

CLOCKTOWER VILLAGE

643, 629 & 625 N. 98th Street / Omaha, NE

5,639 SF Retail Space / For Lease



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Ideal retail location, across from Westroads Mall. Co-tenants include DXL, Skeffington's Formal Wear, Sola Salon and Club Pilates. Clocktower Village has excellent curb appeal and convenient parking while featuring gabled roofs, colorful awnings, brick colonnades, bay windows and red brick exterior which create an intimate feeling. A 40' clocktower is located in the center of the property. Immediate interstate and W. Dodge Road access.

PROPERTY HIGHLIGHTS

Lease Rate	\$20.00 PSF NNN
Total Available	5,639 SF
Building Size	43,716 SF
Year Built	1983
Total Site Area	3.41 AC
Zoning	CC
Operating Expenses	\$7.92 PSF
Traffic Counts	30,532 EADT

Suite	Square Feet (min - max)	Price/SF NNN/FS	Date Available
643	1,183-1,183	\$20.00	Immediately
625	2,200-4,456	\$20.00	Immediately
629-633	2,256-4,456	\$20.00	Immediately



NEIGHBORHOOD DEMOGRAPHICS



POPULATION



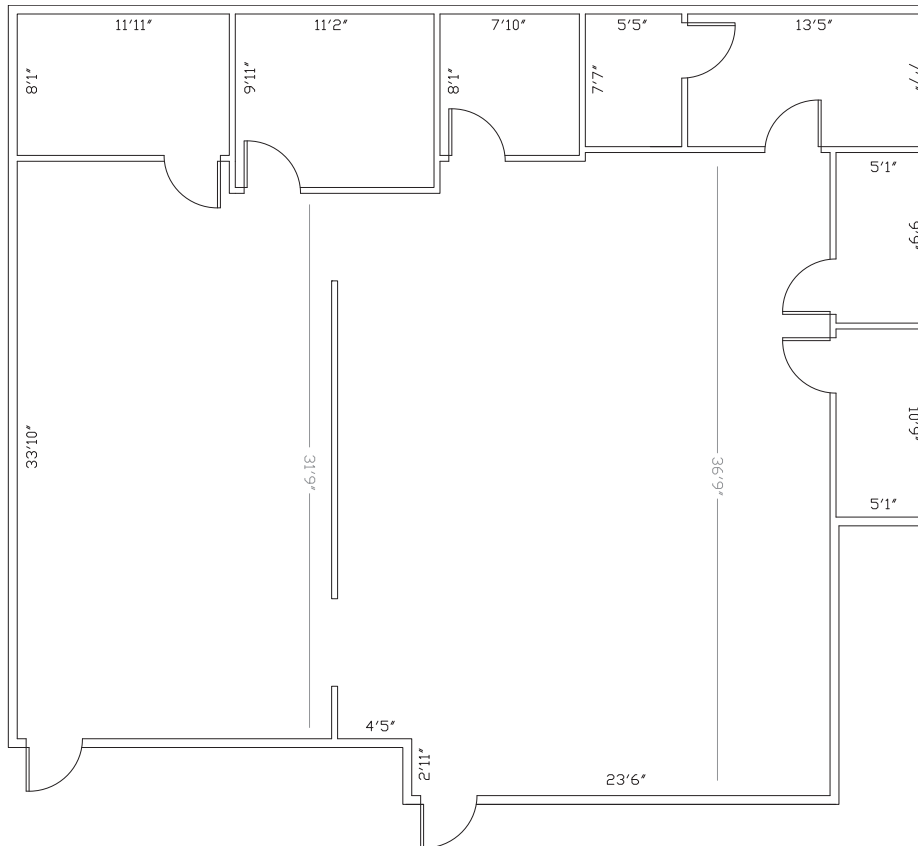
MEDIAN
HOUSEHOLD INCOME



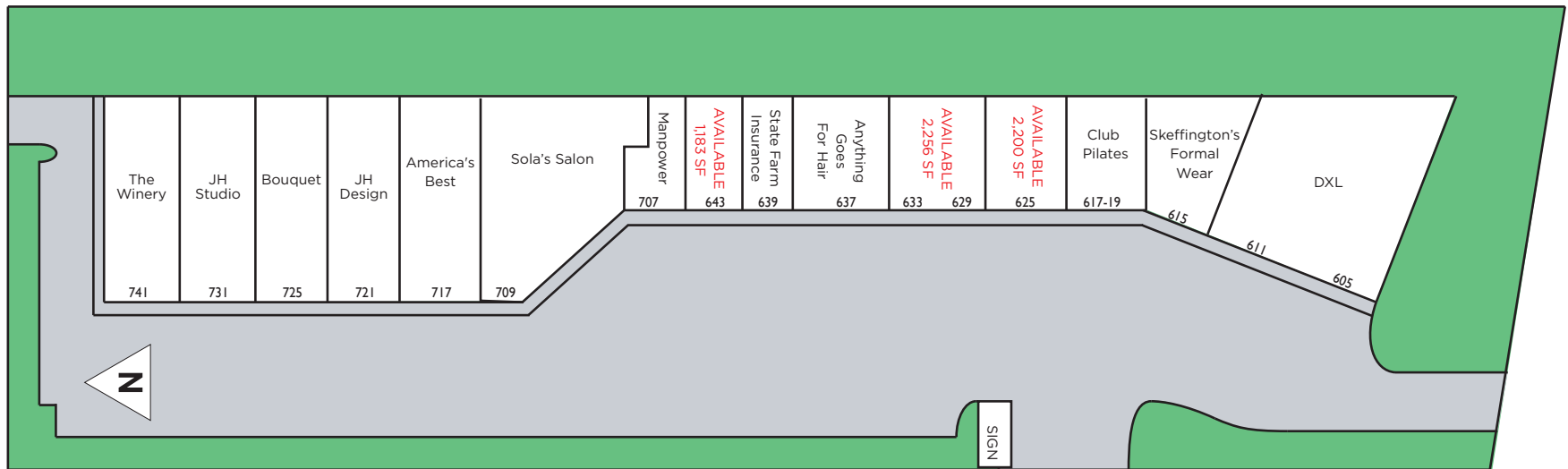
NUMBER OF
HOUSEHOLDS

1 Mile	11,568	\$51,748	5,674
3 Miles	98,706	\$53,249	43,932
5 Miles	273,909	\$53,135	116,462

Suite 629-633: 2,256 - 4,456 SF



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