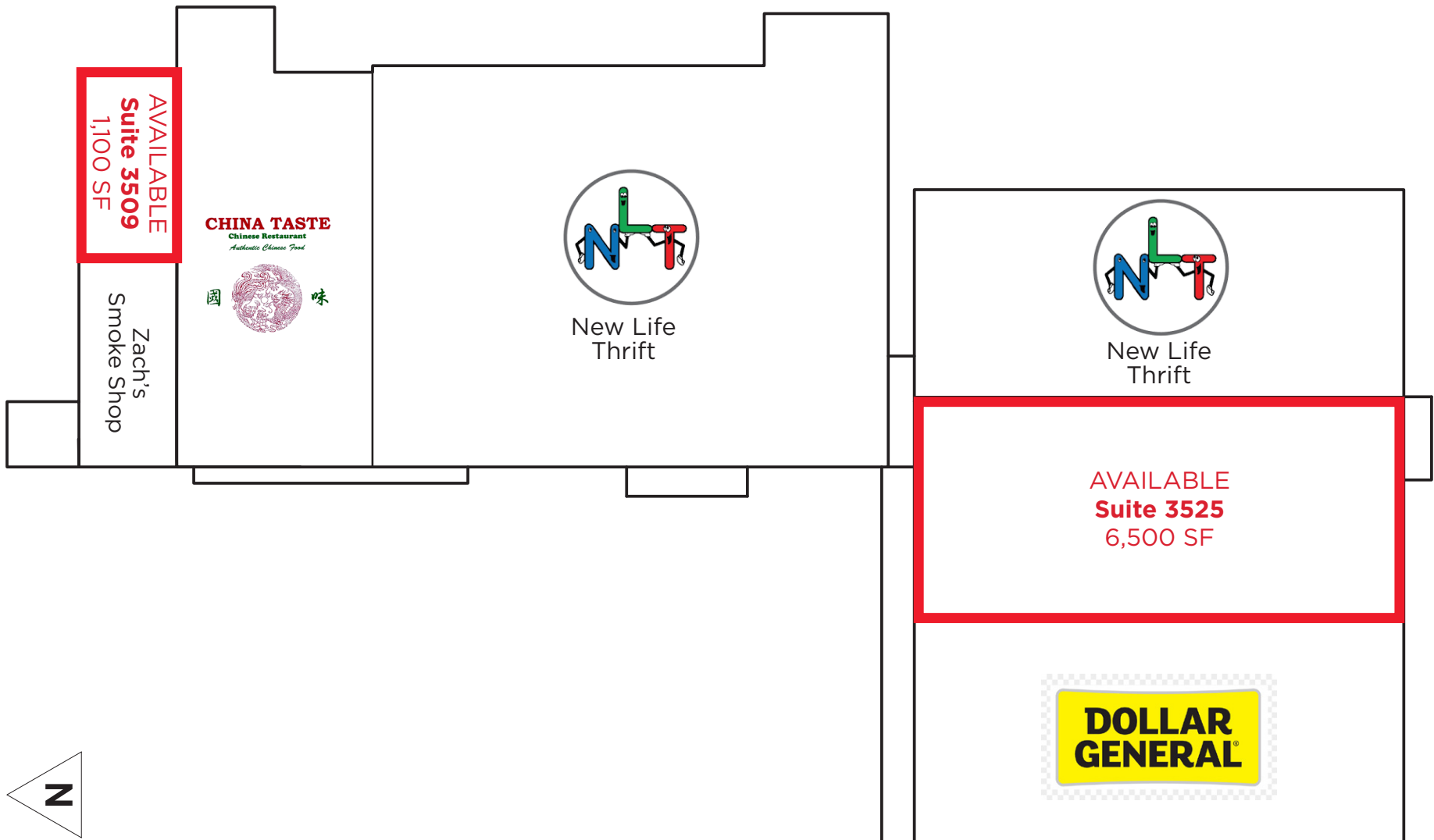
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FLOOR PLAN

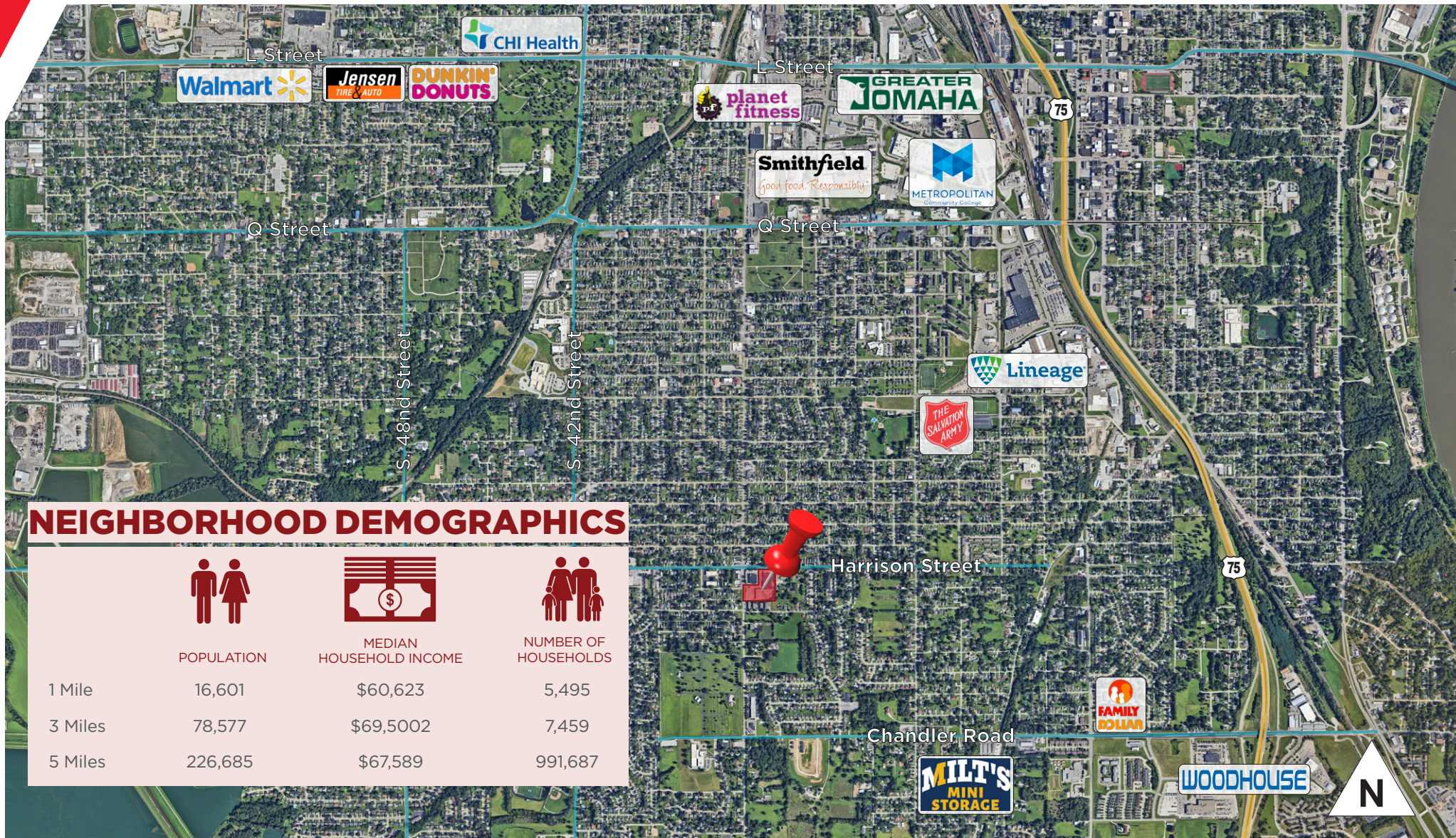
SUITE 3525: 6,500 SF



SITE PLAN



TRADE MAP



FOR MORE INFORMATION, PLEASE CONTACT:

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