



VILLAGE INN

Single-Tenant Retail Building
309 Fort Crook Road, Bellevue, NE



Offering Memorandum
CONFIDENTIAL

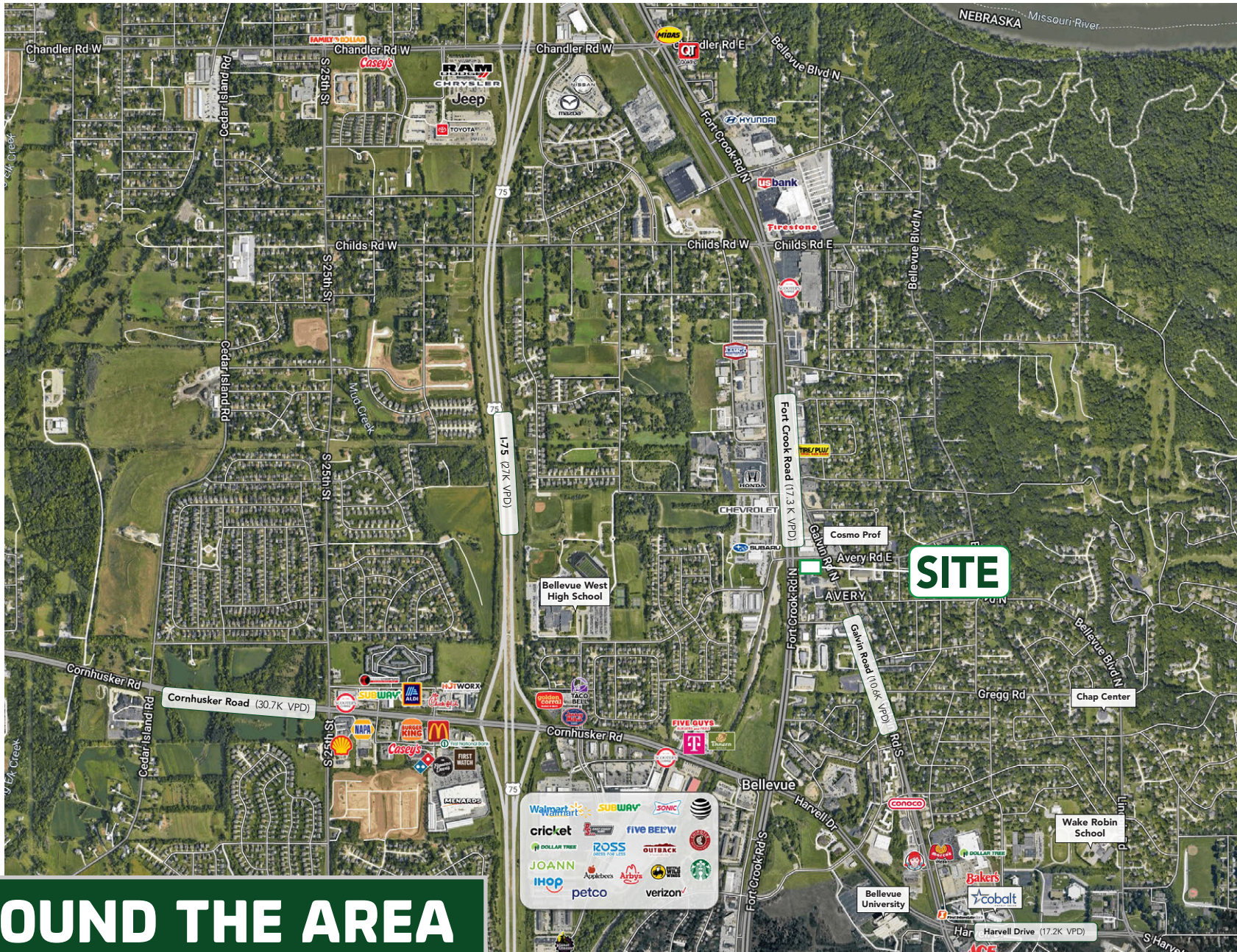
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VILLAGE INN

Single Tenant Investment Sale

309 Fort Crook Road, Bellevue, NE



AROUND THE AREA

VILLAGE INN

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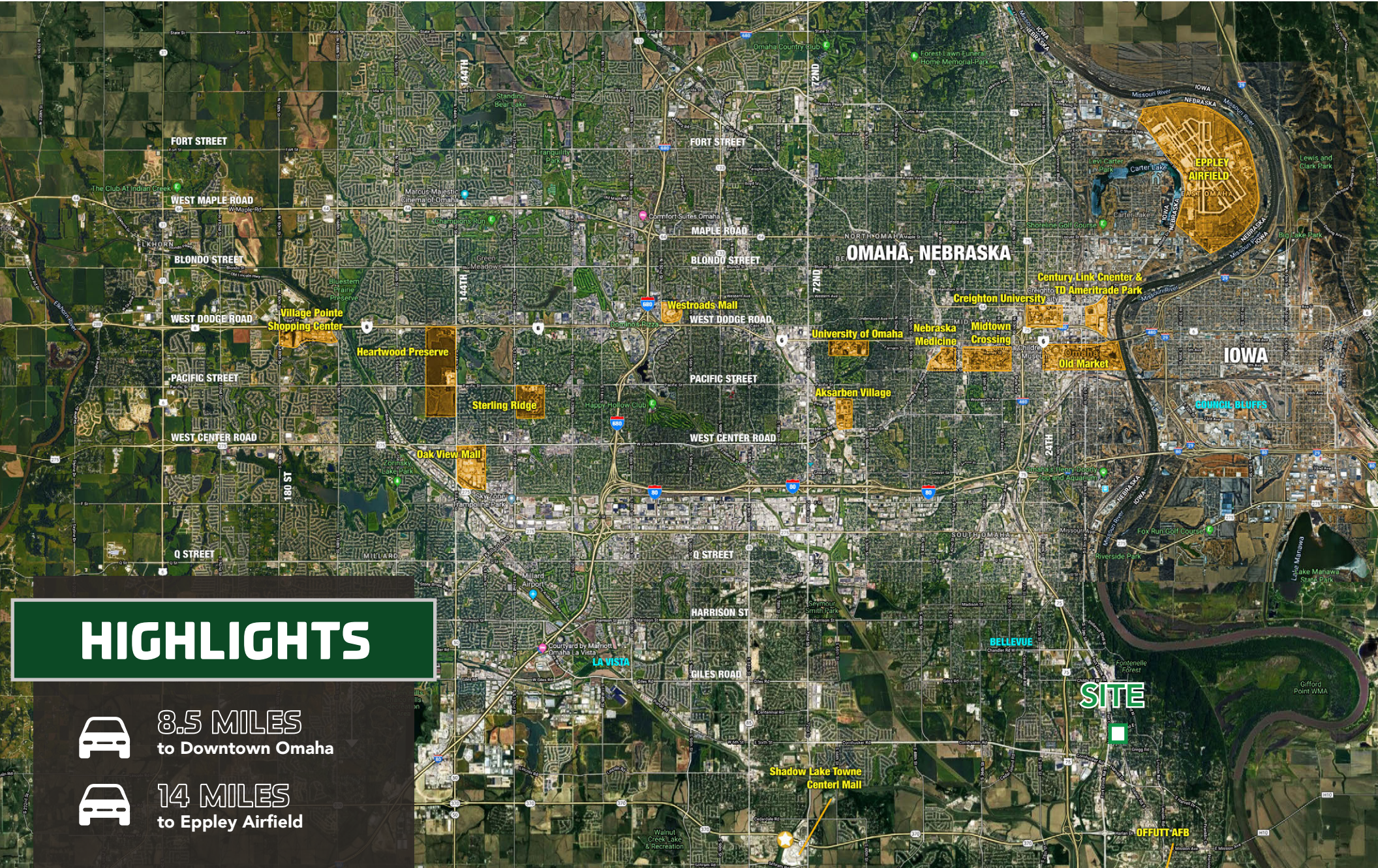
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HIGHLIGHTS



8.5 MILES
to Downtown Omaha



14 MILES
to Eppley Airfield

THE OFFERING

VILLAGE INN

309 FORT CROOK ROAD, BELLEVUE, NE

\$800,000
PURCHASE PRICE

NOI:
\$57,253

Building SF:
5,416

Monthly Rent:
\$4,770.60

Lease Expiration:
May 9, 2026

Rental Increases:
2.5% Annually

Rent per SF (Building):
\$10.57 PSF, NNN

Land Size:
0.87 Acres



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THE OFFERING

The opportunity is to acquire a fully leased single tenant building located in Bellevue, NE. The subject property features a short-term lease with a National Restaurant tenant. The building can be used for a future owner/operator at the expiration of the Village Inn Lease (May 2026) or the opportunity to renew Village for a longer term. The Lease is a NNN lease that makes for an excellent investment with no owner involvement. The property itself is located on hard corner in a high trafficked road in Bellevue, NE.



PROPERTY HIGHLIGHTS

- Restaurant space with restaurant improvements
- Great Visibility
- High Traffic counts
- In the heart of Bellevue, NE

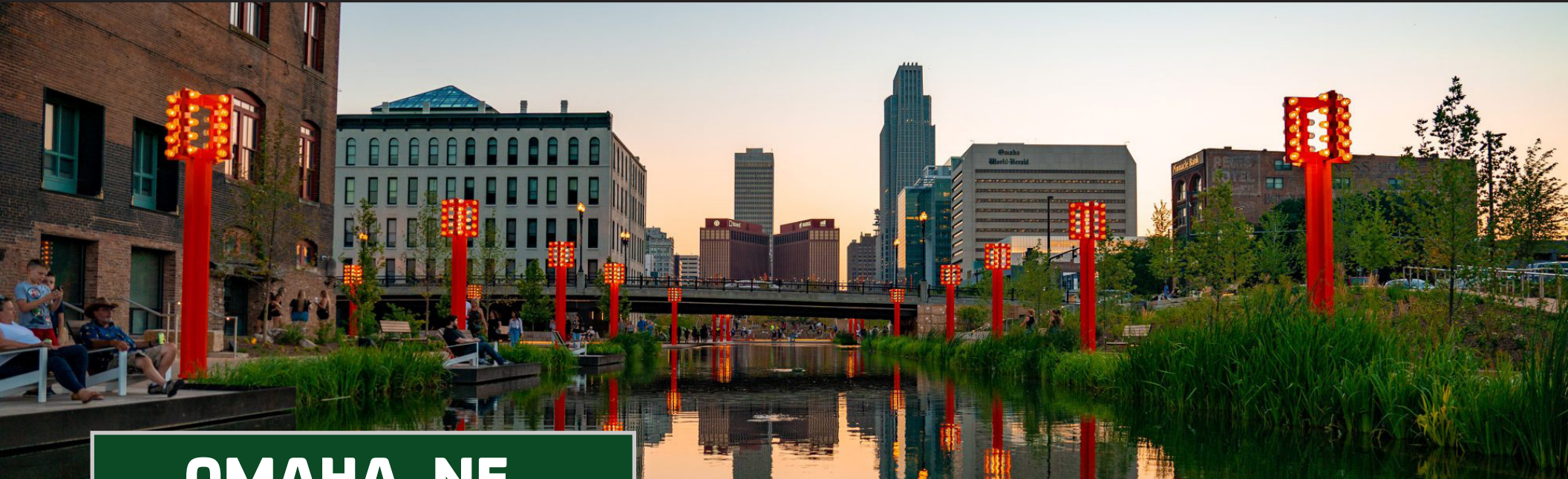
DEMOGRAPHICS

	1 Mile:	3 Mile:	5 Mile:
Daytime Population	6,747	30,956	70,959
Population	7,929	52,621	136,157
Average HH Income	\$122,693	\$96,304	\$102,408

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OMAHA, NE

Omaha is Nebraska's largest and fastest-growing metropolitan area. Omaha is characterized by a booming, robust, and diverse economy with excellent business opportunities.

Omaha is home to over two dozen insurance headquarters, including Mutual of Omaha, and Berkshire Hathaway. Omaha has a world-class concentration of medical facilities, including the University of Nebraska Medical Center, Methodist Health Systems, and CHI Health. The largest employer in the area is Offutt Air Force Base, which is home to the U.S. Strategic Command Center.

Omaha is consistently ranked on "Best Cities" lists year after year: Omaha was named the Best City for College Grads by Ziprecruiter, and #1 City Beyond Silicon Valley as an Up and-Coming Tech Hotspot. Omaha was ranked number three Most Up-and-Coming City in America by Time Magazine in 2017 and a Top Destination on the Rise by Trip Advisor. Greater Omaha was number one in Castlight Health's The U.S. Healthcare Affordability Index, and Omaha was ranked number two in CNBC's Best U.S. Cities for Millennial College Students.

(Source: Greater Omaha Chamber)



AMBER OLSON
SENIOR BROKER ASSOCIATE

Amber has over 16 years of experience in the shopping center industry and primarily focuses on tenant and landlord representation with both local and National tenants. She has great knowledge of all areas of commercial real estate including; sales, property management, development and investments. Amber holds a degree in Business Administration from the University of Nebraska at Lincoln, is a licensed Real Estate Agent in the State of Nebraska, and has been a member of the international Council of Shopping Centers (ICSC) since 2008.

Amber Lives in Valley, Nebraska with her husband and two kids. She enjoys traveling and spending time with her family at the lake.



JUSTIN COSTELLO
BROKERAGE ASSOCIATE

Justin supports the ACCESS Brokerage team to list and transact deals efficiently and seamlessly. He assists with tenant representation, administrating initial marketing strategy of the property, and acts as a crucial piece of our team approach with every partner. Justin is gleaning experience from the Brokerage team while completing his degree in Psychology. He previously played on the University of Nebraska-Lincoln basketball team and with this experience, brings a strong work ethic and respect to the integrity of our team values.