



CORNHUSKER POINTE-OUTLOTS

CORNHUSKER RD & FORT CROOK BELLEVUE, NEBRASKA

- Within 1 mile of major Bellevue retail (Walmart, Menards, Bakers, Ross, Aldi, JoAnn Fabrics, Petco, CVS, Walgreens, Family Fare)
- Within 1 mile of Bellevue West High School, Bellevue East High School and Bellevue College
- Within 1 mile of Offutt Air Force Base
- Less than one mile away from Highway 75
- 3 full access intersections off of Fort Crook Road
- Traffic Counts of 26,000 VPD

DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION:	11,075	41,308	91,261
AHH INCOME:	\$68,000	\$83,340	\$86,009
MEDIAN AGE:	36.6	36.1	34.6
DAYTIME POP:	4,667	16,984	25,147

CONTACT HARDCORNER TEAM:

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- SITE LIST**
- ① 0.56 ac - Coffee Shop (1,365 sf) / 2.2 cars per 1,000 sf
 - ② 0.97 ac - Restaurant (3,500 sf) / 10 cars per 1,000 sf
 - ③ 1.30 ac - Commercial Building (6,394 sf) / 9.9 cars per 1,000 sf
 - ④ 1.66 ac - Restaurant (6,235 sf) / 11.5 cars per 1,000 sf
 - ⑤ 1.42 ac - Retail Building (14,250 sf) / 4.8 cars per 1,000 sf
 - ⑥ 0.99 ac - Fast Food Restaurant (3,337 sf) / 8.7 cars per 1,000 sf
 - ⑦ 0.97 ac - Fast Food Restaurant (3,337 sf) / 8.7 cars per 1,000 sf
 - ⑧ 1.16 ac - Car Wash (4,151sf) / 4.1 cars per 1,000 sf
 - ⑨ 3.77 ac - Automotive Service Garage (18,000 sf) / 2.5 cars per 1,000 sf
- Total - 12.80 ac



