

TWIN CREEK SHOPPING CENTER

1,383 - 4,280 SF | \$8.50 - 16.50 SF/YR (NNN)

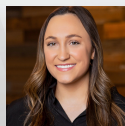
3604, 3905, 3608 & 4102 TWIN CREEK DRIVE, BELLEVUE, NE 68123



BRIAN KUEHL

402.778.7537

bkuehl@investorsomaha.com



MOLLY KUEHL, CCIM

402.778.7532

mkuehl@investorsomaha.com





OFFERING SUMMARY

LEASE RATE:	\$8.50 - 16.50 SF/YR NNN
Est. Op. Exp.	\$7.14 SF/YR
Available SF:	1,383 - 4,280 SF
Property Type:	Retail

PROPERTY OVERVIEW

Located on 135 acres along Highway 370, this highly visible Regional Center is surrounded by charming neighborhoods steeped in rich history.

PROPERTY HIGHLIGHTS

- Anchored by Target and the #1 Bakers (Kroger) in the market with 1,300,000 annual visits
- Over 4,500,000 annual visits to the development
- Traffic count of 45,000 VPD
- Excellent access to Hwy 370, Sarpy County's primary east- west thoroughfare
- Several second generation opportunities
- Bellevue's premier community shopping center

DEMOGRAPHICS

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	546	1,702	6,346
Average Age	39	39	38
HOUSEHOLDS			
Total Households	225	701	2,504
People Per HH	2.4	2.4	2.5
Average HH Income	\$120,529	\$121,889	\$109,950
Average HH Value	\$387,490	\$390,420	\$346,401

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3604, 3608, 3905, & 4102 TWIN CREEK DRIVE
AVAILABLE SPACES SUMMARY



SPACE	SIZE	LEASE RATE	EST OP EXP	EST TOTAL / MO	COMMENTS
3604 Suite 109	1,421 SF	\$8.50 (NNN)	\$7.14	\$1,852.04	
3608 Suite 106	4,280 SF	\$15.50 (NNN)	\$8.22	\$8,460.13	Available 7/1/2026
3905 Suite 104	1,383 SF	\$15.50 (NNN)	\$9.08	\$2,832.85	
4102 Suite 122	2,400 SF	\$16.50 (NNN)	\$8.24	\$4,948.00	Potential for a drive thru

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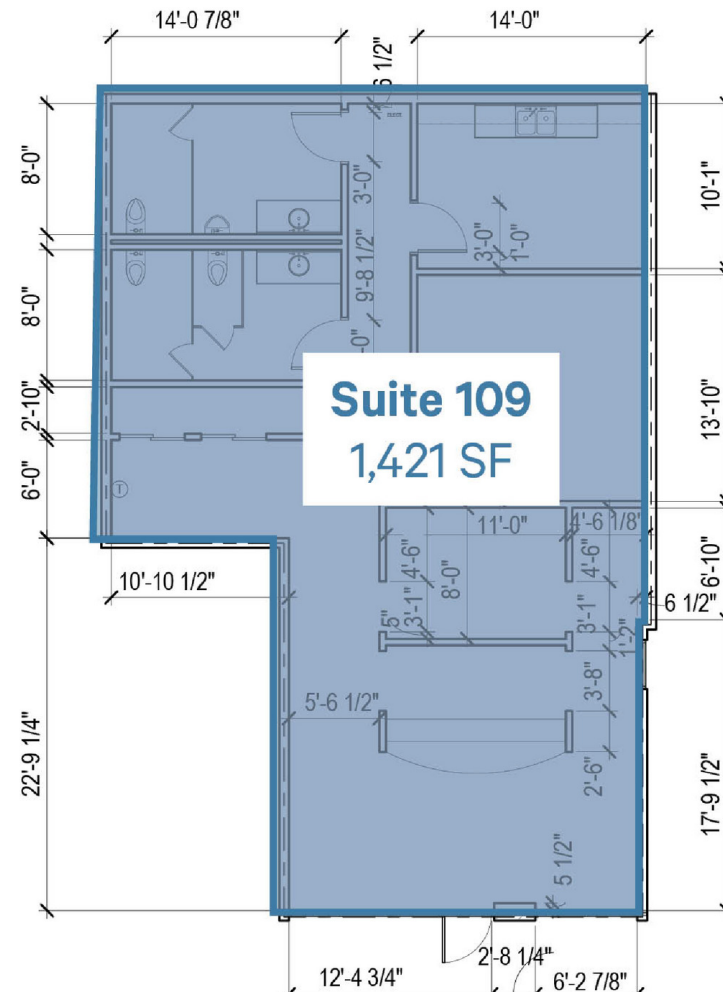
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SUITE 109

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.	COMMENTS
3604 Suite 109	1,421 SF	\$8.50 SF/yr (NNN)	\$7.14	\$1,852.04	

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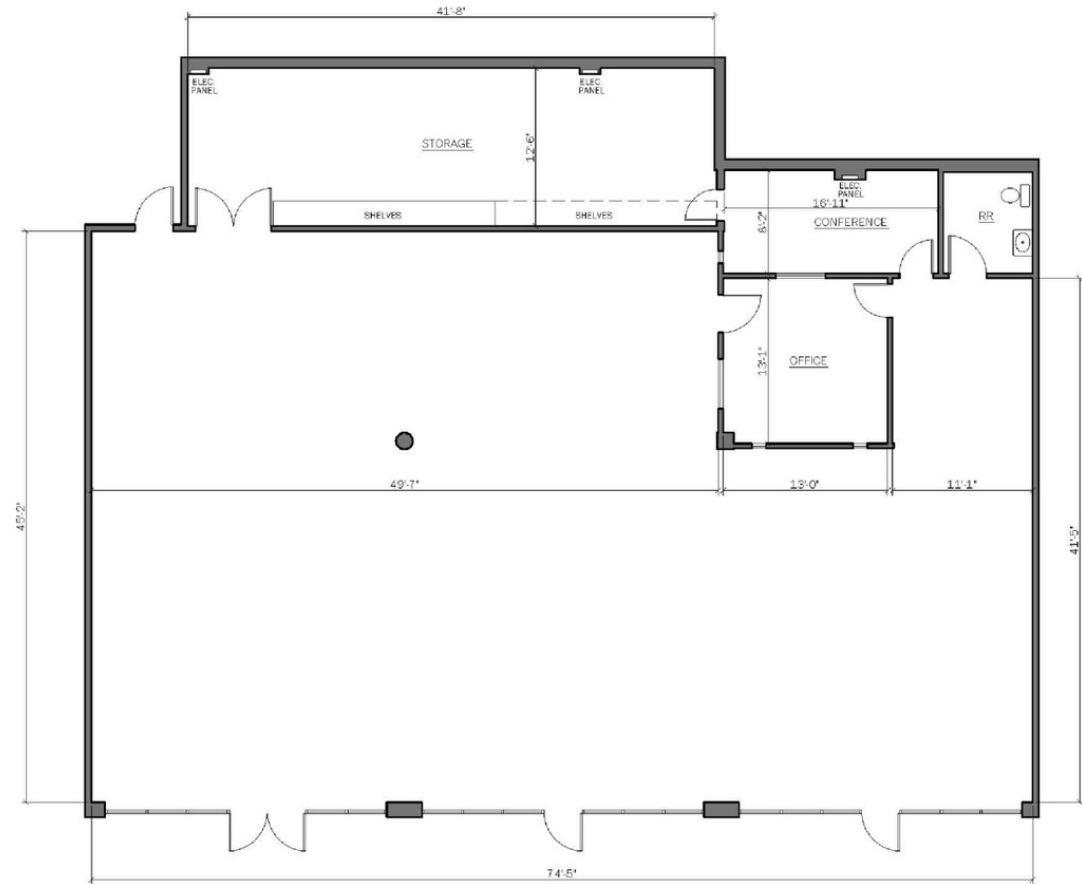
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SUITE 106



AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.	COMMENTS
3608 Suite 106	4,280 SF	\$15.50 SF/yr (NNN)	\$8.22	\$8,460.13	Available 7/1/2026

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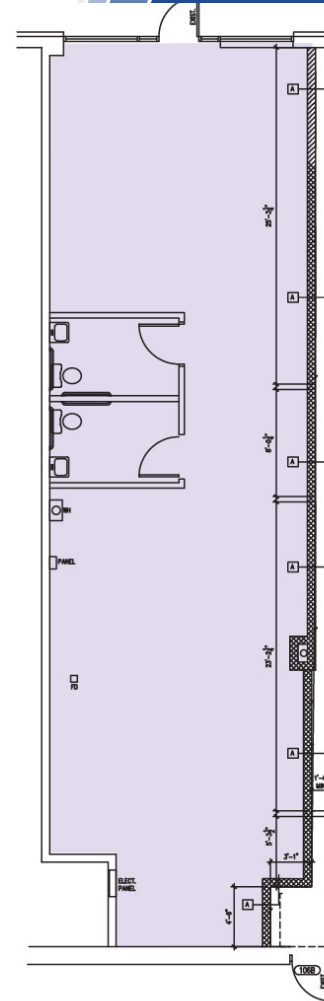
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SUITE 104



AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.	COMMENTS
3905 Suite 104	1,383 SF	\$15.50 SF/yr (NNN)	\$9.08	\$2,832.85	

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SUITE 122



AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.	COMMENTS
4102 Suite 122	2,400 SF	\$16.50 SF/yr (NNN)	\$8.24	\$4,948.00	Potential for a drive thru

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3604, 3608, 3905, & 4102 TWIN CREEK DRIVE
INTERIOR PHOTOS: 3604 SUITE 109



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3604, 3608, 3905, & 4102 TWIN CREEK DRIVE
INTERIOR PHOTOS: 4102 SUITE 122



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3604, 3608, 3905, & 4102 TWIN CREEK DRIVE
INTERIOR PHOTOS: 3905 SUITE 104



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3604, 3608, 3905, & 4102 TWIN CREEK DRIVE
SHOPPING CENTER MARQUEE



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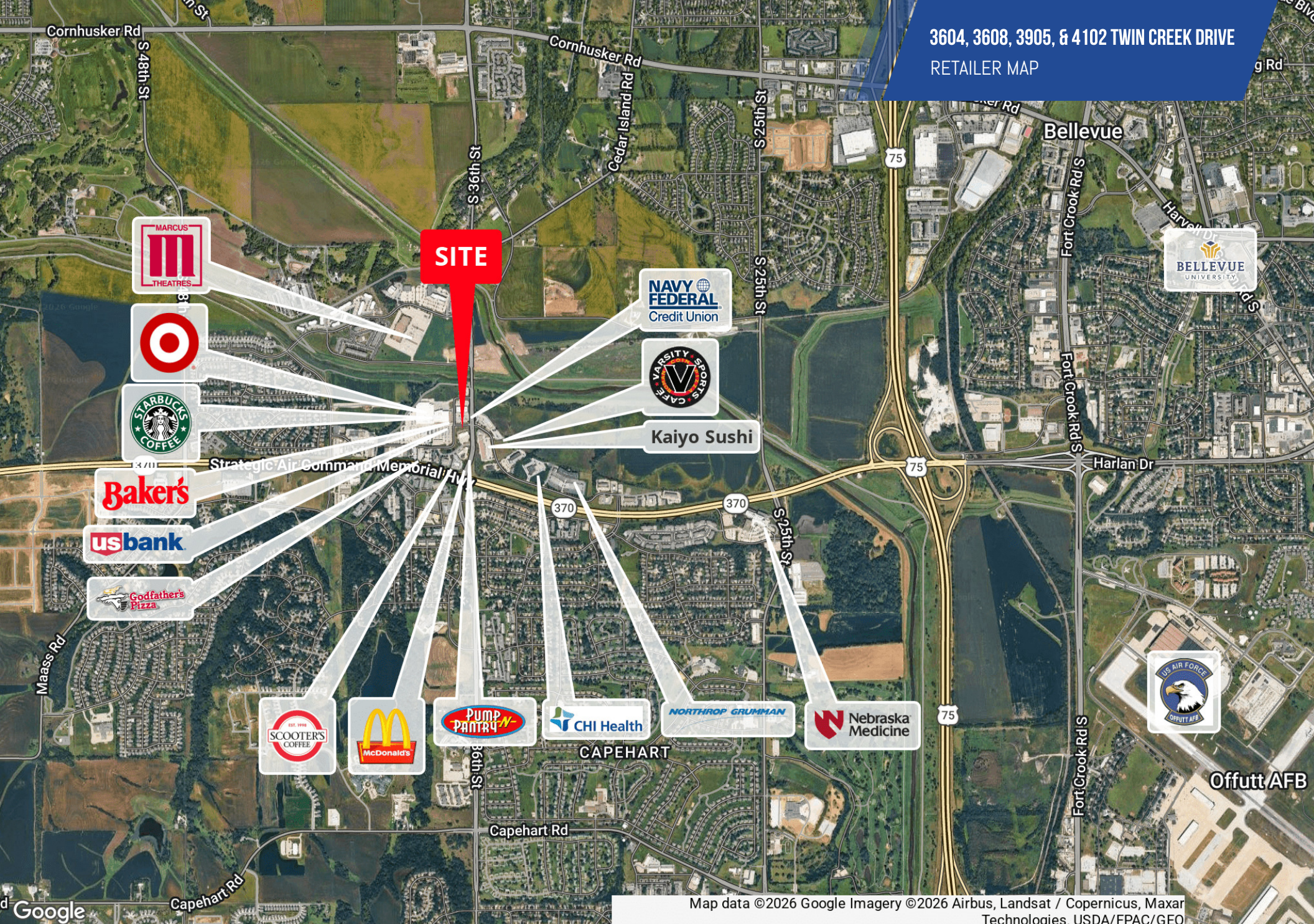
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RETAILER MAP



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