

IRON BLUFF - RETAIL PAD SITES

204TH & 'F' STREET
ELKHORN, NEBRASKA





Iron Bluff: Retail Pad Sites

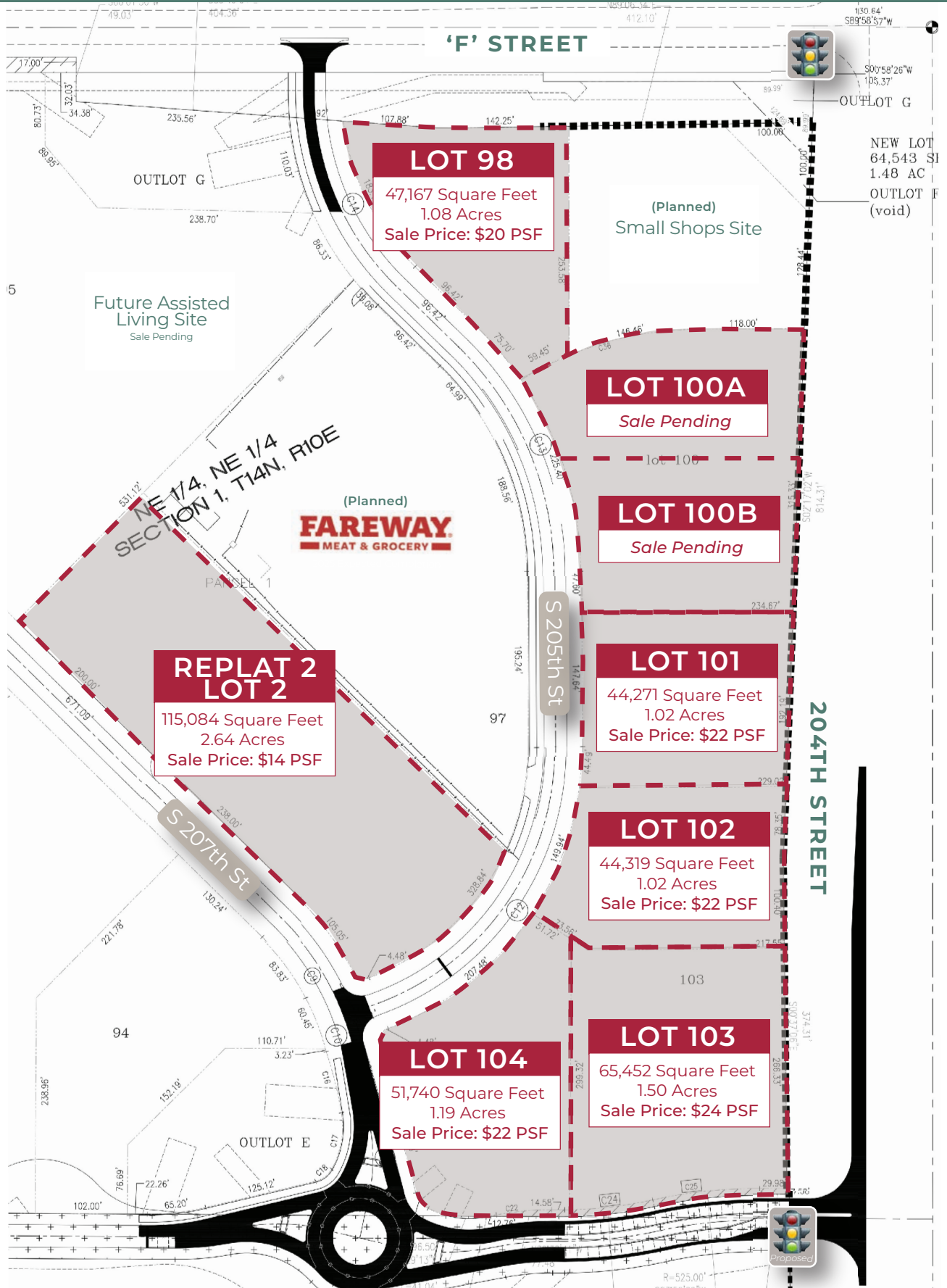
204th & 'F' Street, Elkhorn, Nebraska

- Retail pad sites available for sale, 1.02-2.64 acres available (*see next page for pricing*)
- Located on the 204th Corridor, an explosive growth & development area, between Elkhorn and Gretna
- Development will be home to an Elkhorn Elementary & Elkhorn Middle School (*Ranked #1 School District in Omaha*), Fareway Grocery, and Omaha Public Library's 14th location
- Full access and excellent visibility from 204th Street

 <p>Age & Household Size Median Age: 36.9 Average Household Size: 3.2</p>	 <p>Traffic Patterns Approximately 31,000 Vehicles Travel the 204th Corridor Per Day</p>
 <p>Household Income The Average Household Income within a 3-Mile Radius is \$217,835</p>	 <p>Booming Growth 204th Street Corridor has grown 420% over the past 20 years.</p>

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204th & 'F' Street, Elkhorn, Nebraska



Iron Bluff Demographics

Summary Profile

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

Lat/Lon: 41.2193/-96.2346

204th & F Street		1 mi	3 mi	5 mi
Omaha, NE		radius	radius	radius
Population				
2024 Estimated Population		4,662	49,554	129,864
2029 Projected Population		4,845	51,900	133,933
2020 Census Population		4,376	49,975	132,148
2010 Census Population		2,072	33,092	98,807
Projected Annual Growth 2024 to 2029		0.8%	0.9%	0.6%
Historical Annual Growth 2010 to 2024		8.9%	3.6%	2.2%
2024 Median Age		36.9	37.7	38.4
Households				
2024 Estimated Households		1,454	16,884	47,336
2029 Projected Households		1,528	17,771	49,121
2020 Census Households		1,333	16,340	46,086
2010 Census Households		640	10,919	34,637
Projected Annual Growth 2024 to 2029		1.0%	1.1%	0.8%
Historical Annual Growth 2010 to 2024		9.1%	3.9%	2.6%
Race and Ethnicity				
2024 Estimated White		87.9%	89.1%	88.1%
2024 Estimated Black or African American		1.8%	1.7%	1.9%
2024 Estimated Asian or Pacific Islander		5.8%	4.5%	4.3%
2024 Estimated American Indian or Native Alaskan		0.2%	0.1%	0.2%
2024 Estimated Other Races		4.3%	4.6%	5.5%
2024 Estimated Hispanic		4.4%	4.5%	5.6%
Income				
2024 Estimated Average Household Income		\$193,196	\$217,835	\$184,680
2024 Estimated Median Household Income		\$147,400	\$165,651	\$141,673
2024 Estimated Per Capita Income		\$60,264	\$74,239	\$67,343
Education (Age 25+)				
2024 Estimated Elementary (Grade Level 0 to 8)		0.8%	0.7%	0.8%
2024 Estimated Some High School (Grade Level 9 to 11)		1.2%	1.0%	1.1%
2024 Estimated High School Graduate		11.9%	9.9%	12.2%
2024 Estimated Some College		14.6%	16.2%	19.1%
2024 Estimated Associates Degree Only		6.2%	7.5%	9.1%
2024 Estimated Bachelors Degree Only		39.6%	41.2%	36.3%
2024 Estimated Graduate Degree		25.7%	23.6%	21.5%
Business				
2024 Estimated Total Businesses		43	1,196	3,586
2024 Estimated Total Employees		350	9,278	36,270
2024 Estimated Employee Population per Business		8.1	7.8	10.1
2024 Estimated Residential Population per Business		108.3	41.4	36.2

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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 3 million square feet and currently manage over 2 million square feet of office, retail, vacant land & associations.

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