



3809 Twin Creek Drive | Bellevue, NE 68123

Contact Broker for Pricing

Property Features

- For sale or ground lease; ideal for redevelopment opportunities
- Attractive to national, regional, and local tenants
- Easy access to major retail and residential growth areas
- Surrounded by high performing national retailers
- Site is supported by strong traffic counts and is surrounded by high performing national retailers including Target, Baker's, McDonalds, Scooters, Taco Bell, Burger King, Jimmy John's, and more

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Amber Olson

Vice President

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ADDRESS	SIZE (SF/AC)	ASKING PRICE / LEASE RATE
3809 Twin Creek Drive	4,506 SF / 1.59 AC	Contact Broker for Pricing

PROPERTY DETAILS

Market	Omaha / Council Bluffs
Submarket	Bellevue
County	Sarpy
Cross Streets	Highway 370 & 36th Street
Nearest Interstate	I-80
Zoning	Commercial
Traffic Count	32,175 VPD along Hwy 370

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,854	21,061	55,011
Total Population	7,773	56,628	149,635
Average HH Income	\$98,083	\$109,805	\$105,311



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