



LOCATION

1510 Harlan Drive
Bellevue, NE



SIZE

149,131 SF
+/- 12.90 AC



BUILT / RENOVATED

1972
2015



PRICE / CAP RATE

\$9,890,000
7.75%



DEMOGRAPHICS

5-MILE POP. 98,916
5-MILE AVG HH INC. \$102,222



NOI

\$764,800

INVESTMENT HIGHLIGHTS:

- ❑ Family Fare pays a significantly below market rent at this location, providing a buyer with an opportunity to increase revenue at a future point in time. It is estimated that Family Fare's rent is at least 50% below market
- ❑ Potential upside through leasing up 2,000 SF of vacant space
- ❑ All tenants are on NNN leases and most reimburse for non-capex R&M and management fee expenses
- ❑ Family Fare, Scooters, Taco John's, Jimmy John's, and Blue Moon Fitness are each on their own individual tax parcel, offering a buyer the immediate opportunity to sell off these parcels separately and increase returns

FOR FURTHER INFORMATION CONTACT:

Michael Cleeman, President

646-693-0936

michael@cleeman.com

Jeremy Scheer, SVP

646.693.2118

jeremy@cleeman.com

Sam Seelenfreund, SVP

561-336-9725

sam@cleeman.com