



THE SHOPPES AT HEARTWOOD

144TH & WEST CENTER ROAD
OMAHA, NEBRASKA

- Adjacent to an 18-acre Heartwood Park which will include an amphitheater, approximately 8 miles of trails, water features and gathering spaces
- Prime retail frontage on 144th Street while still a part of a 400-acre, \$500 Million Mixed-Use Development
- Free-standing, in-line & end-cap space available: 1,600-7,500 Square Feet
- Impressive demographics such as:
 - 132,823 Current Daytime Employees
 - Traffic Counts: 125,050 VPD

	1-MILE	3-MILE	5-MILE
POPULATION:	8,951	101,567	240,753
AHH INCOME:	\$156,227	\$122,066	\$115,594

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