

RETAIL AVAILABLE FOR LEASE

THE SHOPPES AT HEARTWOOD

144TH & WEST DODGE ROAD
OMAHA, NEBRASKA



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OMAHA, NEBRASKA

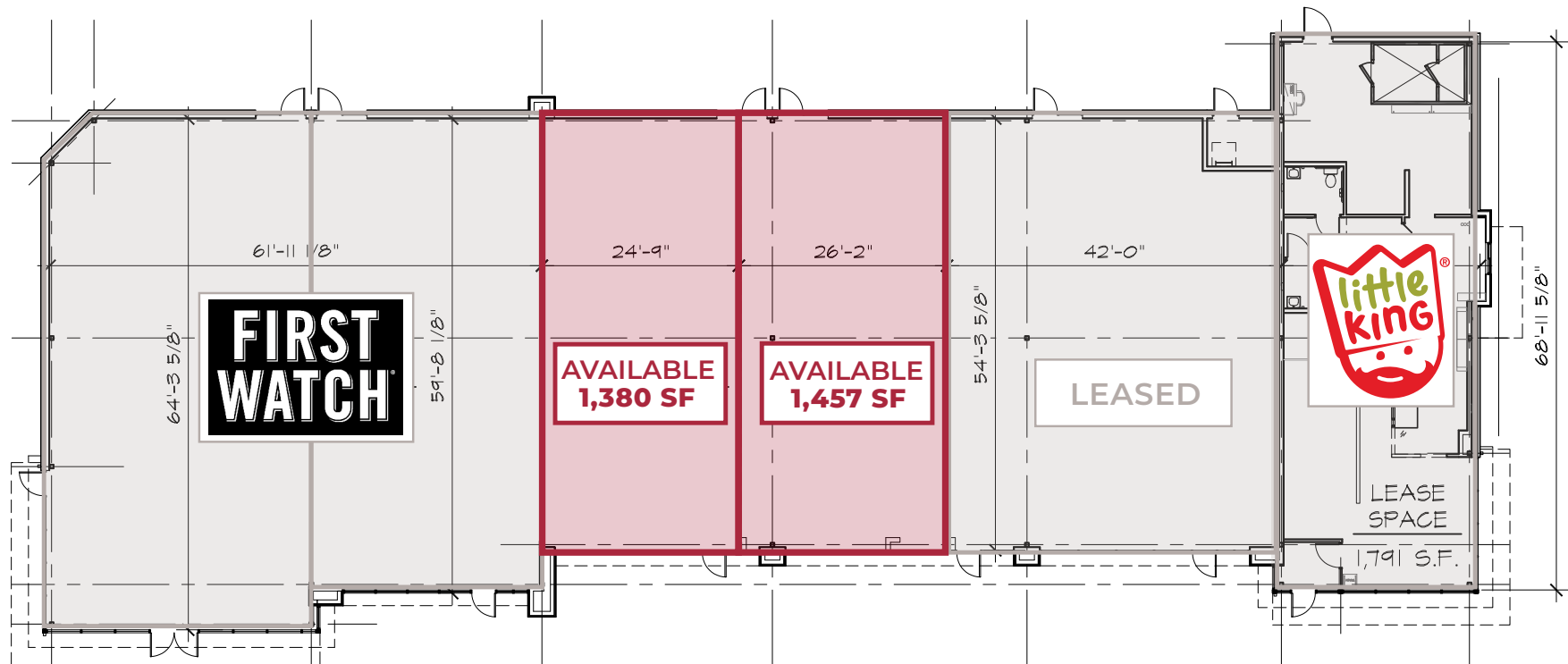


THE SHOPPES AT HEARTWOOD

The Shoppes at Heartwood Preserve is located within the \$500M Mixed-Use Development, Heartwood Preserve. The development stretches from W Dodge Road to south of Pacific Street on 144th, totaling approximately 500 acres. Considered one of Omaha's most desired destinations, the development offers retail, office, residential, recreational, car dealerships, and corporate headquarters including Carson Wealth, Union Bank, and Applied Underwriters.

- ***In-Line Retail Space Available! 1,380-2,837 Square Feet***
- Lease Rate: \$40.00 PSF, NNN
- Direct Visibility and Building Frontage on 144th Street
- Tenants within the development include: First Watch, Little King Deli & Subs, Charleston's Restaurant, Mahogany Prime Steakhouse, Starbucks Coffee, 30Hop, Gunderson's Jewelers, and a future Nail Salon
- Adjacent to an 18-Acre Heartwood Park, which will include an amphitheater, approximately 8 miles of trails, water features and gathering spaces

THE SHOPPES AT HEARTWOOD

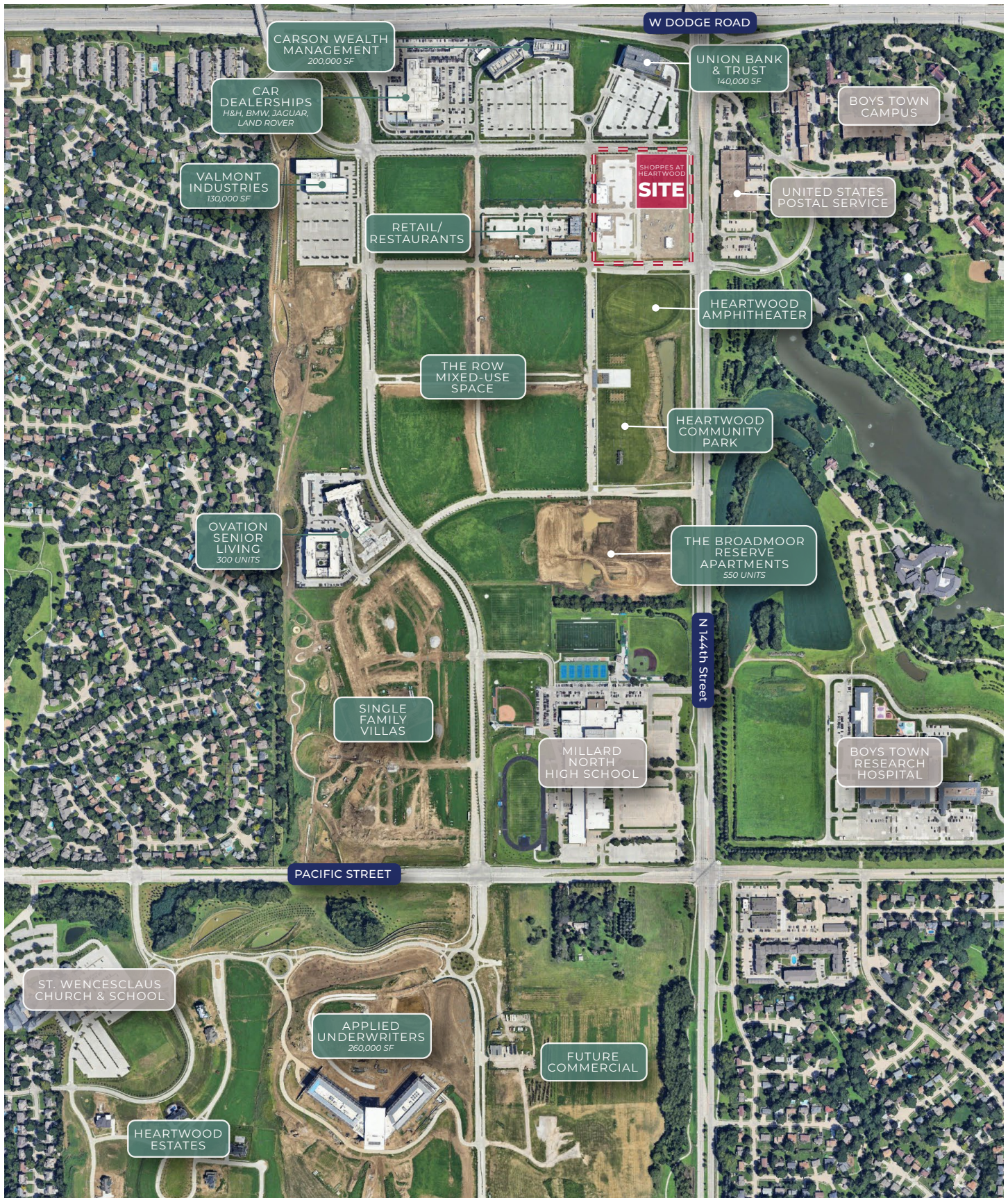


THE SHOPPES AT HEARTWOOD



The Shoppes at Heartwood

Omaha, Nebraska



Heartwood Preserve Demographics

Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 41.2633/-96.1388

Heartwood Preserve		1 mi	3 mi	5 mi
Omaha, NE		radius	radius	radius
Population				
2024 Estimated Population	7,265	94,666	239,803	
2029 Projected Population	7,220	93,989	242,017	
2020 Census Population	7,713	98,420	245,064	
2010 Census Population	7,841	91,925	210,432	
Projected Annual Growth 2024 to 2029	-0.1%	-0.1%	0.2%	
Historical Annual Growth 2010 to 2024	-0.5%	0.2%	1.0%	
2024 Median Age	39.1	39.9	38.7	
Households				
2024 Estimated Households	2,632	39,785	97,720	
2029 Projected Households	2,622	39,746	98,906	
2020 Census Households	2,688	39,788	96,463	
2010 Census Households	2,593	36,893	83,445	
Projected Annual Growth 2024 to 2029	-	-	0.2%	
Historical Annual Growth 2010 to 2024	0.1%	0.6%	1.2%	
Race and Ethnicity				
2024 Estimated White	84.7%	82.4%	81.4%	
2024 Estimated Black or African American	4.0%	5.4%	6.4%	
2024 Estimated Asian or Pacific Islander	4.0%	4.8%	4.7%	
2024 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%	
2024 Estimated Other Races	7.0%	7.2%	7.2%	
2024 Estimated Hispanic	6.9%	7.4%	7.3%	
Income				
2024 Estimated Average Household Income	\$178,400	\$135,365	\$141,980	
2024 Estimated Median Household Income	\$116,480	\$102,044	\$108,128	
2024 Estimated Per Capita Income	\$64,673	\$56,914	\$57,897	
Education (Age 25+)				
2024 Estimated Elementary (Grade Level 0 to 8)	1.0%	1.3%	1.6%	
2024 Estimated Some High School (Grade Level 9 to 11)	1.4%	2.0%	1.8%	
2024 Estimated High School Graduate	11.7%	16.6%	15.4%	
2024 Estimated Some College	24.6%	20.6%	21.4%	
2024 Estimated Associates Degree Only	8.9%	8.9%	9.1%	
2024 Estimated Bachelors Degree Only	34.1%	32.0%	32.0%	
2024 Estimated Graduate Degree	18.3%	18.6%	18.7%	
Business				
2024 Estimated Total Businesses	472	4,701	10,227	
2024 Estimated Total Employees	8,684	56,083	128,931	
2024 Estimated Employee Population per Business	18.4	11.9	12.6	
2024 Estimated Residential Population per Business	15.4	20.1	23.4	

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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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.



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