

FOR LEASE - AMERICAN PLAZA

701 GALVIN ROAD S, BELLEVUE, NE 68005

RETAIL | 2,450 - 13,742 SF | \$6.00 - \$15.00 SF/YR (NNN)



PRESENTED BY:

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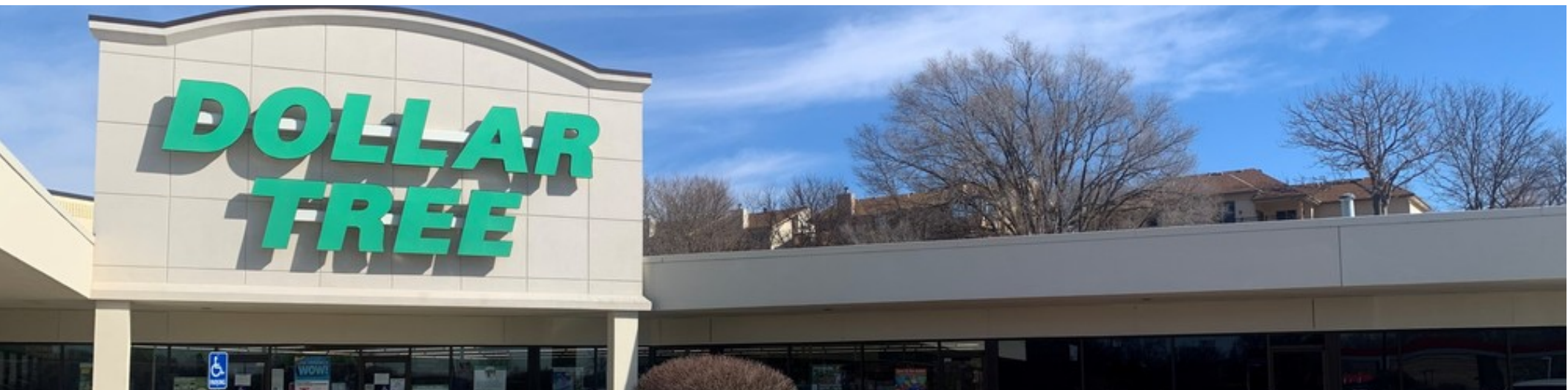
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PROPERTY DESCRIPTION

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.

3,642 SF - mix of open space and private offices
10,100 SF - wide open with drive door
2,450 SF - nice open office with two kitchenettes

PROPERTY HIGHLIGHTS

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

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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

Lease Rate:	\$6.00 - \$15.00 SF/yr (NNN)
NNNs	AP 1 (\$3.13 PSF)
Available SF:	2,450 - 13,742 SF
Building Size:	164,848 SF

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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
AP 1 Bay 101 - 102	2,450 SF	NNN	\$15.00 SF/yr
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	AVAILABLE	2,450
103	Super Nails	1,200
104	Daily Fix Energy & Nutrition	1,200
105	Larsen Insurance	1,502
103	Nail Academy	800
104-110	Dollar Tree	9,521
111-112	AVAILABLE	3,642
113	AVAILABLE	10,100
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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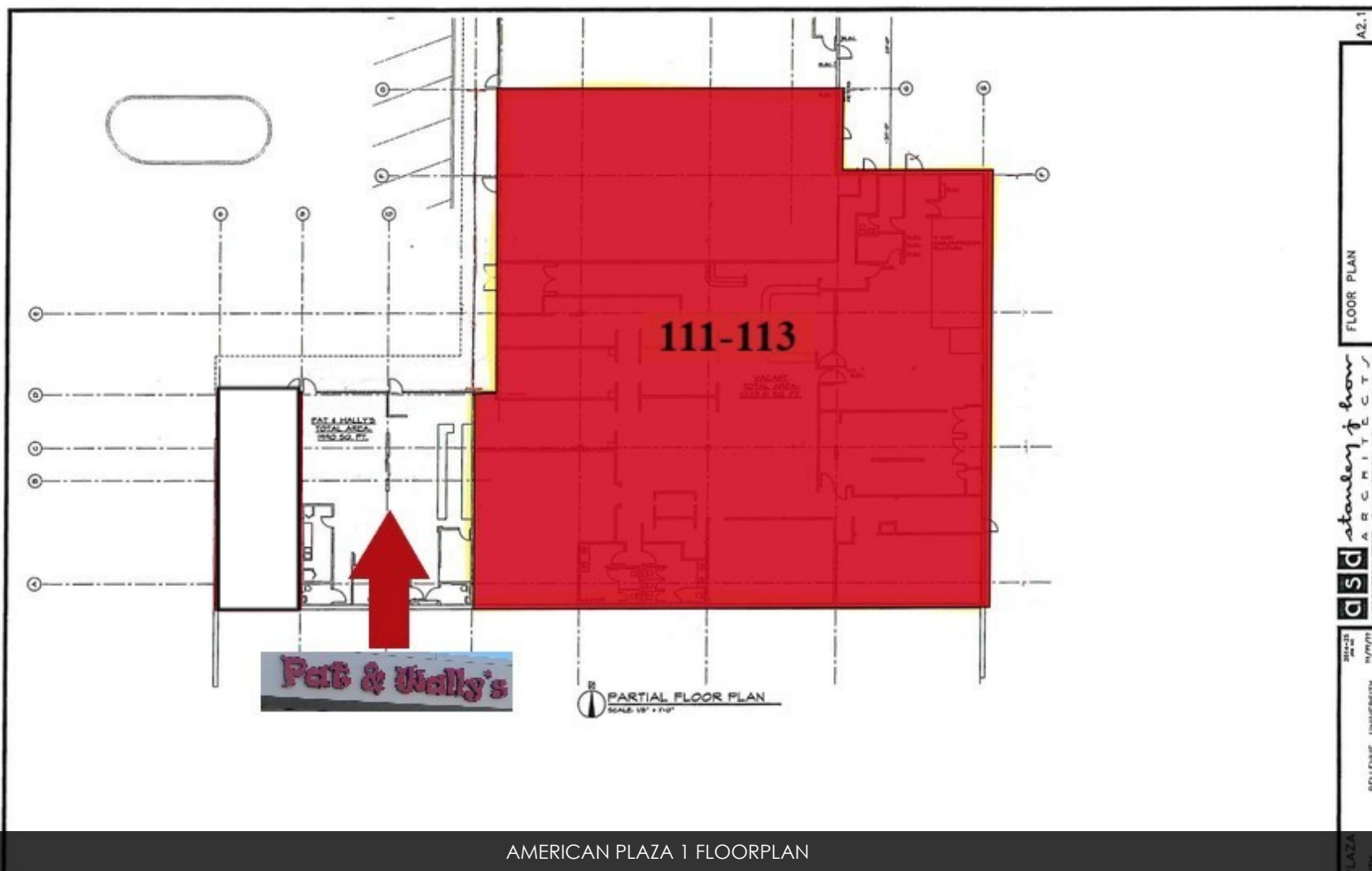
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AMERICAN PLAZA 1 FLOORPLAN

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Signage



AP 1 Bays #111-113

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



AP 1 Bays #111-112



AP 1 Bay #113

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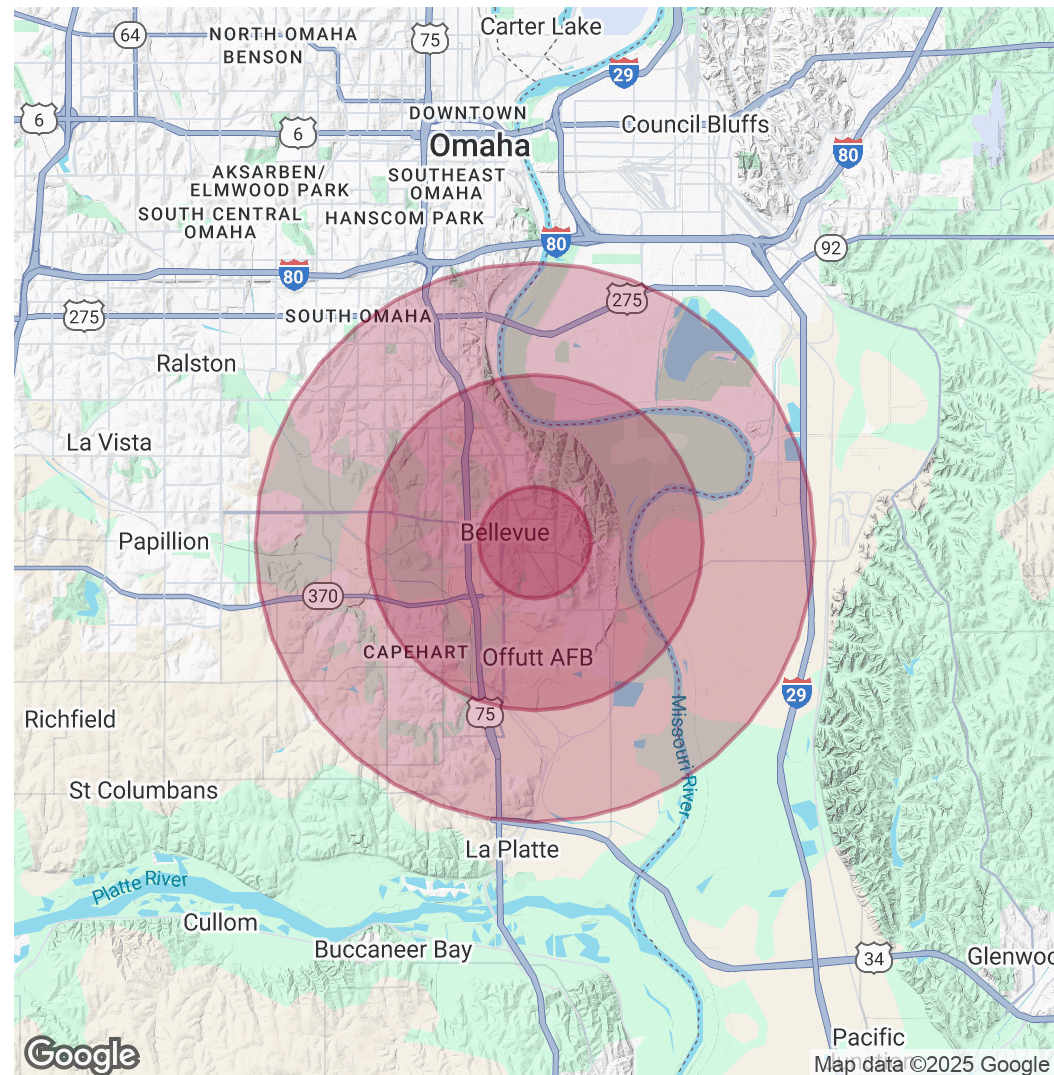
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,372	43,285	107,328
Average Age	37.1	33.5	32.1
Average Age (Male)	35.2	32.0	31.0
Average Age (Female)	38.7	35.2	33.3

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

* Demographic data derived from 2020 ACS - US Census



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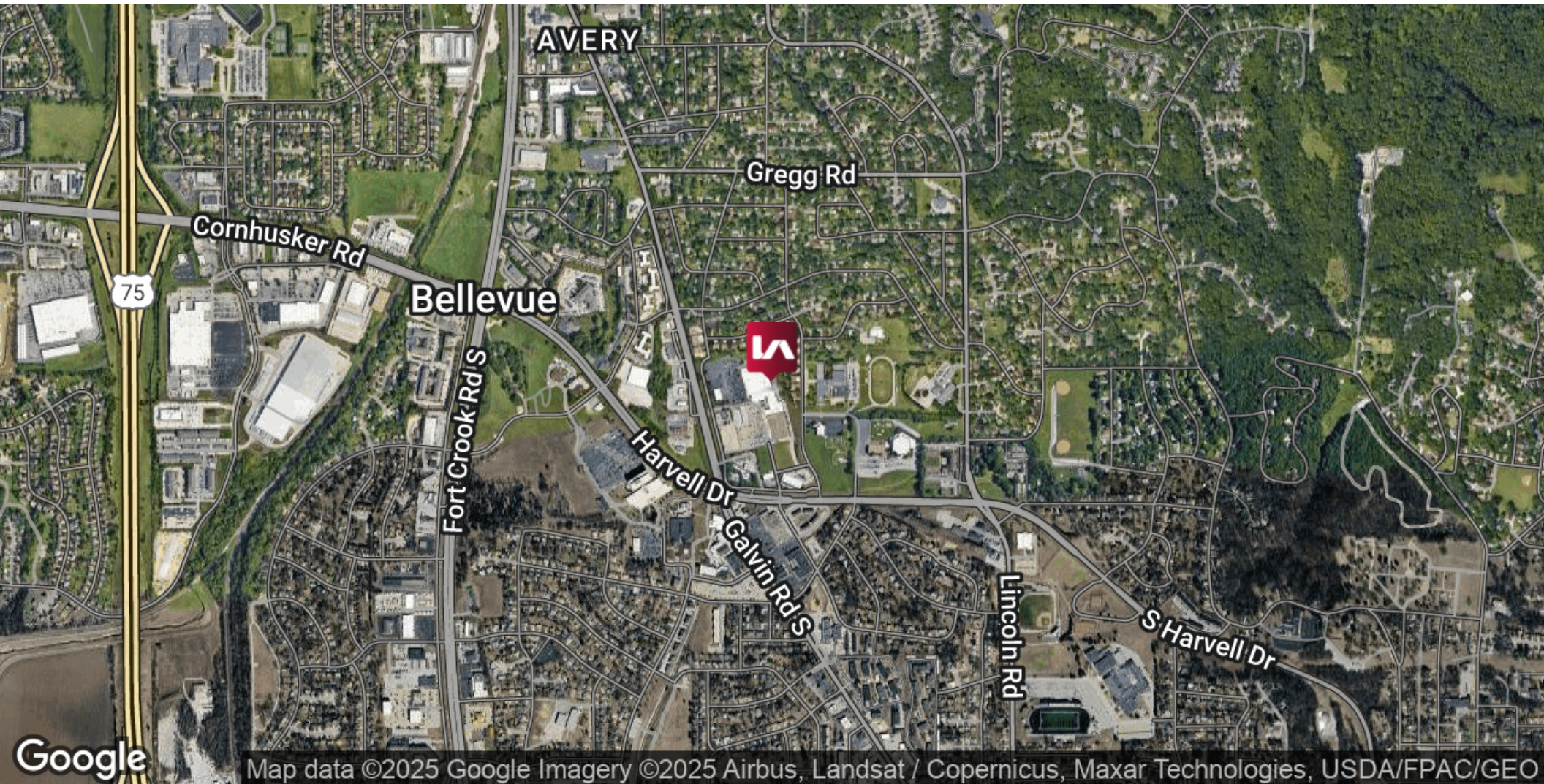
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