

THE
ROW

RETAIL FOR LEASE | HEARTWOOD PRESERVE

14500 HEARTWOOD ROW | OMAHA, NEBRASKA 68154



RETAIL, RESTAURANT, ENTERTAINMENT AND
HOSPITALITY OPTIONS ALL WITHIN WALKING DISTANCE

CONVENIENT SURFACE & STRUCTURED
PARKING AVAILABLE





THE ROW

With its best-in-market location, The Row will be a dynamic, national-caliber mixed-use district designed to bring the best retail opportunities to a walkable environment that sets a new standard for quality in the region.

The Row is envisioned as a city within Heartwood Preserve, staged at the center of the action. Heartwood Preserve is a 500-acre, mixed-use development in the heart of Omaha. Upon completion, the development will consist of approximately 1.65M square feet of office space, 500,000 square feet of retail, 430 single family homes, more than 2,000 multifamily units and at least two hotels.

In an effort to preserve the natural beauty of the region, roughly 80 acres of Heartwood Preserve have been devoted to green space and more than 10,000 new trees will be planted. The community will have access to eight miles of walking trails.



READY FOR OCCUPANCY

Available

1,508-21,914* RSF

* Max. Contiguous – 15,014 RSF

Lease Rate

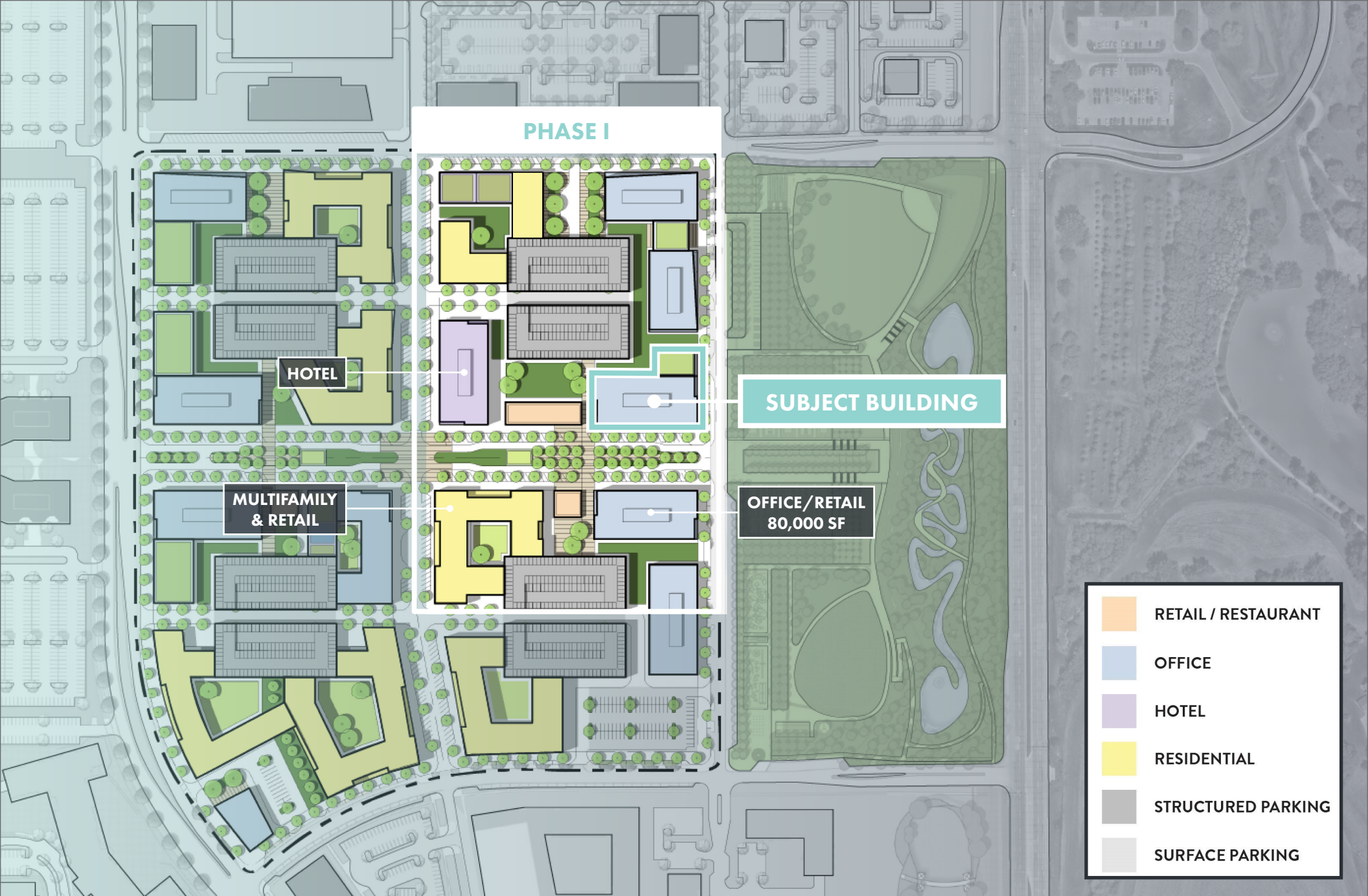
\$40.00+ PSF, NNN

Highlights

- High-end retail and office space near Heartwood Park
- Walkable to Heartwood Row
- On-street and attached parking structure

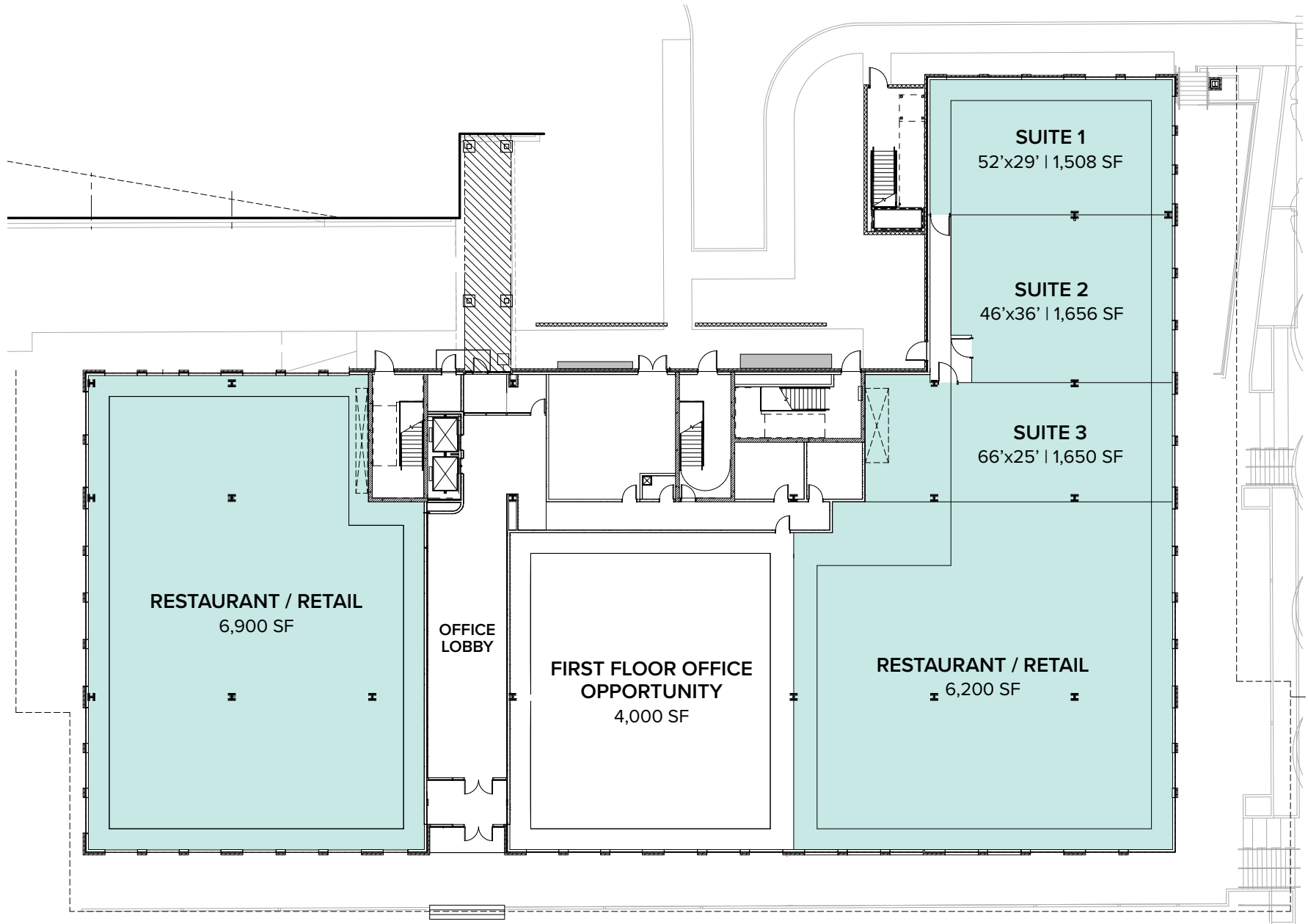


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THE ROW SITE PLAN

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FIRST FLOOR RETAIL AVAILABLE

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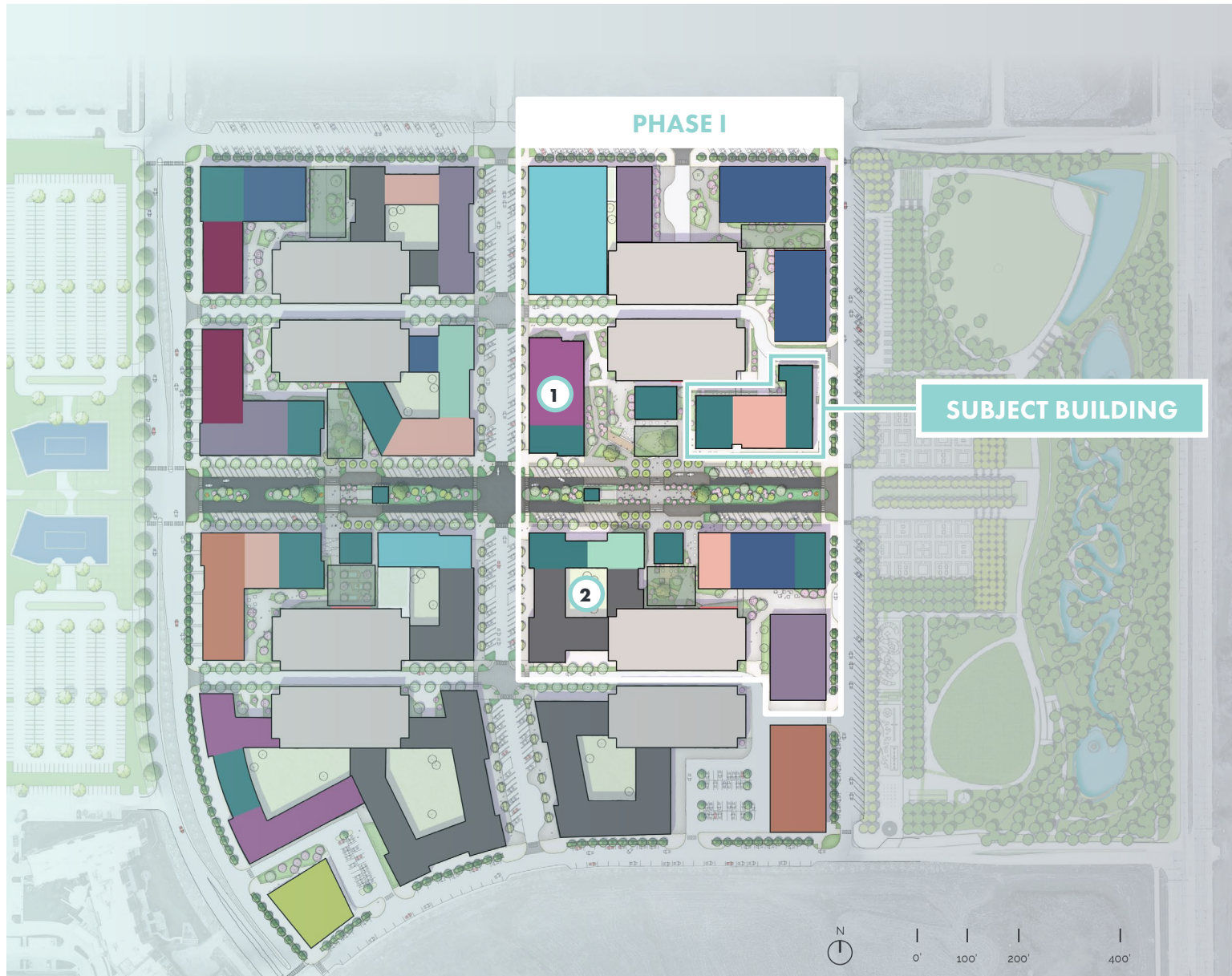


THE ROW | PARKING

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THE ROW | MERCHANDISING

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OFFICE/RETAIL
80,000 SF
— Pre-Leasing —



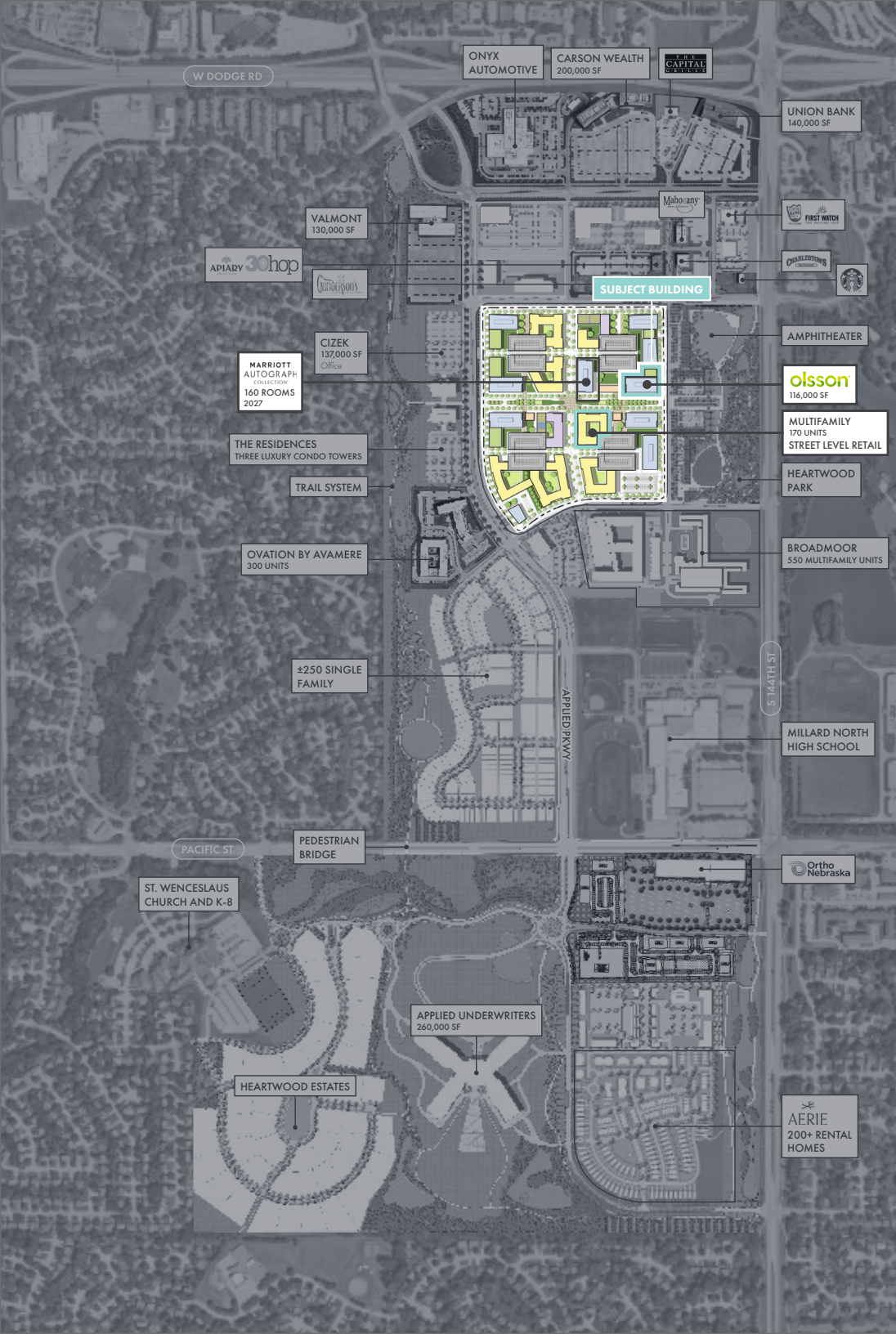
LUXURY MULTIFAMILY
FIRST FLOOR RETAIL
— 2026 Groundbreaking —



FULL-SERVICE
AUTOGRAPH HOTEL
— 2026 Groundbreaking —



500 ACRE HEARTWOOD DEVELOPMENT OVERVIEW



SQUARE FEET OF OFFICE SPACE

1.65 MILLION



SQUARE FEET OF RETAIL

500,000



HOTELS

300 ROOMS



MULTIFAMILY RESIDENTIAL

1,630 UNITS



SINGLE FAMILY HOMES

430 UNITS



PARKS AND OPEN SPACE

80 ACRES



PATHS AND OPEN TRAILS

8 MILES

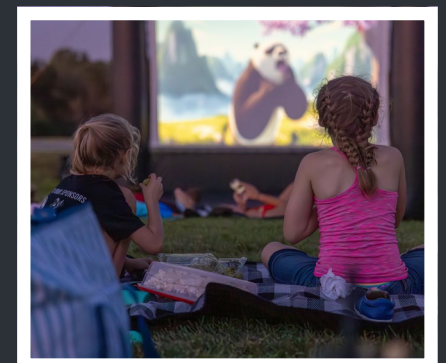
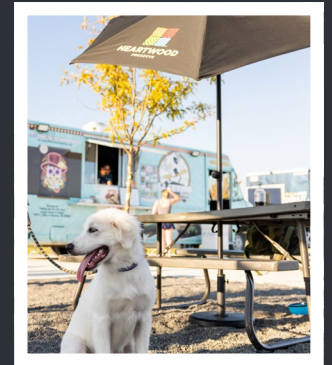
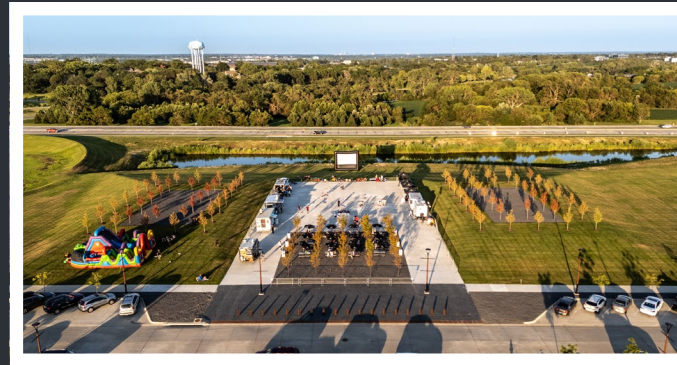
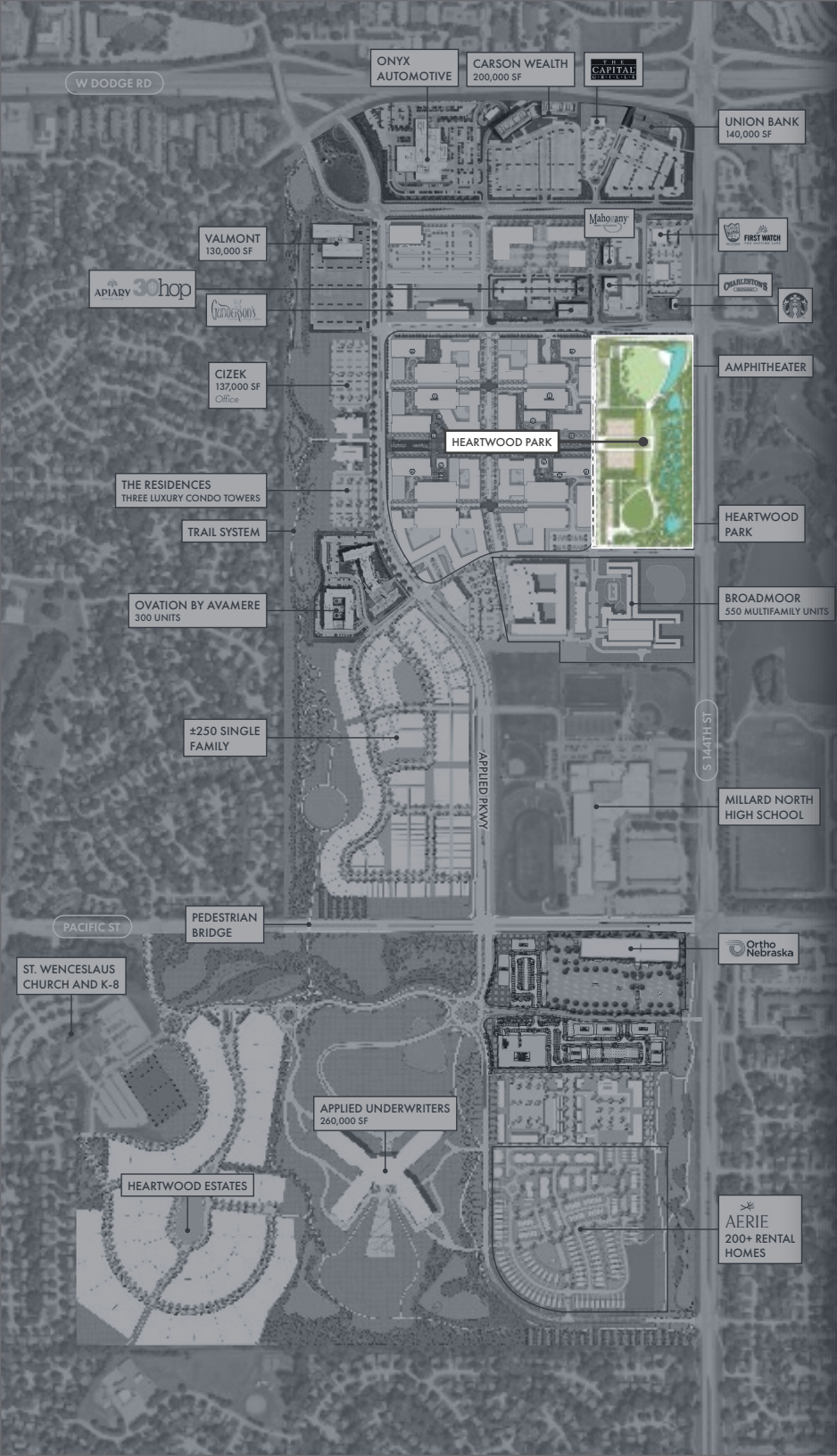


SENIOR LIVING

300 UNITS

MAKE HEARTWOOD PARK YOUR FRONT YARD

18+ acres of greenspace, walking trails and amphitheater



THE ROW INFORMATION

JAMI HEIDEMANN

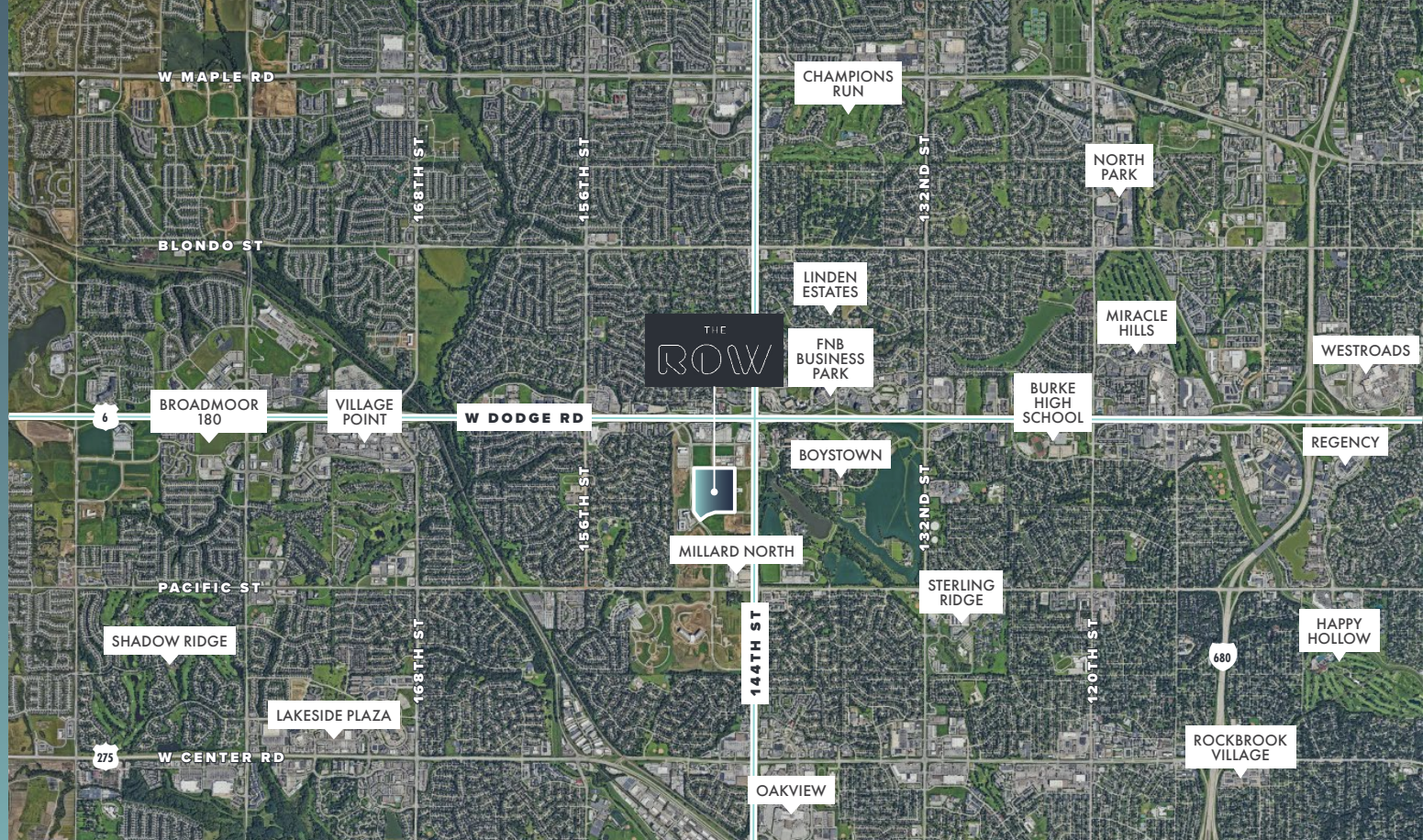
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Demographics	5 Minutes	10 Minutes	15 Minutes
Population	12,364	145,386	355,006
2025-2030 Population Growth Rate	1.84%	0.63%	0.69%
Daytime Population	21,808	182,084	384,218
Households - Current Year Estimate	4,792	60,409	143,592
Households - Five Year Projection	5,346	62,866	149,815
Average Household Income	\$153,987	\$144,317	\$138,302
Median Household Income	\$132,478	\$120,661	\$117,928

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