



REGENCY



SCOTT REHORN

Managing Partner

480.556.7722

SRehorn@REDdevelopment.com



REGENCY

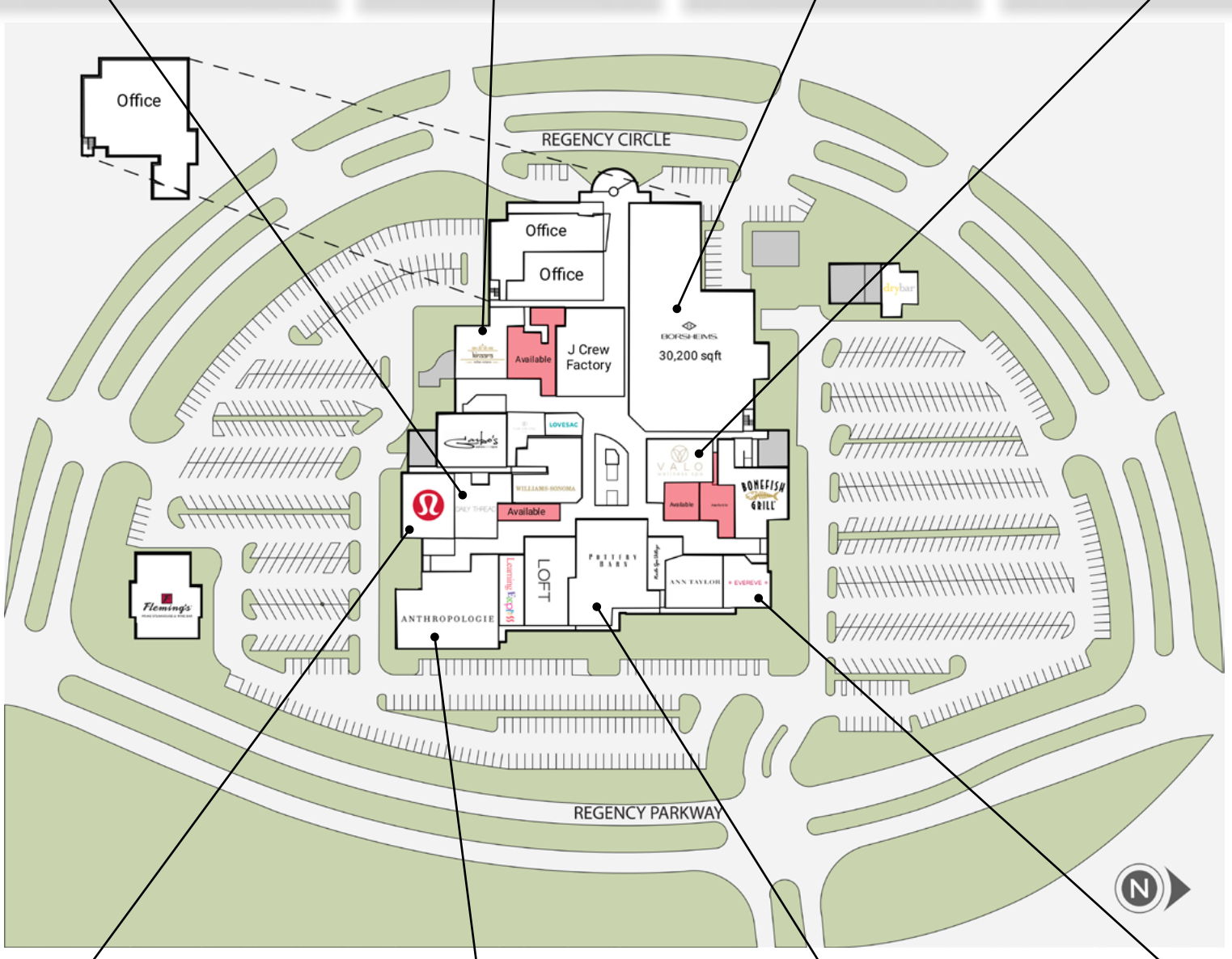
Regency offers a unique blend of shopping and dining in the heart of Omaha, Nebraska. The interior of the 171,000 square foot enclosed shopping center is designed using a "craftsmen" theme, creating a lodge-like feeling featuring warm tones, plush leather furniture positioned throughout the center and building materials consisting of stone, stucco and brick.

The lighting fixtures and ceiling were also designed to create an intimate, soft surrounding. The finished look and unique blend of tenants position Regency to an upscale adult target audience. Regency is also home to Borsheim's, one of the nation's largest independent jewelers, and several retailers exclusive to the market.

Regency 120 Regency Pkwy, Omaha, NE 68114

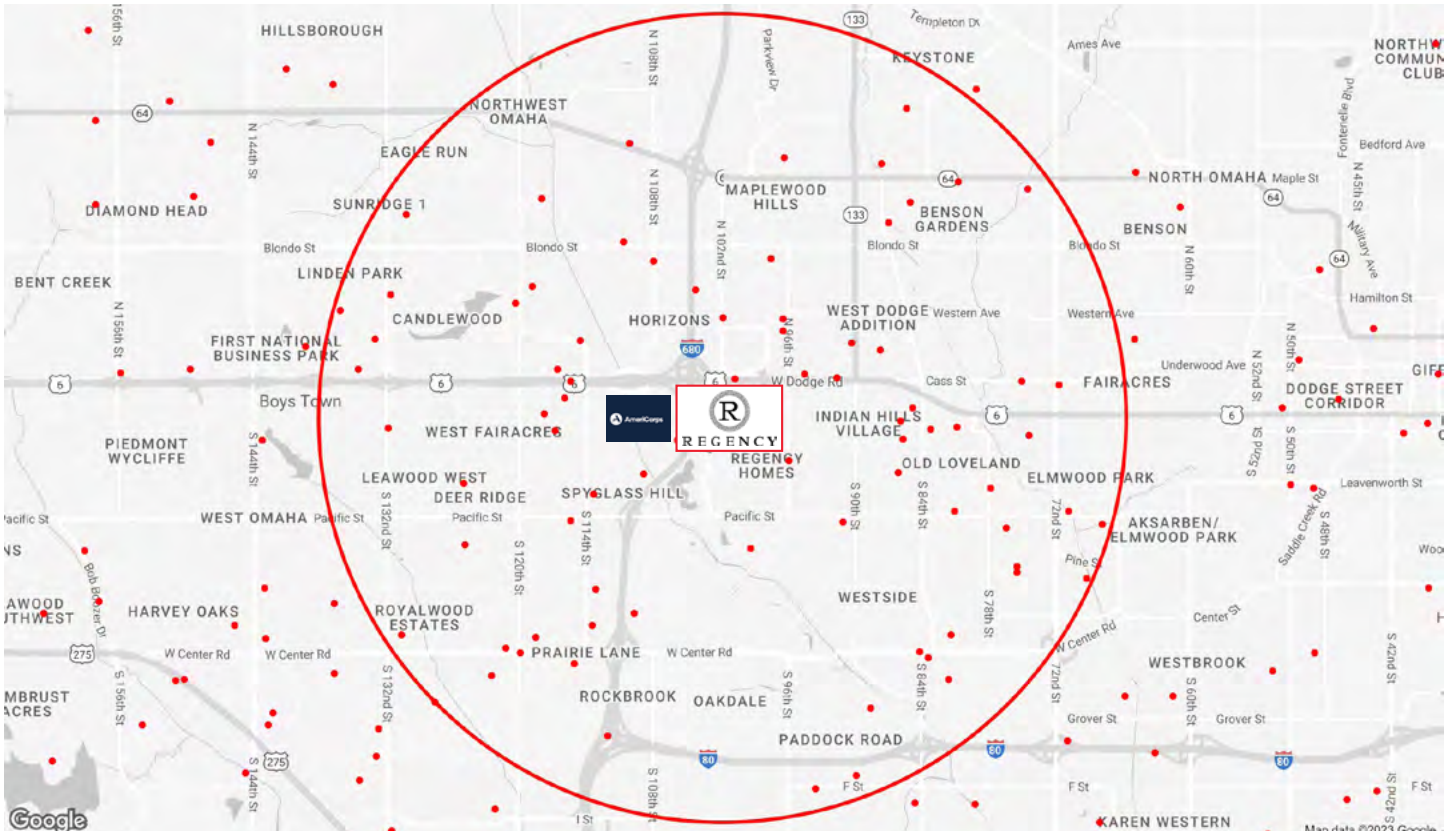


Tenant Overview



Area Overview

Professional Corridor: Within 3 miles of Regency are $\pm 5,723$ businesses and $\pm 76,808$ employees subsequently attracting a professional, "happy hour" crowd.



 = 50 Businesses

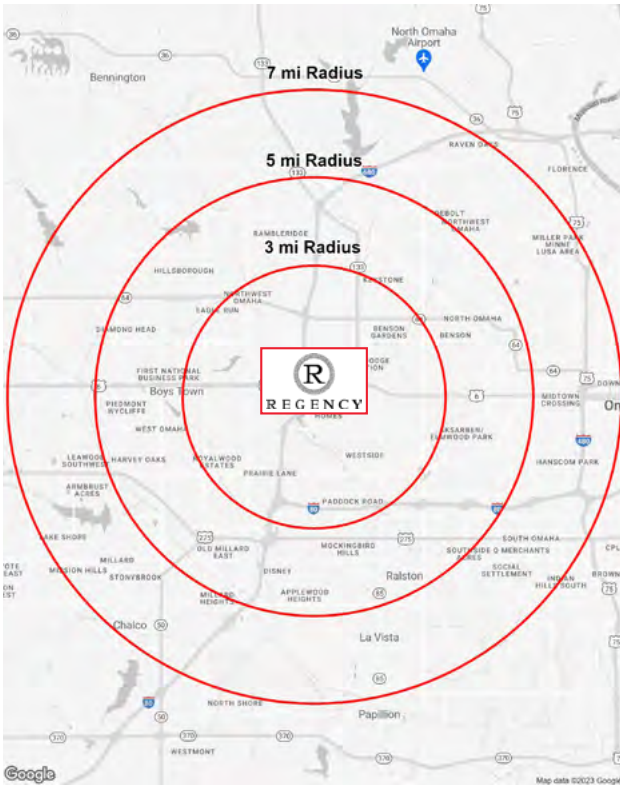
Within 1 mile of Regency is TD Ameritrade Corporate Headquarters:

- 535,000 SF, 12-story office building
- 9,800+ employees
- #630 on Fortune 500 list
- Ranks in top 20 of the largest business in Omaha
- 760-stall, two-story parking garage

Today, Omaha boasts being the 42nd largest city in the nation with over 900,000 people. The greater Omaha MSA is home to four Fortune 500 companies as shown with their Fortune ranking and 2022 revenue below:*

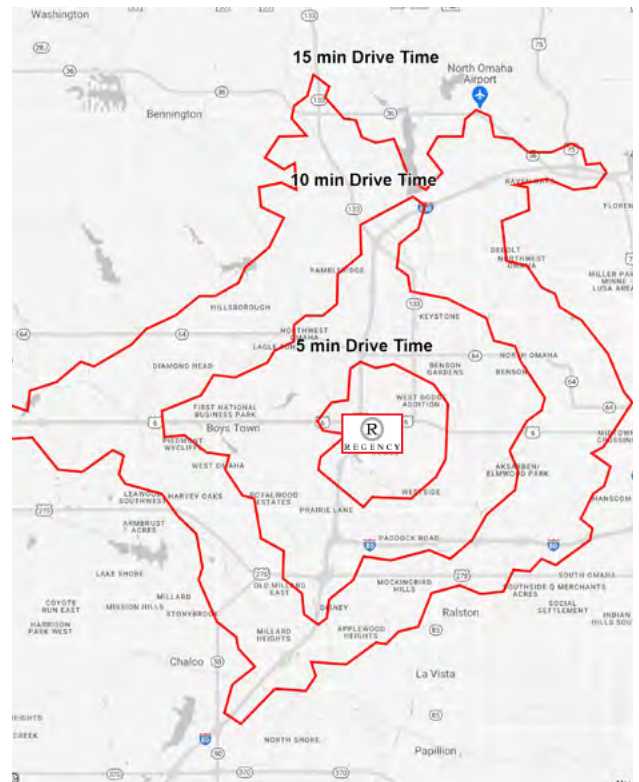
- No. 3: Berkshire Hathaway (\$242.1B)
- No. 339: Peter Kiewit Sons' Inc. (\$8.7B)
- No. 141: Union Pacific (\$21.2B)
- No. 337: Mutual of Omaha (\$8.7B)

Area Demos



Mileage	3 Mi.	5 Mi.	7 Mi.
Est. Pop. ('22)	88,948	273,003	509,514
Projected Pop. ('27)	91,365	282,420	527,101
Median Age	39.6	37.0	35.7
Est. Avg. Income ('22)	\$118,900	\$110,051	\$111,175
Projected Avg. Income ('27)	\$122,683	\$111,509	\$112,331
TTL Households	40,853	117,866	207,301
Median Home Value	\$262,319	\$231,890	\$235,011
TTL Business	5,723	13,071	18,809
TTL Employees	76,808	182,865	262,240
Annual Consumer Expend.	\$3.26 B	\$8.87 B	\$15.67 B
Annual Retail Expend.	\$1.53 B	\$4.17 B	\$7.37 B

Drive Time	5 Min.	10 Min.	15 Min.
Est. Pop. ('22)	18,294	127,501	320,202
Projected Pop. ('27)	18,531	131,718	332,857
Median Age	43.3	38.5	36.6
Est. Avg. Income ('22)	\$143,363	\$118,166	\$113,149
Projected Avg. Income ('27)	\$153,381	\$120,938	\$114,327
TTL Households	8,916	56,434	136,230
Median Home Value	\$343,523	\$250,281	\$237,578
TTL Business	1,779	7,490	14,371
TTL Employees	27,286	108,989	201,960
Annual Consumer Expend.	\$820.93 M	\$4.48 B	\$10.46 B
Annual Retail Expend.	\$382.95 M	\$2.1 B	\$4.92 B





REGENCY
OMAHA, NEBRASKA



SCOTT REHORN

Managing Partner

480.556.7722

SRehorn@REDdevelopment.com