

370 POINTE

12,077 SF | \$1,575,000

11507 SOUTH 42ND STREET, BELLEVUE, NE 68123



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EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,575,000
Building Size:	12,077 SF
Price / SF:	\$130.41
Lot Size:	1.83 Acres
Property Type:	Retail
Year Built:	1998
Zoning:	BGH-C

PROPERTY OVERVIEW

Located at 42nd Street and Highway 370 with full access intersection

PROPERTY HIGHLIGHTS

- Great investment opportunity with upside
- Central Sarpy County location that conveniently serves all areas of the county
- Close proximity to Offutt Air Force Base
- Located within Highway 370's main retail and office hub
- Tenant's have great signage exposure to Highway 370
- Building has been meticulously maintained and building owner has routinely reinvested in property

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,874	45,845	127,496
Average Age	35.3	32.7	32.9
HOUSEHOLDS			
Total Households	1,378	16,324	46,089
People Per HH	2.8	2.8	2.8
Average HH Income	\$92,558	\$77,777	\$69,073
Average HH Value	\$209,557	\$202,311	\$159,999

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FLOORPLAN

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SITE PLAN

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RETAILER MAP



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TENANT PROFILES

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ADDITIONAL PHOTOS

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