

# FOR LEASE - AMERICAN PLAZA

## 701 GALVIN ROAD S, BELLEVUE, NE 68005

RETAIL | 3,642 - 13,742 SF | \$6.00 - \$12.00 SF/YR (NNN)



### PRESENTED BY:

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### PROPERTY DESCRIPTION

Bakers and Dollar Tree anchor the center, suited for both retail and office tenants. Offutt Air Force Base, Bellevue University, and the surrounding residential and schools provide a great population base that frequent the center. A 3,642 SF former physical therapy space and a wide open 10,100 SF space are available.

### PROPERTY HIGHLIGHTS

- Grocery anchored
- Prominent Frontage & Signage opportunities available
- Long-standing tenants

### LOCATION DESCRIPTION

American Plaza is located in Bellevue, Nebraska, at the intersection of Galvin Road & Harvell Drive. This shopping center services the Bellevue community with its mix of national, regional and local tenants.

### OFFERING SUMMARY

<b>Lease Rate:</b>	\$6.00 - \$12.00 SF/yr (NNN)
<b>NNNs</b>	AP 1 (\$3.13 PSF)
<b>Available SF:</b>	3,642 - 13,742 SF
<b>Building Size:</b>	164,848 SF

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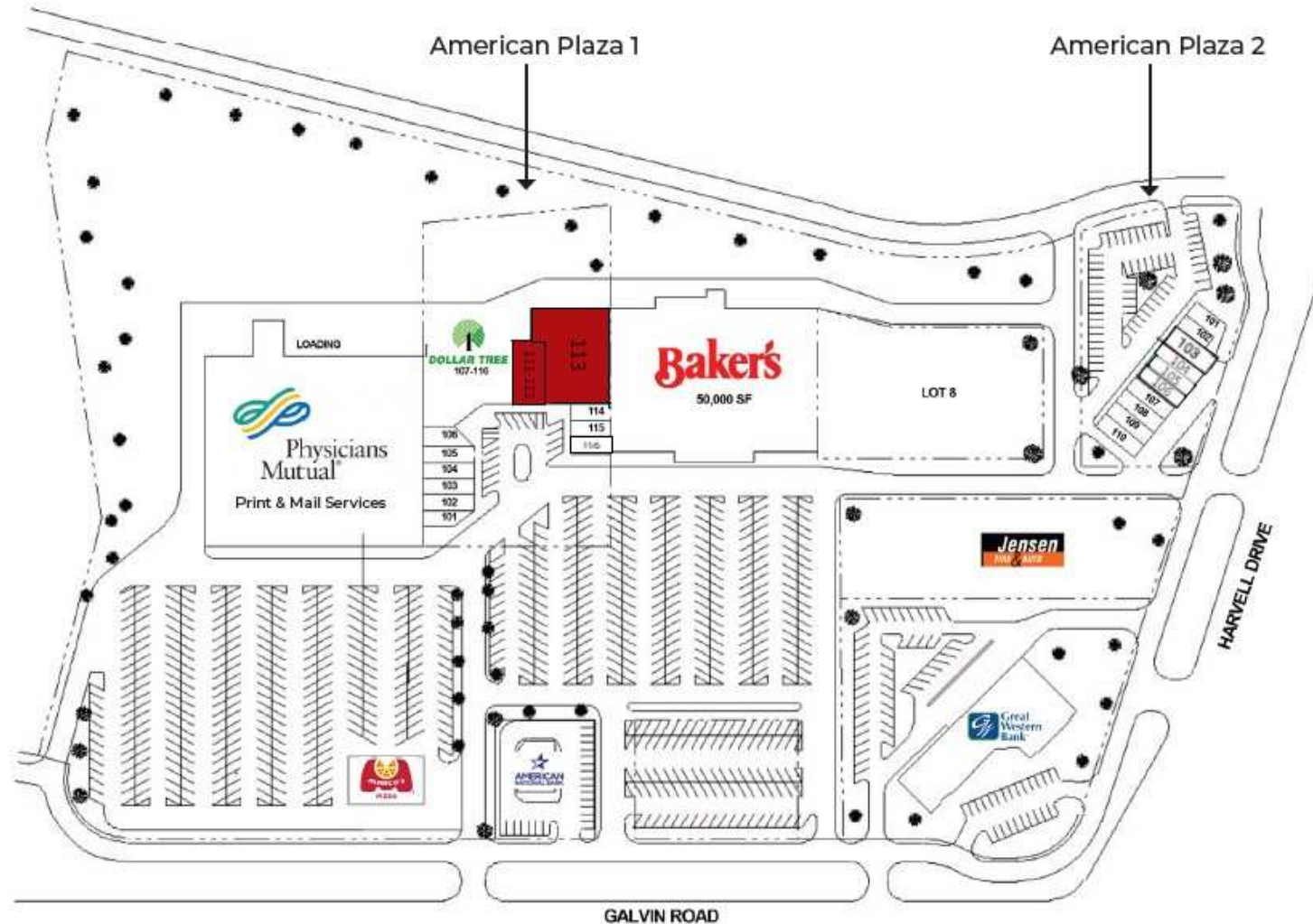
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## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
AP 1 Bay 111 - 112	3,642 SF	NNN	\$12.00 SF/yr
AP 1 Bay 113	10,100 SF	NNN	\$6.00 SF/yr
AP 1 Bay 111 - 113	13,742 SF	NNN	Negotiable

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## AMERICAN PLAZA 1 701 Galvin Road South

BAY	TENANT	SF
101-102	Visiting Angels	2,450
103	Super Nails	1,200
104	Transformations	1,200
105	Larsen Insurance	1,502
103	Nail Academy	800
104-110	Dollar Tree	9,521
<b>111-112</b>	<b>AVAILABLE</b>	<b>3,642</b>
<b>113</b>	<b>AVAILABLE</b>	<b>10,100</b>
114-116	Pat & Wally's	2,000
--	Physician's Mutual	70,000
--	Baker's	50,000

## AMERICAN PLAZA 2 923 Galvin Road South

BAY	TENANT	SF
101-102	Banh Mi Shop	1,420
103	Massage	1,200
104	Vapes & Tobacco	1,200
105 + 1/2 106	US Thrift	1,800
1/2 106 + 107	Golden Dragon	1,800
108	Trends Salon	3,642
109-110	Westside State Bank	2,400

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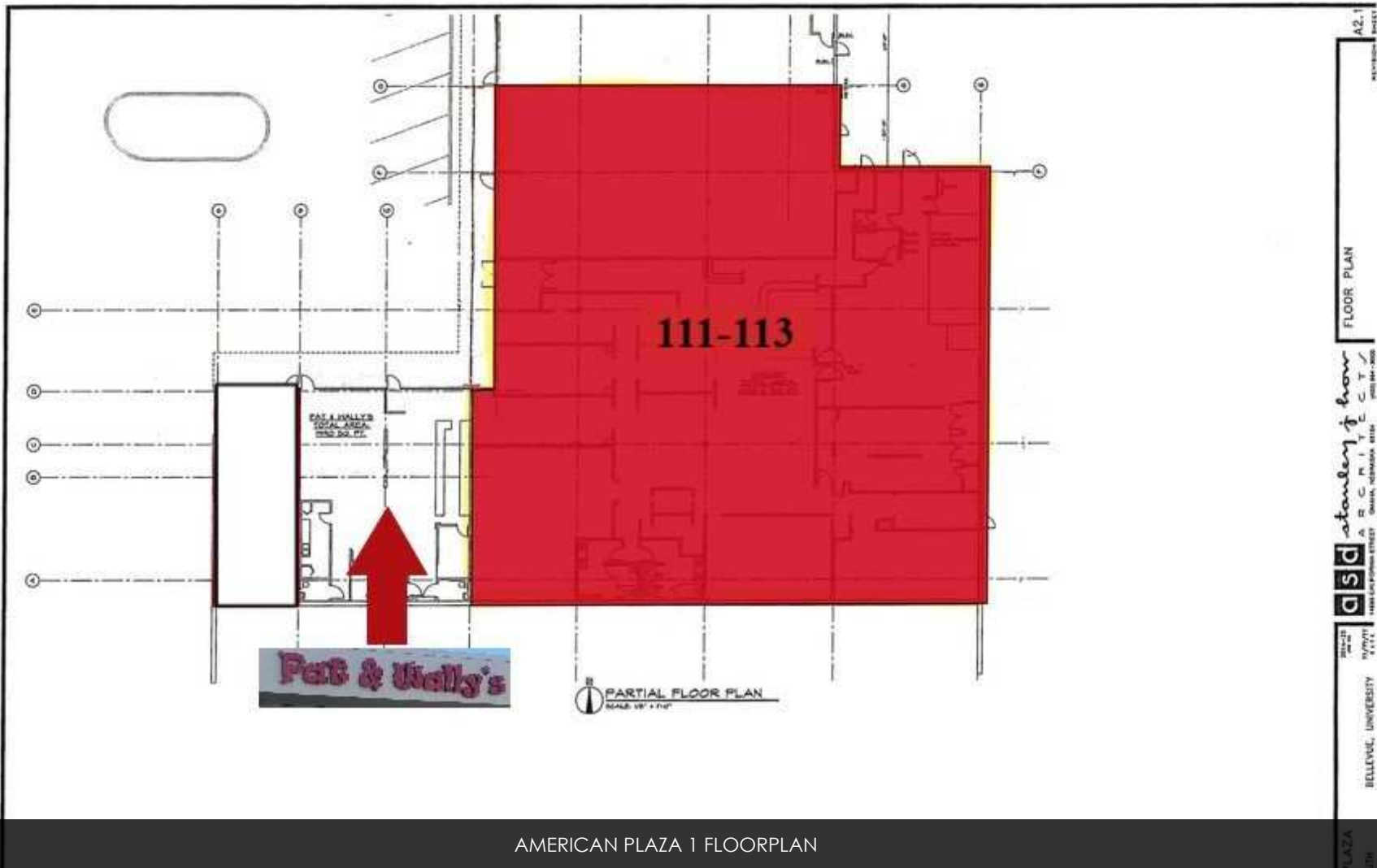
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AMERICAN PLAZA 1 FLOORPLAN

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Signage



AP 1 Bays #111-113

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AP 1 Bays #111-112



AP 1 Bay #113

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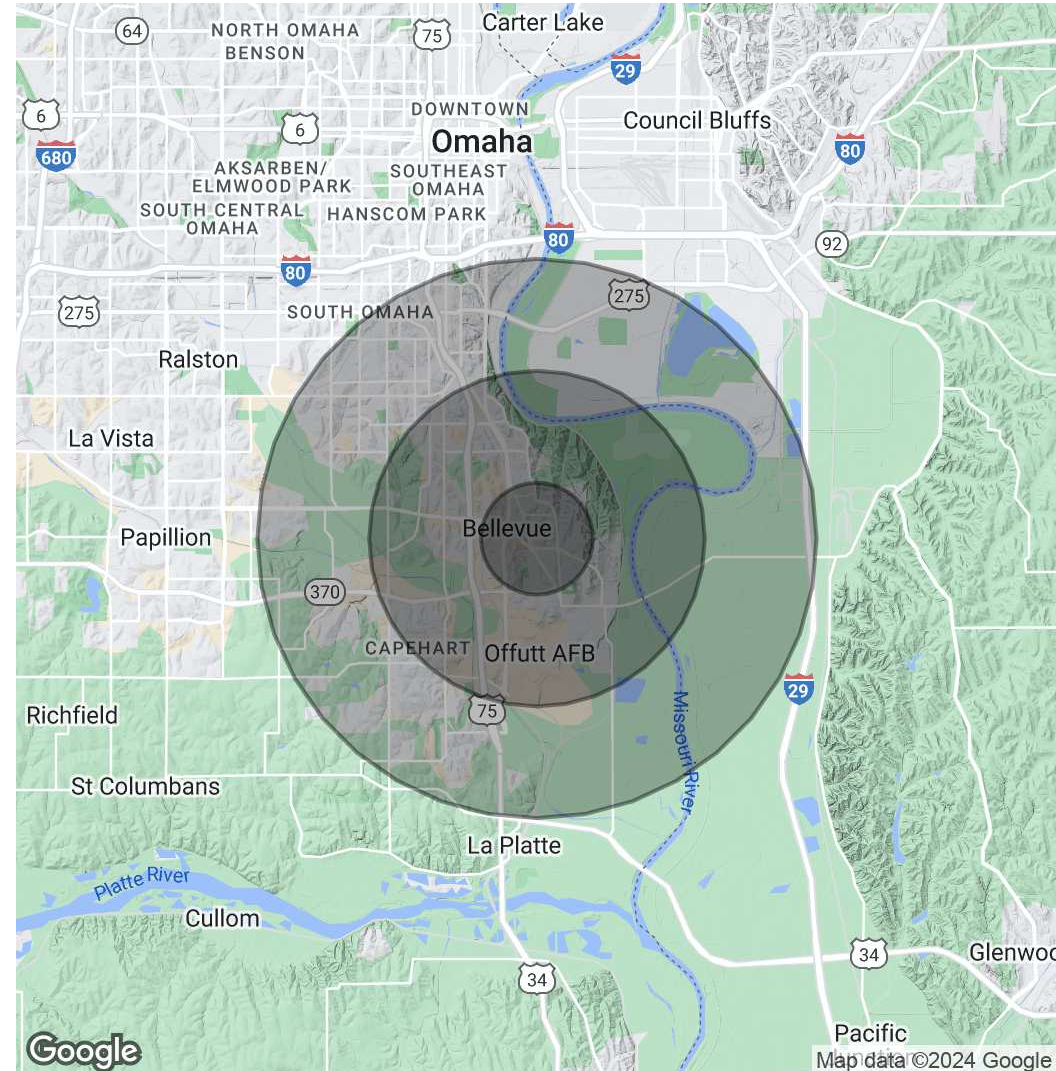
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POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	8,372	43,285	107,328
<b>Average Age</b>	37.1	33.5	32.1
<b>Average Age (Male)</b>	35.2	32.0	31.0
<b>Average Age (Female)</b>	38.7	35.2	33.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	3,433	16,740	38,901
<b># of Persons per HH</b>	2.4	2.6	2.8
<b>Average HH Income</b>	\$60,051	\$60,670	\$61,733
<b>Average House Value</b>	\$128,001	\$140,377	\$137,622

\* Demographic data derived from 2020 ACS - US Census



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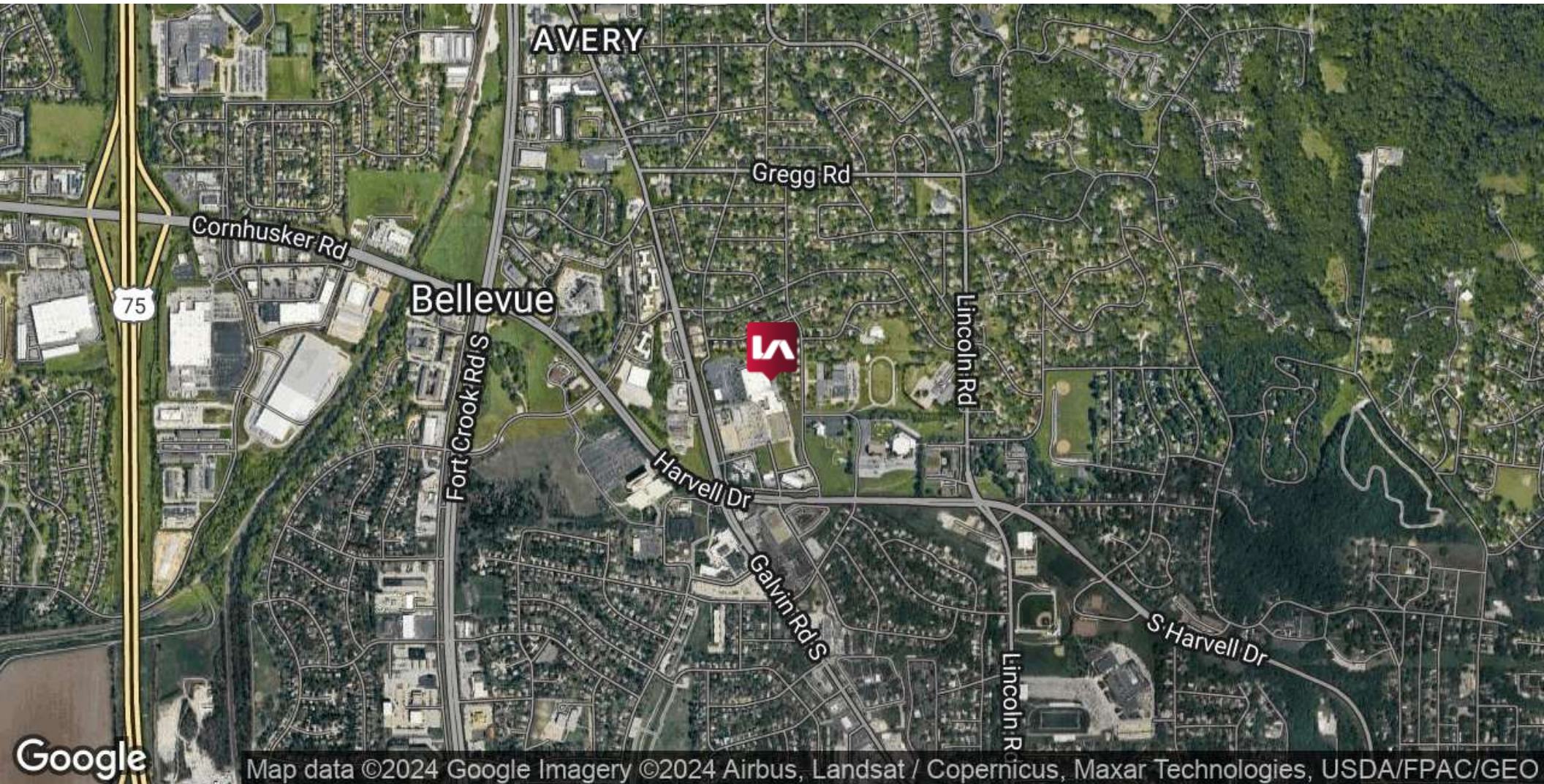
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