

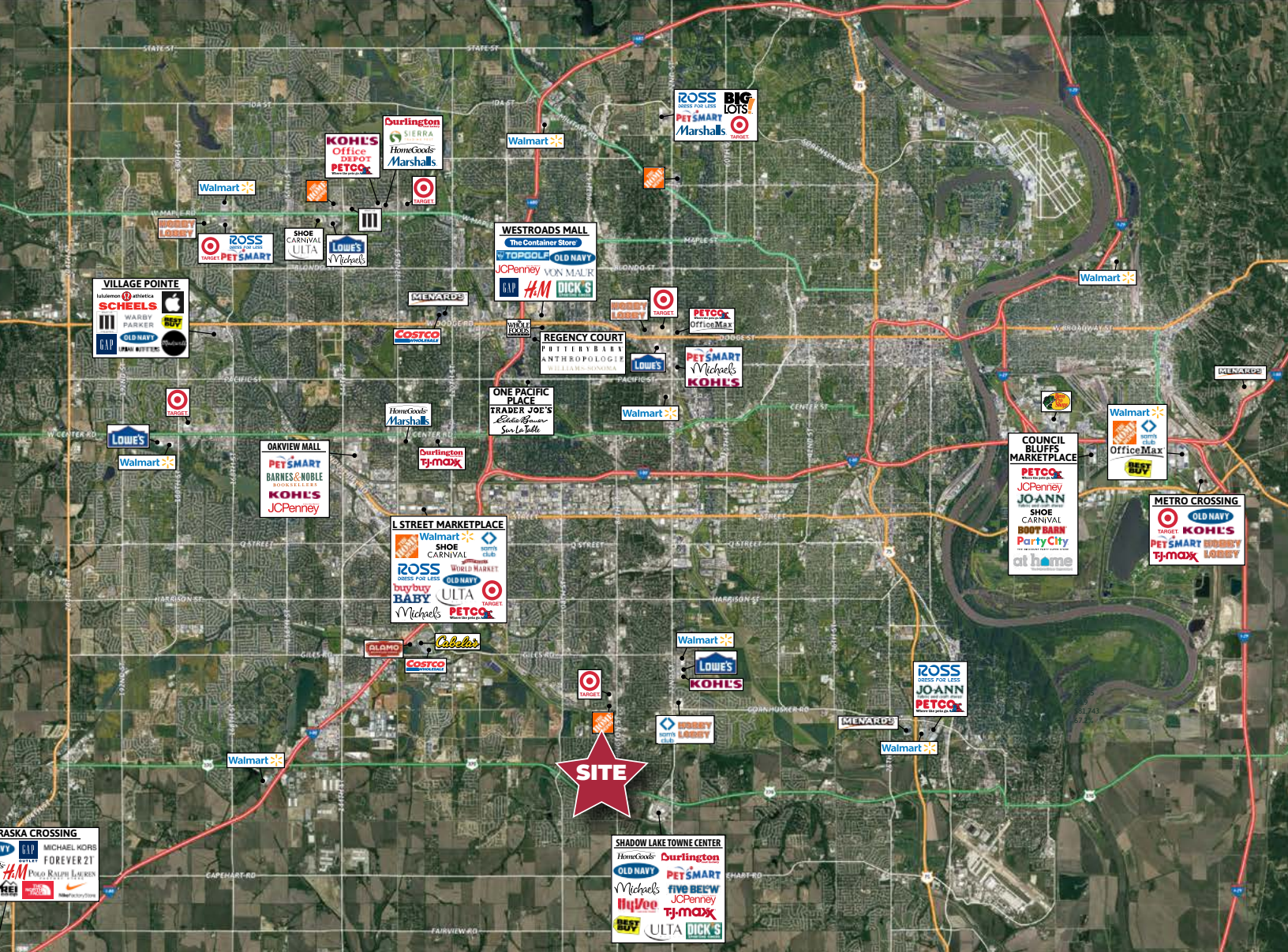
RETAIL SPACE AVAILABLE FOR LEASE

TOWER DISTRICT DEVELOPMENT

90TH & HIGHWAY 370
PAPILLION, NEBRASKA



WWW.LOCKWOODDEV.COM
OMAHA, NEBRASKA



THE SITE

- Rare pad-site opportunity on booming Highway 370, within the fastest growing county in the state of Nebraska
- Annual average daily traffic count of 28,650
- Prime location for retail frontage within a 120-acre mixed-use development, featuring multi-family, office, and retail
- Within close proximity to Shadow Lake Towne Center and downtown Papillion

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
EST. POPULATION:	12,074	46,651	120,856
EST. HOUSEHOLDS:	4,304	17,129	47,457
PROJECTED ANNUAL GROWTH (2023-2028):	3.0%	1.6%	1.4%
MEDIAN AGE:	34.4	36.4	36.2
AVG. HH INCOME:	\$130,610	\$134,810	\$115,221



WWW.LOCKWOODDEV.COM
OMAHA, NEBRASKA

TOWER DISTRICT



TOWER DISTRICT



LOT	ACRES	SQUARE FEET	USE	PRICE PSF
1	1.48 AC	60,984 SF	Retail	\$16.00
2	1.29 AC	52,272 SF	Bank	\$16.00
3	1.69 AC	78,408 SF	PENDING	-
4	1.36 AC	59,242 SF	Retail	\$18.00
5	1.11 AC	43,560 SF	Retail	\$18.00
6	1.59 AC	82,764 SF	Retail	\$18.00



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 1 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

LockwoodDevelopment

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