

VILLAGE POINTE®

OMAHA, NEBRASKA



RED

SCOTT REHORN

Managing Partner

480.556.7722

SRehorn@REDdevelopment.com



Village Pointe is an open-air shopping, dining, and entertainment destination in the heart of Omaha. From Scheels, Apple, Coach, Kendra Scott, and lululemon to Kona Grill and Firebirds Wood Fired Grill, Village Pointe is Omaha's destination for great shopping and dining. Laugh it up at The Funny Bone Comedy Club, or catch a new flick at Marcus Theatres—Village Pointe has it all.



Village Pointe

17305 Davenport Street
Omaha, NE 68118



Tenant Overview



Area Overview



Omaha, Nebraska, was founded in 1854 and named after an American Indian Tribe with its naming translating to “those going against the wind or current”. 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)



Population Growth & New Developments: Omaha has grown over 13% in population since 2000.** According to Visit Omaha, more than \$8 billion has been invested into new developments. Furthermore: “In recent years, the Omaha riverfront and downtown area have experienced tremendous growth with over two billion dollars in new development. A one-of-a-kind \$22 million pedestrian bridge S-curves its way across the Missouri River, the signature, cable-stayed Bob Kerrey Bridge is one of the longest pedestrian bridge projects ever constructed, giving Omaha visitors a breathtaking view of the ever-changing skyline.”***

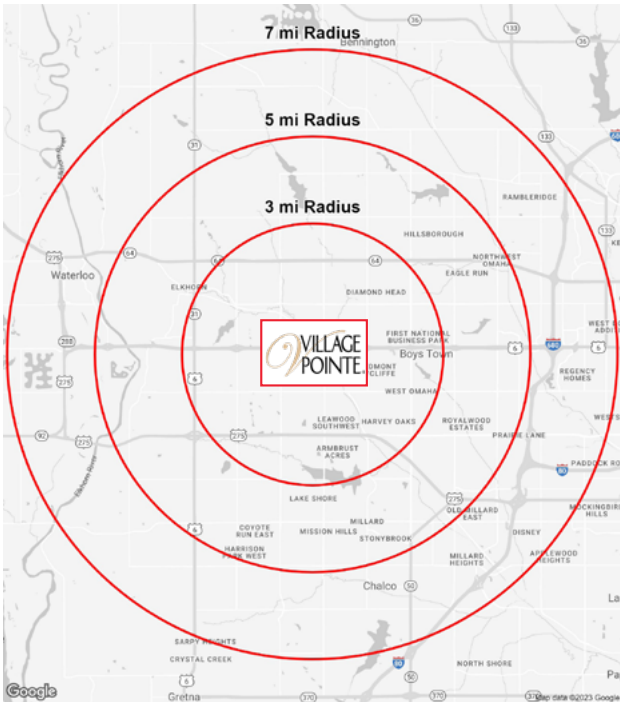


Education, Transportation & Accessibility: The city is home to the University of Nebraska (UNO) with approx. 15,000 students and Division 1 athletics and the private Jesuit institution, Creighton University, with approx. 8,000 students and Division 1 athletics. Other educational institutions in Omaha include Clarkson College, College of St. Mary, Grace University, Metro Community College, Nebraska Methodist and the University of Nebraska Medical Center. Interstates 80 and 29 run through the city that features Eppley Airfield, which has over 200 arrivals and departures daily. Omaha also offers a mass transit bus system called Omaha Metro.***



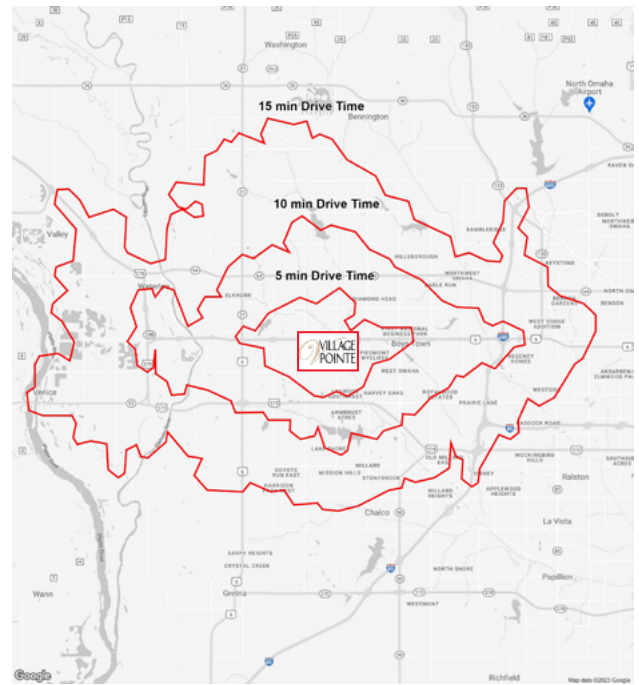
Arts, Culture & Entertainment: Omaha is known for its over-60-year-old-tradition of hosting the NCAA Men’s College Baseball World Series as well as being home to the world-renowned Henry Doorly Zoo & Aquarium. The city also hosts a plethora of festivals including the Summer Arts Festival, Maha Music Festival, and the over-20-year-old-tradition Jazz on the Green outdoor music event.***

Area Demos



Mileage	3 Mi.	5 Mi.	7 Mi.
Est. Pop. ('22)	83,424	209,020	327,517
Projected Pop. ('27)	87,561	220,584	345,707
Median Age	37.0	37.0	36.7
Est. Avg. Income ('22)	\$135,934	\$125,187	\$115,081
Projected Avg. Income ('27)	\$159,050	\$144,731	\$132,304
TTL Households	30,693	78,134	125,946
Median Home Value	\$304,337	\$282,552	\$274,530
TTL Business	2,854	7,182	11,252
TTL Employees	35,076	88,407	150,958
Annual Consumer Expend.	\$2.7 B	\$6.45 B	\$9.76 B
Annual Retail Expend.	\$1.27 B	\$3.04 B	\$4.6 B

Drive Time	5 Min.	10 Min.	15 Min.
Est. Pop. ('22)	28,371	119,861	275,181
Projected Pop. ('27)	29,532	127,340	289,495
Median Age	38.6	38.4	37.4
Est. Avg. Income ('22)	\$145,068	\$131,888	\$118,810
Projected Avg. Income ('27)	\$171,296	\$151,953	\$138,871
TTL Households	10,663	45,648	107,232
Median Home Value	\$319,761	\$304,327	\$280,844
TTL Business	1,052	5,224	10,879
TTL Employees	16,950	67,865	141,130
Annual Consumer Expend.	\$981.08 M	\$3.92 B	\$8.5 B
Annual Retail Expend.	\$460.6 M	\$1.84 B	\$4.01 B



VILLAGE POINTE®

OMAHA, NEBRASKA



SCOTT REHORN

Managing Partner

480.556.7722

SRehorn@REDdevelopment.com