## **1533 N BELL ST**

FREMONT, NE 68025

### **PROPERTY SUMMARY**



### LOCATION DESCRIPTION

Check out this exciting leasing opportunity at 1533 N BELL ST, located in the heart of Fremont, NE. With its strategic location, this property is the perfect choice for businesses looking to establish and expand their presence within Fremont. Reach out to our team for further information and arrange a showing.

#### **PROPERTY HIGHLIGHTS**

### **OFFERING SUMMARY**

| Lease Rate:    | Contact Broker for Pricing |  |
|----------------|----------------------------|--|
| Available SF:  | 1,536 SF                   |  |
| Building Size: | 6,009 SF                   |  |

| DEMOGRAPHICS      | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 3,557    | 11,164   | 14,414   |
| Total Population  | 9,009    | 27,822   | 35,552   |
| Average HH Income | \$51,885 | \$53,368 | \$53,448 |

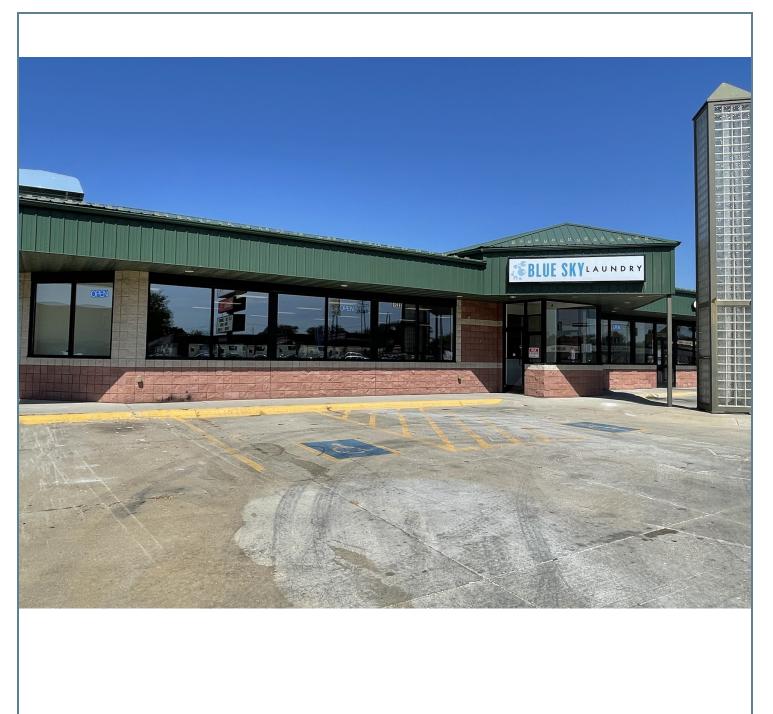
### Presented By:

Legacy Commercial Property 847.904.9200 info@legacypro.com



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**ADDITIONAL PHOTOS** 



### Presented By:

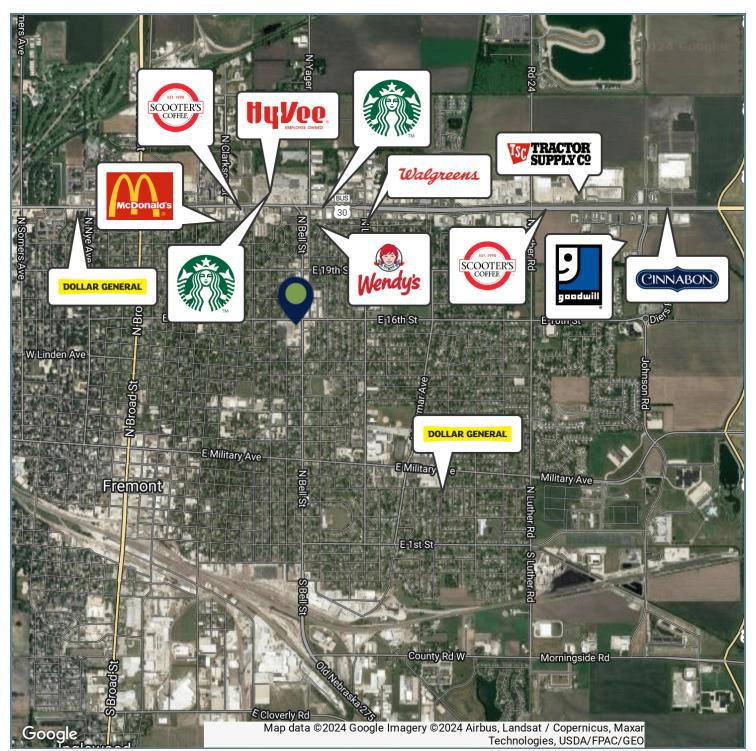
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**RETAILER MAP** 



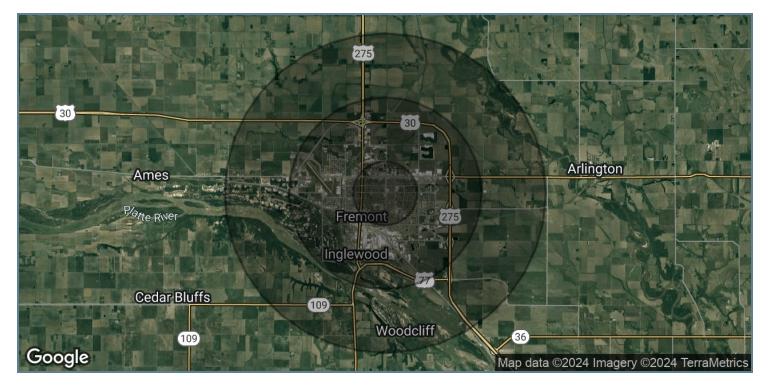
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### **DEMOGRAPHICS MAP & REPORT**



| POPULATION           | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 9,009     | 27,822    | 35,552    |
| Average Age          | 38.0      | 38.1      | 38.5      |
| Average Age (Male)   | 38.2      | 37.3      | 37.4      |
| Average Age (Female) | 38.3      | 39.5      | 40.3      |
| HOUSEHOLDS & INCOME  | 1 MILE    | 3 MILES   | 5 MILES   |
| Total Households     | 3,557     | 11,164    | 14,414    |
| # of Persons per HH  | 2.5       | 2.5       | 2.5       |
| Average HH Income    | \$51,885  | \$53,368  | \$53,448  |
| Average House Value  | \$125,179 | \$134,599 | \$133,656 |

2020 American Community Survey (ACS)

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