



3503 Samson Way | Bellevue, NE 68123

\$10.00 PSF NNN

Property Features

- Located at 36th Street and HWY 370
- Less than a mile from Kennedy Expressway
- Maintained grounds and building
- Suites in "as-is" condition
- 51,000 vehicles per day

13321 California Street, Suite 105
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Building Details

Tenancy	Multiple
Ceiling Height	10'
Number of Floors	1
Year Built	2006
Construction Status	Existing
Sprinkler	Yes
Foundation	Masonry
NNNs	\$4.74 PSF

Property Details

Lot Size	4.12 Acres
Zoning	CC
Parking Spaces	193 Surface Spaces
Parking Ratio	6.69/1,000

Location Details

Market	Omaha/Council Bluffs
Submarket	Bellevue
County	Sarpy
Cross Streets	36th and HWY 370

Demographics

Demographics	1 Mile	3 Miles	5 Miles
Total Households	3,029	19,741	50,495
Total Population	7,512	54,442	140,816
Average HH Income	\$83,989	\$82,168	\$74,537

Available Spaces

Space	Space Use	Lease Rate	Lease Type	Size (SF)	Term
Suite 117	Strip Center	\$10.00 SF/yr	NNN	1,521 SF	Negotiable

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Suite 117

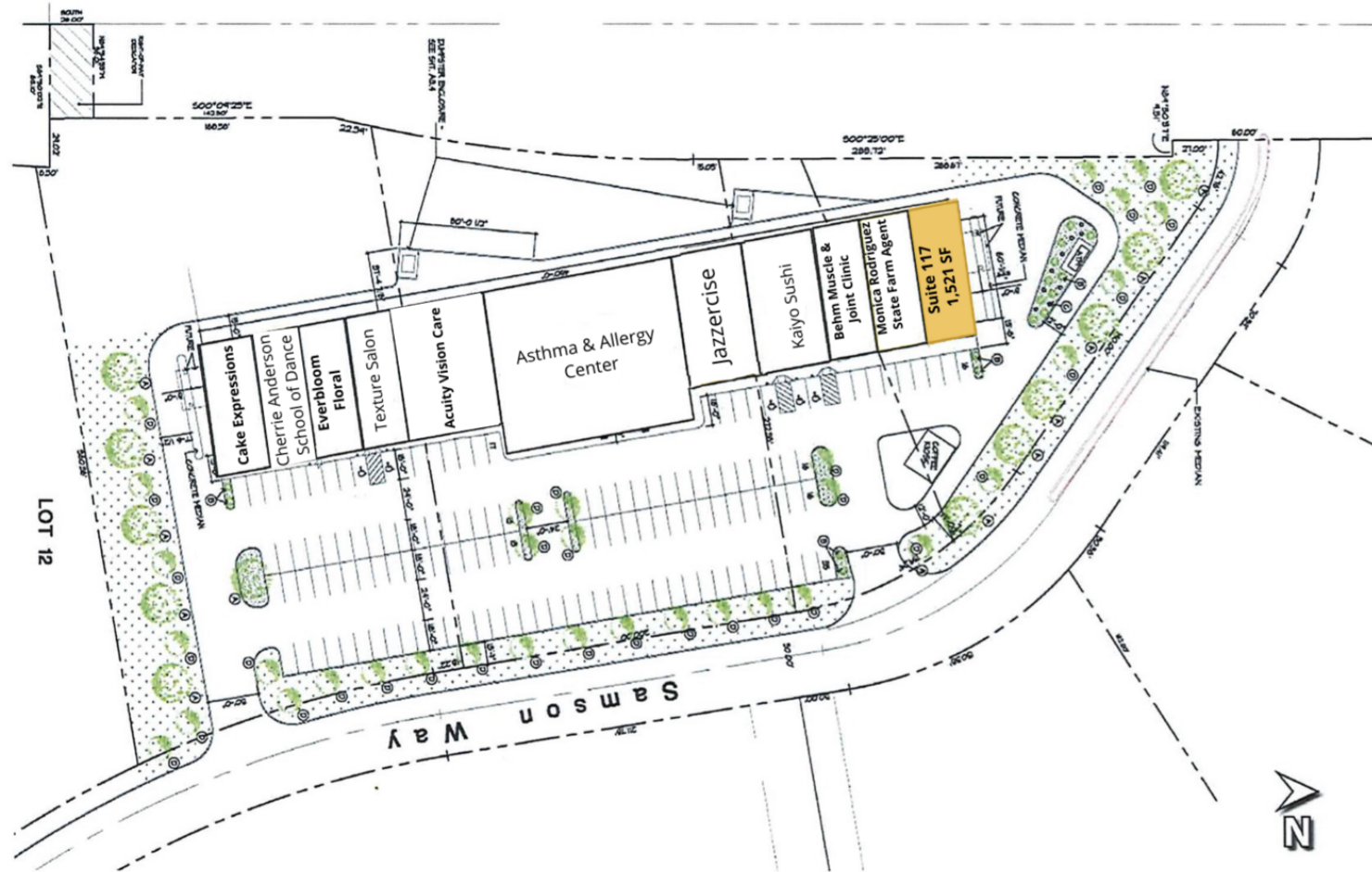


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36th Street

Highway 370



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