

RETAIL AVAILABLE FOR LEASE

THE SHOPPES AT HEARTWOOD

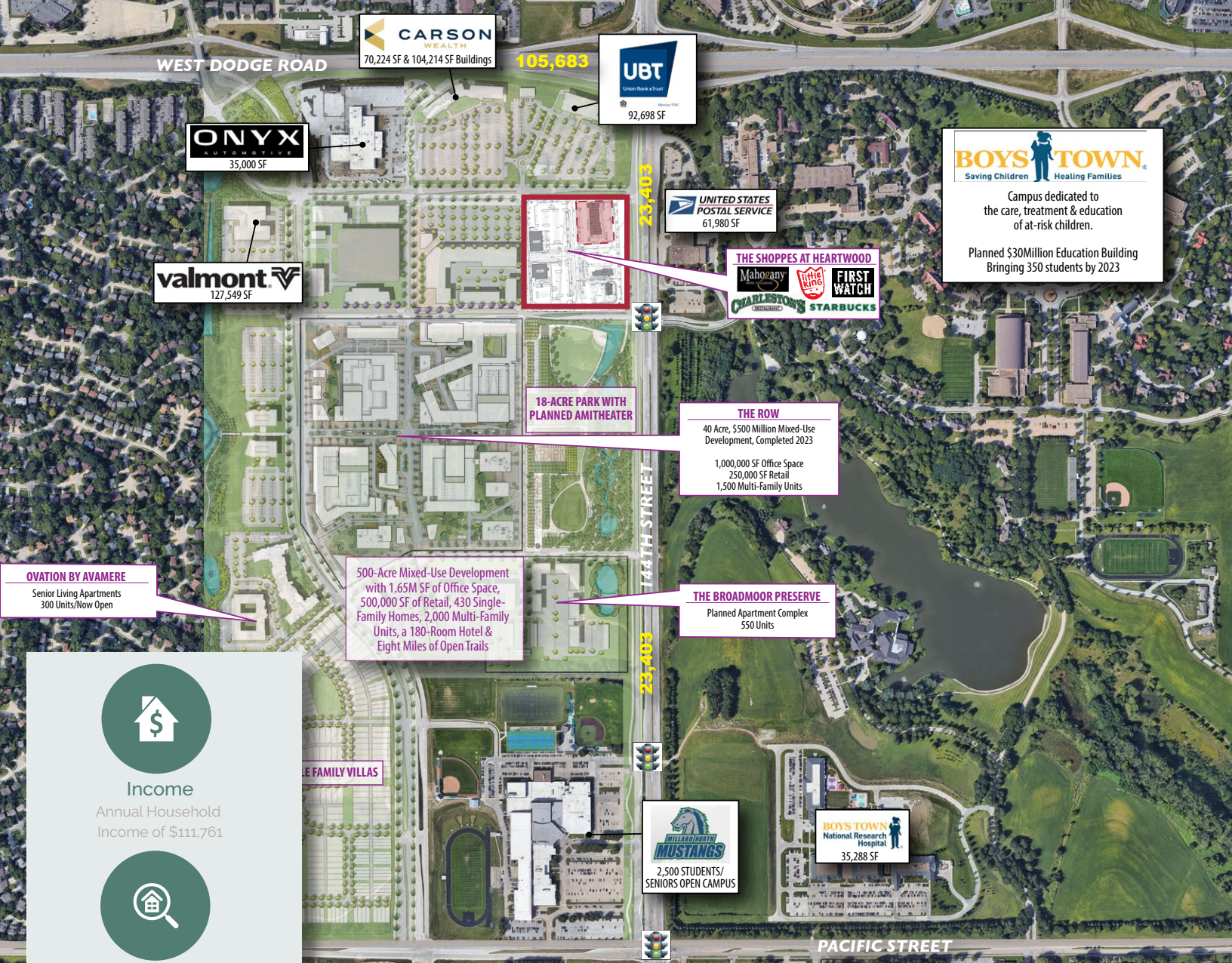
144TH & WEST DODGE ROAD
OMAHA, NEBRASKA



**2,837 SQUARE
FEET AVAILABLE!**



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OMAHA, NEBRASKA





Income
Annual Household
Income of \$111,761



Spending Habits I
The surrounding population
spends more than **\$400 Million**
annually on food & beverage



Spending Habits II
The surrounding population
spends Approximately **\$200 Million**
annually on home & decor
furnishings



Daytime Employees
132,823 Current Daytime
Employees within a 10-Minute
Drive

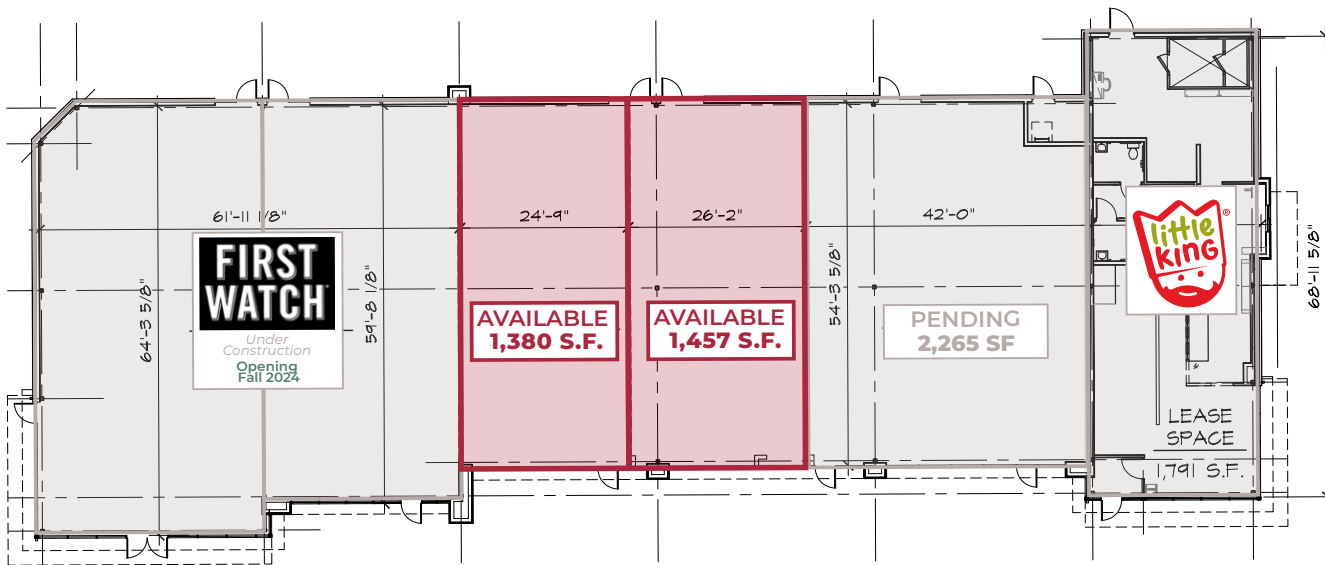
THE SITE

- **In-line space available, up to 2,837 square feet**
- **Price: \$40.00 PSF, NNN**
- **Prime retail frontage on 144th Street while still a part of a 40-Acre, \$500 Million Mixed-Use Development**
- **Adjacent to an 18-Acre Heartwood Park, which will include an ampitheater, approximately 8 miles of trails, water features and gathering spaces**
- **High income and home values surround the sites (Household median income is 157% above Omaha's median income)**



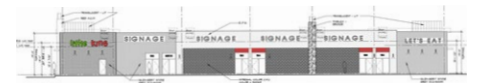
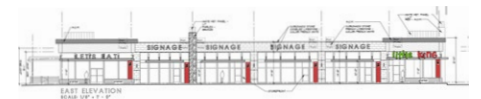
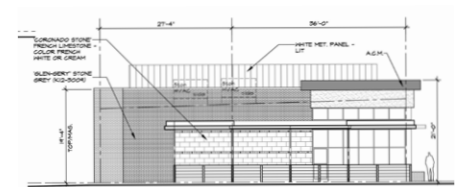
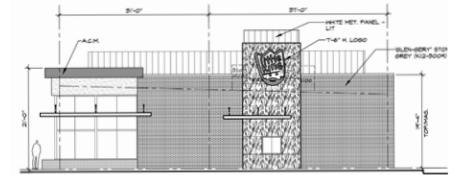
THE SHOPPES AT HEARTWOOD

144TH & CANOPY STREET (W DODGE ROAD)
OMAHA, NEBRASKA



OPTION 2
LEASING PLAN
SCALE: 1/16" = 1'-0"

ELEVATIONS



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SURROUNDING NEIGHBORS

- Boystown Campus (Approximately 605 Acres)
- Boystown National Research Hospital
- United States Postal Service
- Millard North High School
- Ovation Senior Living Apartments
- Union Bank & Trust Office Building
- Carson Wealth Management (2 Buildings)
- Onyx Automotive
- Valmont Industries
- The Broadmoor Preserve (Apartment Units)
- Heartwood Park, Heartwood Amphitheater & Ice Rink
- Mahogany Steakhouse
- Charlestons Restaurant
- Applied Underwriters

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
EST. POPULATION:	6,804	97,455	247,227
EST. HOUSEHOLDS:	2,416	39,554	97,499
PROJECTED ANNUAL GROWTH (2022-2027):	0.3%	0.6%	1.0%
MEDIAN AGE:	37.8	38.7	37.3
AVG. HH INCOME:	\$142,023	\$113,042	\$112,751
MEDIAN HH INCOME:	\$91,567	\$90,116	\$91,743
PER CAPITA INCOME:	\$51,513	\$45,986	\$44,537
COLLEGE EDUCATION:	48.2%	50.1%	49.4%
DAYTIME DEMOS:	10,453	84,285	189,396
TOTAL EMPLOYEES:	8,859	61,916	135,817



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ABOUT LOCKWOOD DEVELOPMENT

In 2002, Lockwood Development was established in Omaha, Nebraska as a full-service commercial real estate development company. Lockwood's core focus is the development of land, office buildings and retail centers primarily in the Midwest. Since its inception, Lockwood has grown to develop over 1.5 million square feet of commercial properties, constructed over 2.5 million square feet and currently manage over 2 million square feet of office, retail, vacant land & associations.

FOR LEASING & SALES OPPORTUNITIES, CONTACT:

BOB BEGLEY
 EXECUTIVE VICE PRESIDENT
 BOB@LOCKWOODDEV.COM
 402.933.3663

LINDSAY BANKS
 DEVELOPMENT PROJECT MANAGER
 LINDSAY@LOCKWOODDEV.COM
 402.933.3663

Owner is a licensed salesperson in the State of Nebraska.

 **LockwoodDevelopment**

12910 PIERCE STREET, STE 110 | OMAHA, NEBRASKA
 402.933.3663 | WWW.LOCKWOODDEV.COM