

HARRISON SQUARE

3525 Harrison Street / Bellevue, NE 68147

6,500 SF Retail Space / For Lease



Kurt Weeder / Senior Associate / kurt.weeder@lundco.com / +1 402 548 4001

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THE CENTER
OF RETAIL**

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PROPERTY OVERVIEW




Join tenants Dollar General, New Life Thrift, China Taste and Tobacco Shop. Located on the southeast corner of 36th and Harrison Street with excellent visibility.

PROPERTY HIGHLIGHTS

Lease Rate	\$8.00 PSF NNN
Total Available	6,500 SF
Building Size	60,177 SF
Year Built/Renovated	1963
Total Site Area	3.96 AC
Zoning	CC
Parking Ratio	4:1000 SF
Traffic Counts	14,000 EADT
Operating Expenses	\$2.26 PSF



NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 MEDIAN HOUSEHOLD INCOME	 NUMBER OF HOUSEHOLDS
1 Mile	16,601	\$60,623	5,495
3 Miles	78,577	\$69,500	27,459
5 Miles	226,685	\$67,589	991,687

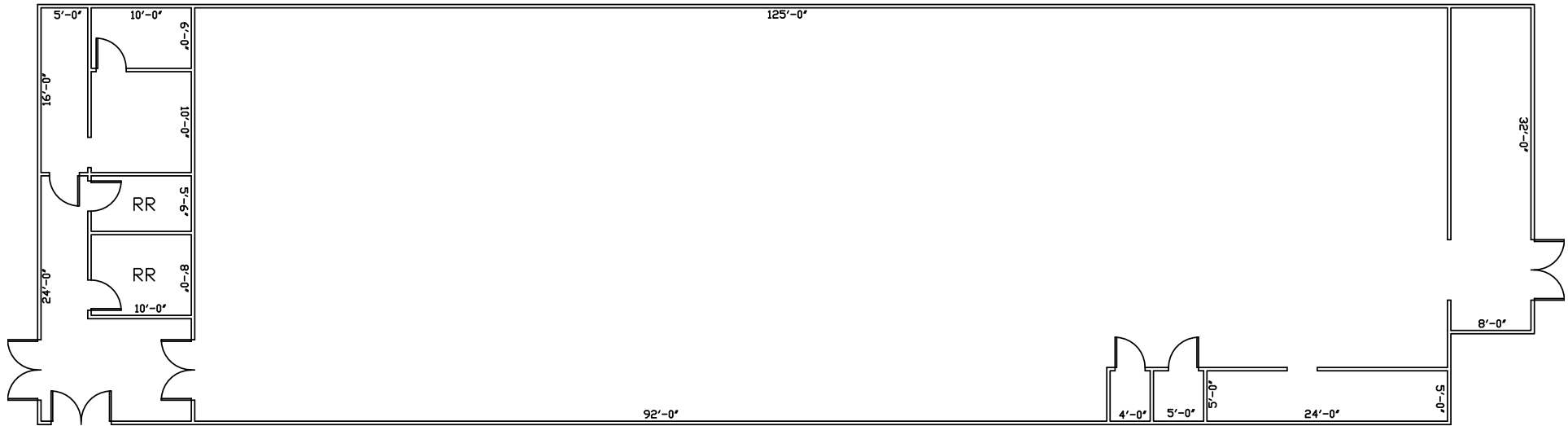


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SUITE 3525: 6,500 SF

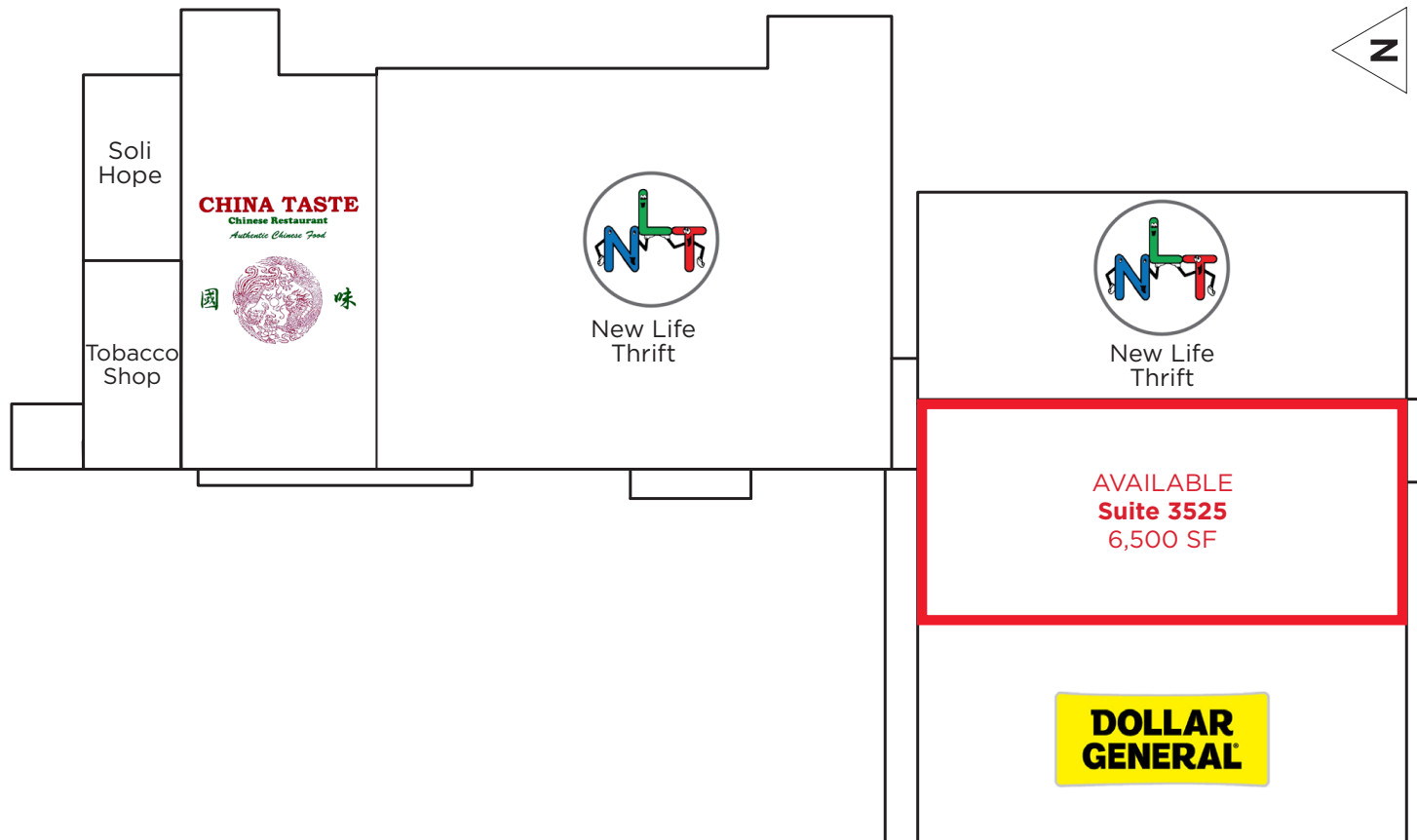


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450 Regency Parkway, Suite 200
Omaha, NE 68114
+1 402 393 8811
lundco.com

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SUITE 3525: 6,500 SF



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AERIAL VIEW

