

VILLAGE POINTE®

OMAHA, NEBRASKA



SCOTT REHORN

Managing Partner

480.556.7722

SRehorn@REDdevelopment.com

SHANE STEPHENS

Senior Vice President, Leasing

480.624.5530

SStephens@REDdevelopment.com



Village Pointe is an open-air shopping, dining, and entertainment destination in the heart of Omaha offering more than 60 national and local retailers. Featuring Scheels, Nordstrom Rack (Coming Soon), Apple, Coach, Kendra Scott, Warby Parker, Madewell, lululemon and Ancho & Agave, Village Pointe is Omaha's destination for exceptional shopping and dining. Entertainment options include The Funny Bone Comedy Club, which attracts outstanding local and national comedy performers, and the newly renovated Marcus Village Pointe Cinema featuring DreamLoungers in every theatre and the latest movie releases.

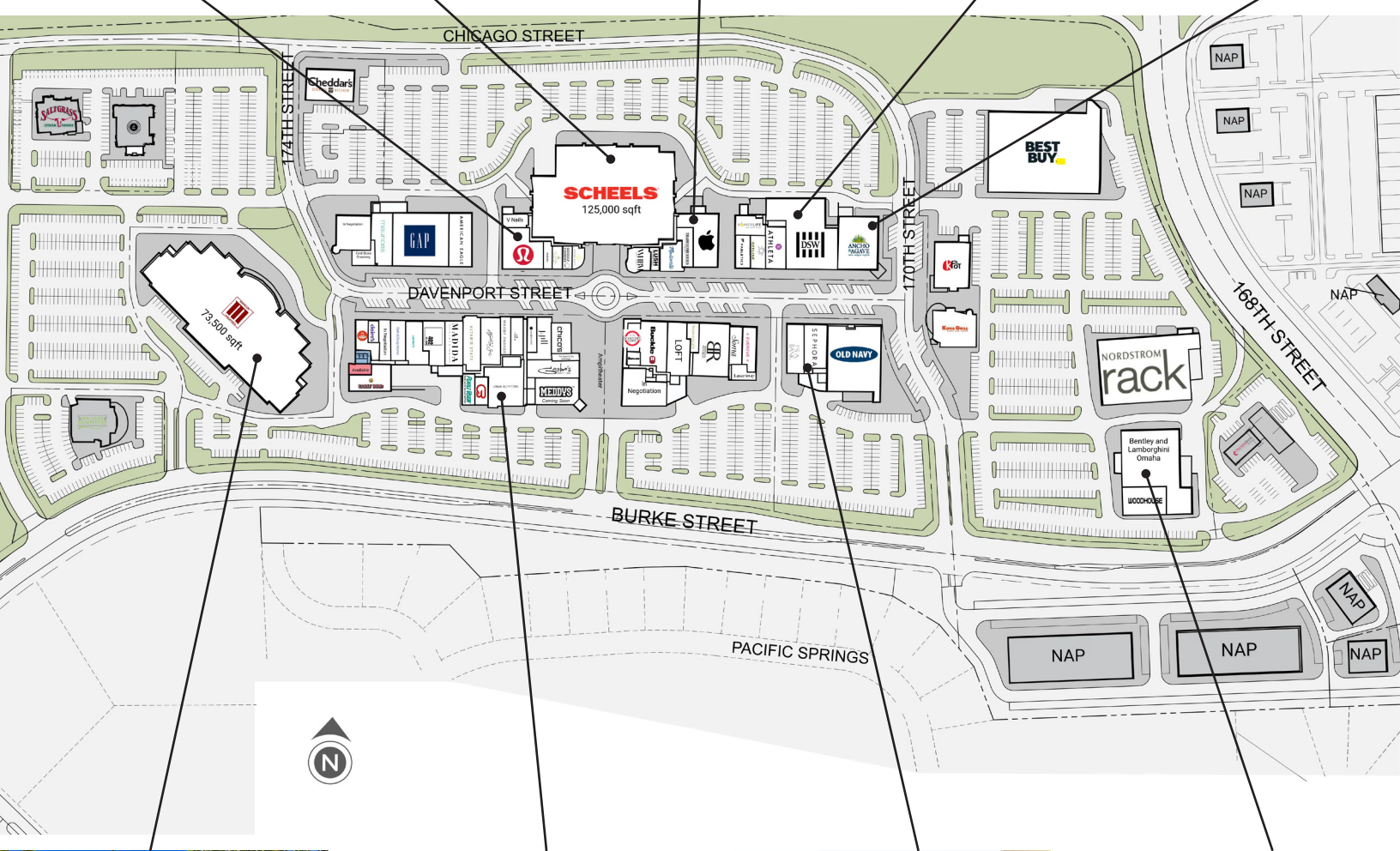
**VILLAGE
POINTE®**

Village Pointe

17305 Davenport Street
Omaha, NE 68118



Tenant Overview



Area Overview



The Omaha, NE-IA MSA is home to nearly 1 million residents and the headquarters of Fortune 500 company Berkshire Hathaway (Ranked #5 in 2024; ±383K employees) which generated ±\$364.5 billion in total revenue in 2023.



Population Growth & New Developments: The greater Omaha area is projected to surpass 1 million residents by 2029. 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." (Visit Omaha)

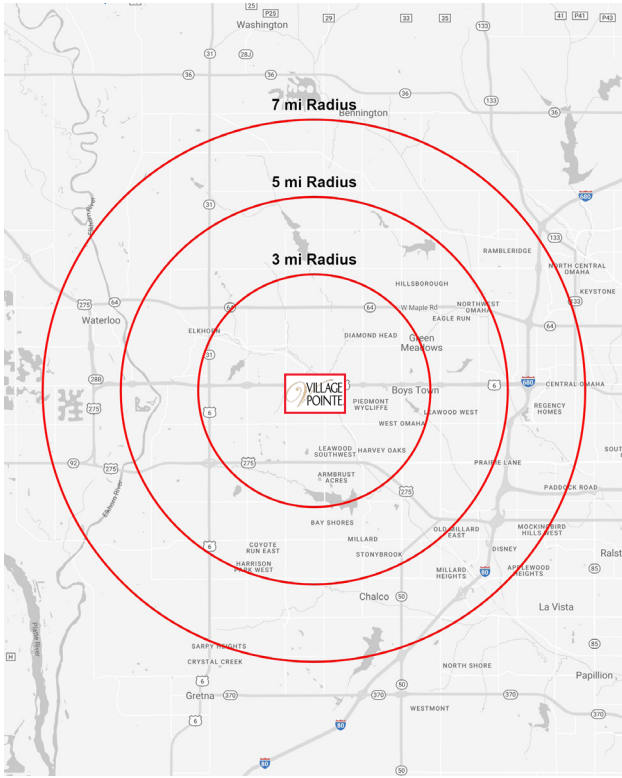


Education, Transportation & Accessibility: The city is home to the University of Nebraska (UNO) with approx. 15,000 students and Division 1 athletics and the private Jesuit institution, Creighton University, with approx. 8,000 students and Division 1 athletics. Other educational institutions in Omaha 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 serves ±5M passengers annually. Omaha also offers a mass transit bus system called Omaha Metro.



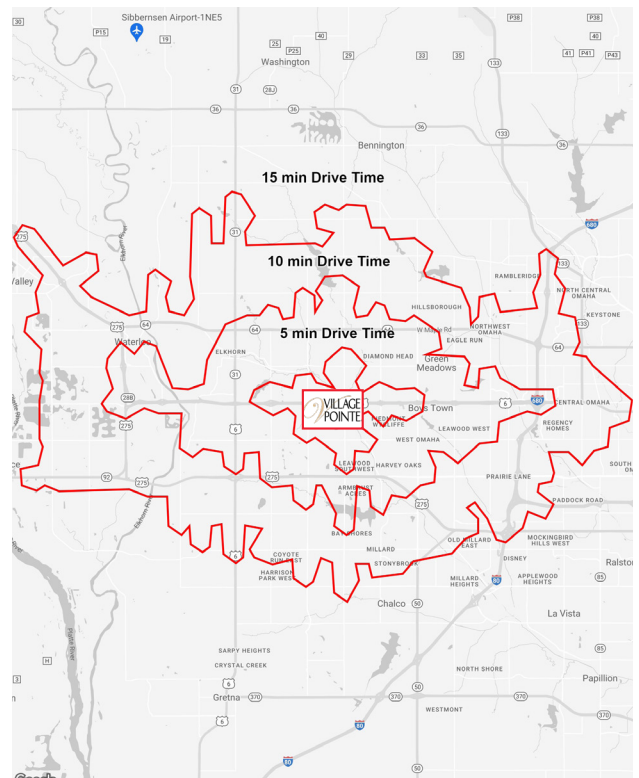
Arts, Culture & Entertainment: Omaha is known for its over-60-year-old-tradition of hosting the NCAA Men's College Baseball World Series as well as being home to the world-renowned Henry Doorly Zoo & Aquarium. The city also hosts a plethora of festivals including the Summer Arts Festival, Maha Music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

Area Demos



2024 Mileage	3 Mi.	5 Mi.	7 Mi.
Est. Pop. ('24)	79,452	201,887	321,006
Projected Pop. ('29)	79,193	205,910	329,678
Median Age	39.4	39.0	38.1
Est. Avg. Income ('24)	\$176,446	\$162,100	\$149,721
Projected Avg. Income ('29)	\$184,174	\$169,727	\$156,546
Total Households	30,609	78,618	127,226
Median Home Value	\$358,490	\$334,590	\$322,244
Total Business	3,020	7,637	11,885
Total Employees	34,862	85,115	145,322
Annual Consumer Expend.	\$3.47 B	\$8.2 B	\$12.38 B
Annual Retail Expend.	\$1.62 B	\$3.84 B	\$5.8 B

2024 Drive-Time	5 Min.	10 Min.	15 Min.
Est. Pop. ('24)	16,911	97,708	237,543
Projected Pop. ('29)	16,871	98,903	242,354
Median Age	41.2	39.8	39.0
Est. Avg. Income ('24)	\$177,779	\$172,162	\$153,595
Projected Avg. Income ('29)	\$185,862	\$179,968	\$160,860
Total Households	6,580	38,302	96,045
Median Home Value	\$362,440	\$358,393	\$334,412
Total Business	846	4,536	10,437
Total Employees	14,333	53,307	127,307
Annual Consumer Expend.	\$738.44 M	\$4.24 B	\$9.6 B
Annual Retail Expend.	\$344.67 M	\$1.98 B	\$4.49 B



VILLAGE
POINTE®
OMAHA, NEBRASKA



SCOTT REHORN
Managing Partner
480.556.7722
SRehorn@REDdevelopment.com

SHANE STEPHENS
Senior Vice President, Leasing
480.624.5530
SStephens@REDdevelopment.com