



3503 Samson Way | Bellevue, NE 68123

\$12.00 PSF (NNN)

### Property Features

- Located at 36th Street and HWY 370
- Less than a mile from Kennedy Expressway
- End cap with drive thru capability
- Maintained grounds and building
- 51,000 vehicles per day

12915 West Dodge Road  
Omaha, NE 68154  
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**Gabrielle Estivo**

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### Building Details

Tenancy	Multiple
Ceiling Height	10'
Number of Floors	1
Year Built	2006
Construction Status	Existing
Sprinkler	Yes
Roof	-
Restrooms	-
HVAC	-
Foundation	Masonry
NNNs	\$4.33 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 101	Strip Center	\$12.00 SF/yr	NNN	1,500 SF	Negotiable
Suite 105	Strip Center	\$12.00 SF/yr	NNN	1,500 SF	Negotiable
Suite 106	Strip Center	\$12.00 SF/yr	NNN	2,000 SF	Negotiable
Suite 111 & 112	Strip Center	\$12.00 SF/yr	NNN	2,400 SF	Negotiable
Suite 117	Strip Center	\$12.00 SF/yr	NNN	1,500 SF	Negotiable



## 36th Street

Highway 370





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