

WOLF CREEK SHOPPING CENTER

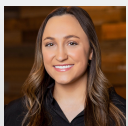
2,800 SF | \$16.50 SF/YR (NNN)

10503 & 10531 S 15TH ST, BELLEVUE, NE 68123



**INVESTORS
REALTY INC.**

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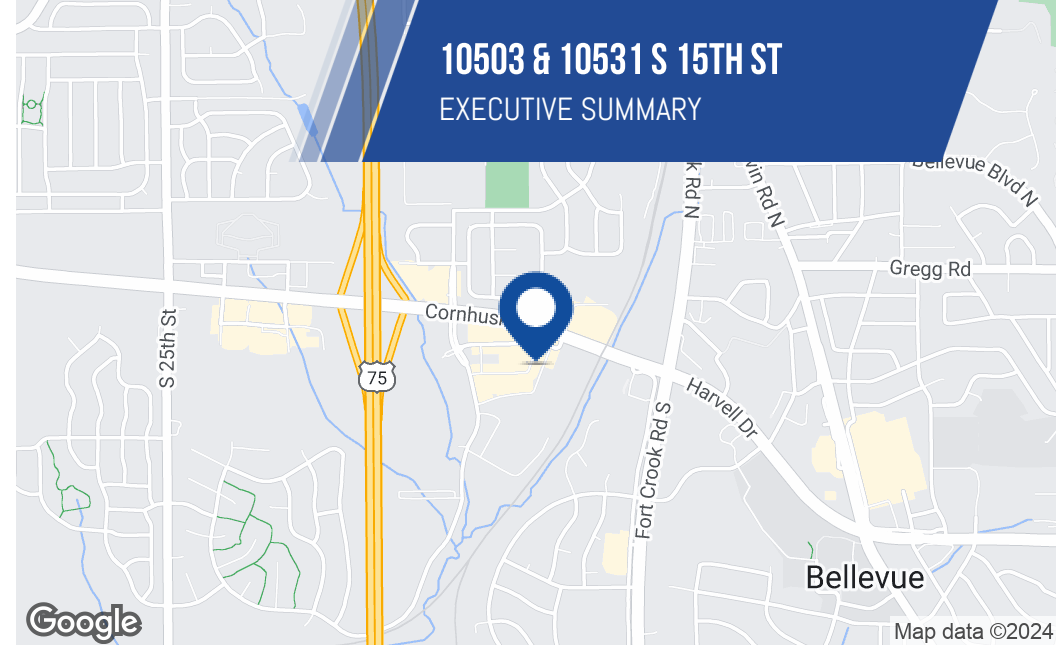
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CoStar
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2019 Top Firm Award





10503 & 10531 S 15TH ST

EXECUTIVE SUMMARY

OFFERING SUMMARY

LEASE RATE:	NEGOTIABLE
Est. Op. Exp.	\$4.41 SF/YR
Available SF:	2,800 SF
Building Size:	118,533 SF
Property Type:	Retail
Zoning:	GC

PROPERTY OVERVIEW

Join strong performing anchors in the Wolf Creek Shopping Center, the dominant neighborhood center in Bellevue.

PROPERTY HIGHLIGHTS

- 6 months 1/2 rent special with 5 year deal!
- This intersection houses the majority of national retailers serving the sub-market
- Near Offutt Air Force Base and Bellevue University
- Front door visitor parking
- Smaller retail opportunity in prominent shopping center
- Join Ross Dress For Less, Petco, Dollar Tree, Great Clips, H&R Block and many other national retailers
- Affordable operating expenses

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BUILDING INFORMATION

Building Size	118,533 SF
Max Contiguous	SF
Number Of Floors	1

PARKING & TRANSPORTATION

Parking Description	Individual Stalls
Parking Ratio	5.06
Parking Type	Surface
Traffic Count	33,320 - Cornhusker Rd & 15th St (2021)

SITE INFORMATION

Cross-Streets	15th & Wolf Creek Dr
County	Sarpy
Zoning	GC
Lot Size	13.46 Acres
Location Description	Located just off US 75 and Cornhusker Road, adjacent to one of the top performing Walmart Super Centers in Nebraska.

UTILITIES & AMENITIES

Power	Yes
Power Description	OPPD
Gas / Propane	Yes
Gas Description	MUD
Security Guard	N/A

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,006	51,956	126,975
Average Age	32.9	32.6	32.3
HOUSEHOLDS			
Total Households	2,726	19,432	45,865
People Per HH	2.6	2.7	2.8
Average HH Income	\$64,485	\$60,586	\$61,892
Average HH Value	\$134,570	\$145,676	\$137,911

AVAILABLE SPACES

SPACE	SIZE	LEASE RATE	EST. OP. EXP.	EST. TOTAL / MO.
Suite 104	2,800 SF	\$16.50 SF/yr (NNN)	\$4.41	\$4,879.00

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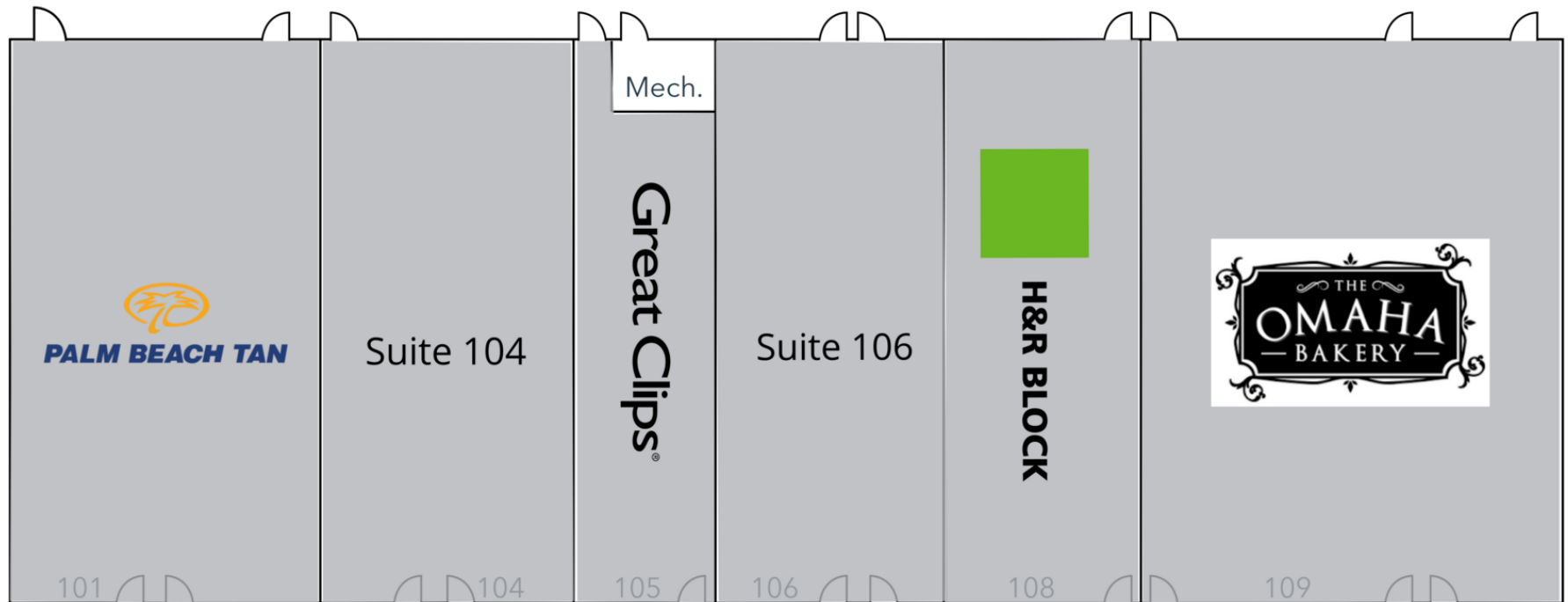
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SITE PLAN



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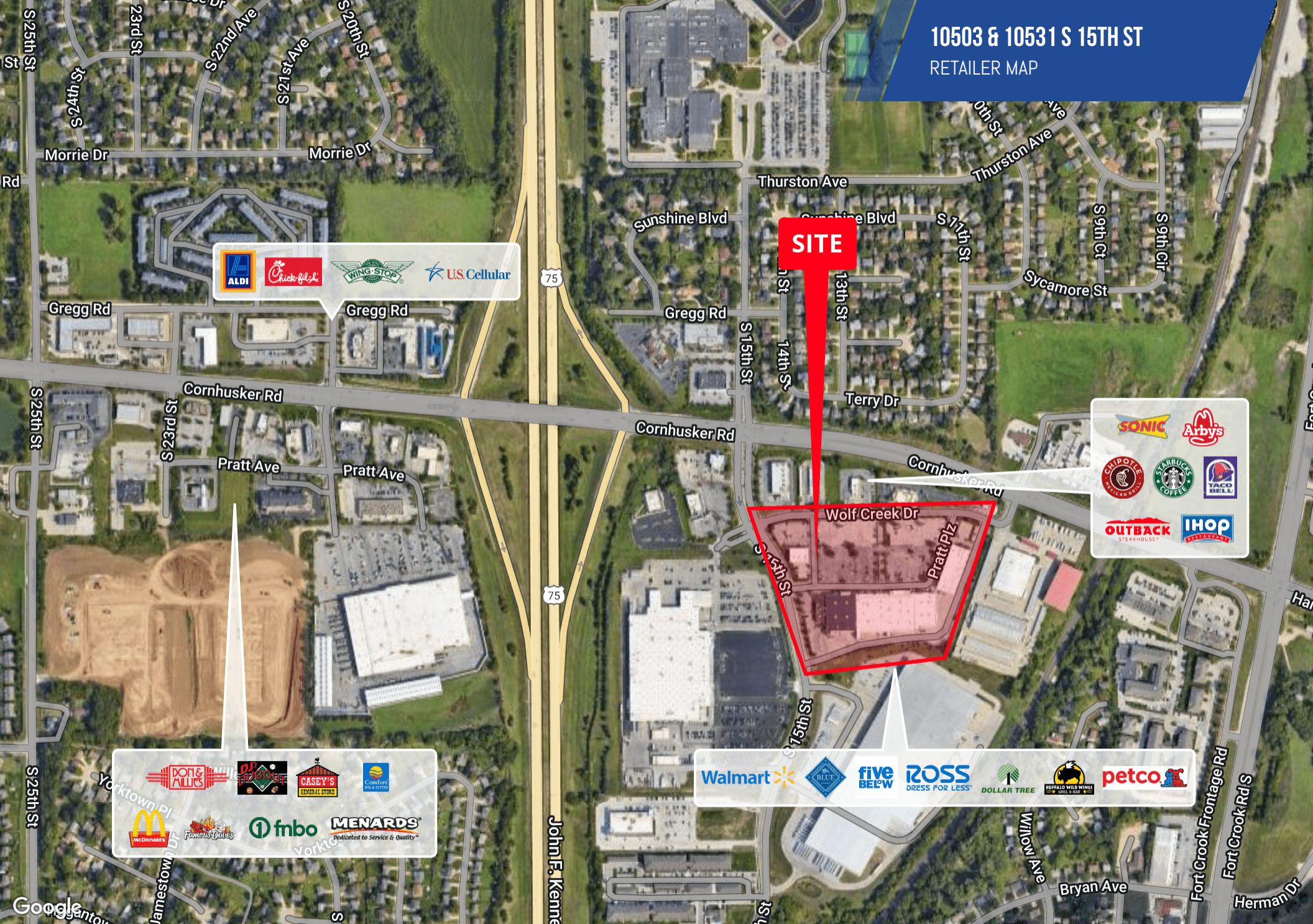
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RETAILER MAP



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