



REGENCY



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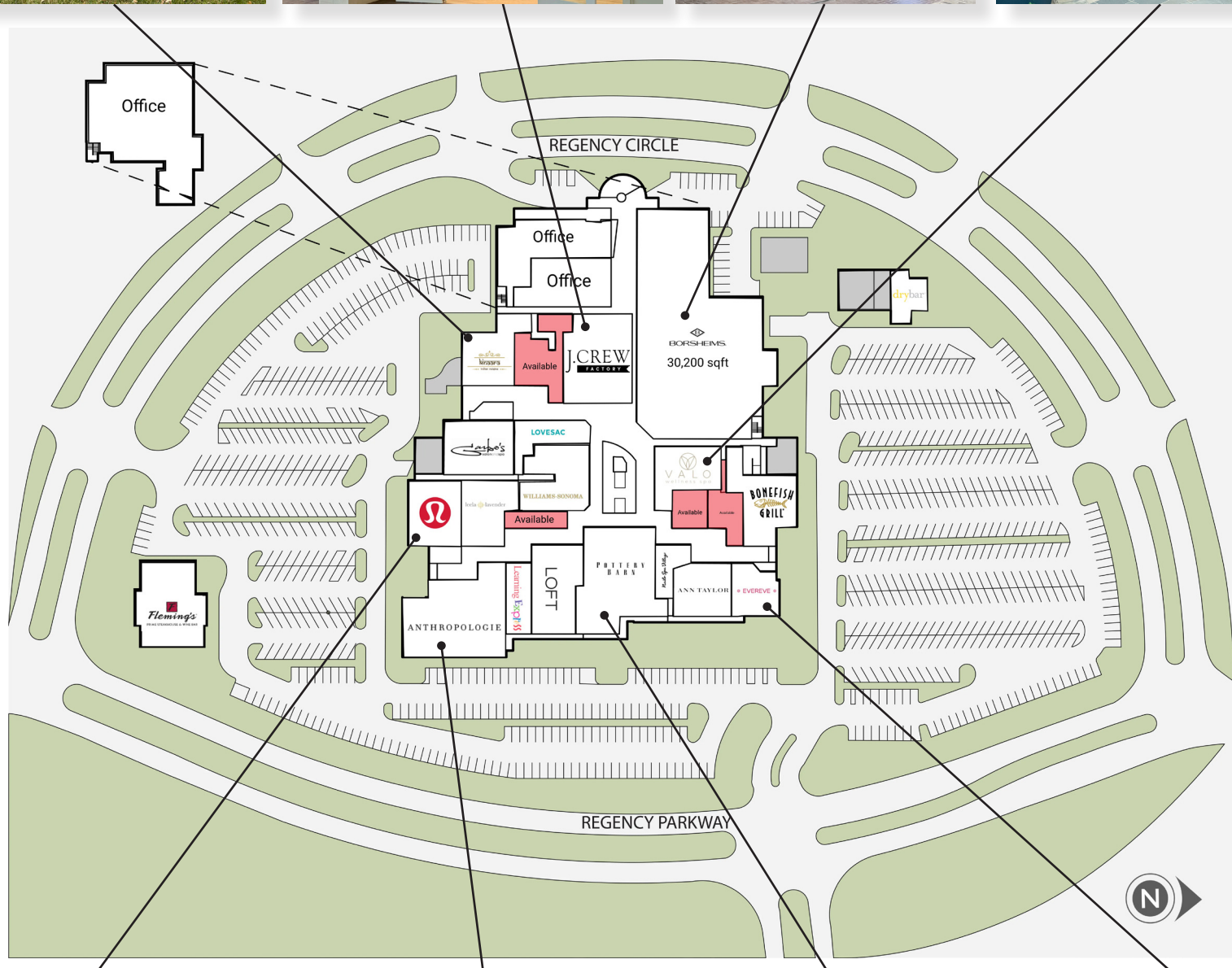
Regency offers a unique blend of shopping and dining in the heart of Omaha, Nebraska. The interior of the 171,000 square foot enclosed shopping center is designed using a “craftsmen” theme, creating a lodge-like feeling featuring warm tones, plush leather furniture positioned throughout the center and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

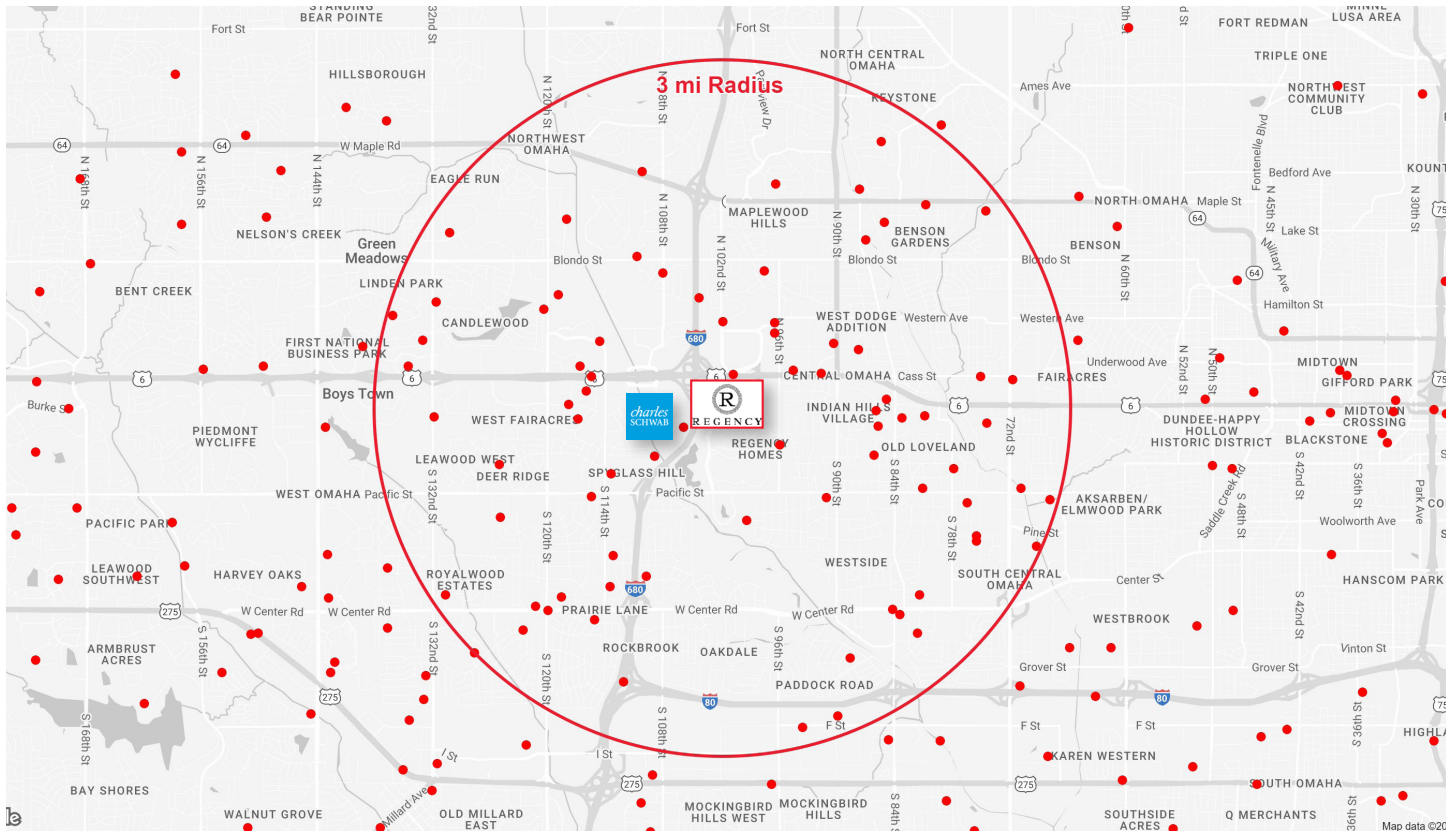


Tenant Overview



Area Overview

Professional Corridor: Within 3 miles of Regency are **±5,726 businesses**, **±76,839 employees** and nearly **2,500 hotel rooms**, subsequently attracting a professional, “happy hour” crowd.



 = 50 Businesses

After the recent acquisition by Charles Schwab, the 535,000 SF, 12-story office building within 1 mile of Regency that was once TD Ameritrade’s corporate headquarters is now occupied by one of Omaha’s largest employers, Charles Schwab.

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 2024 revenue below:

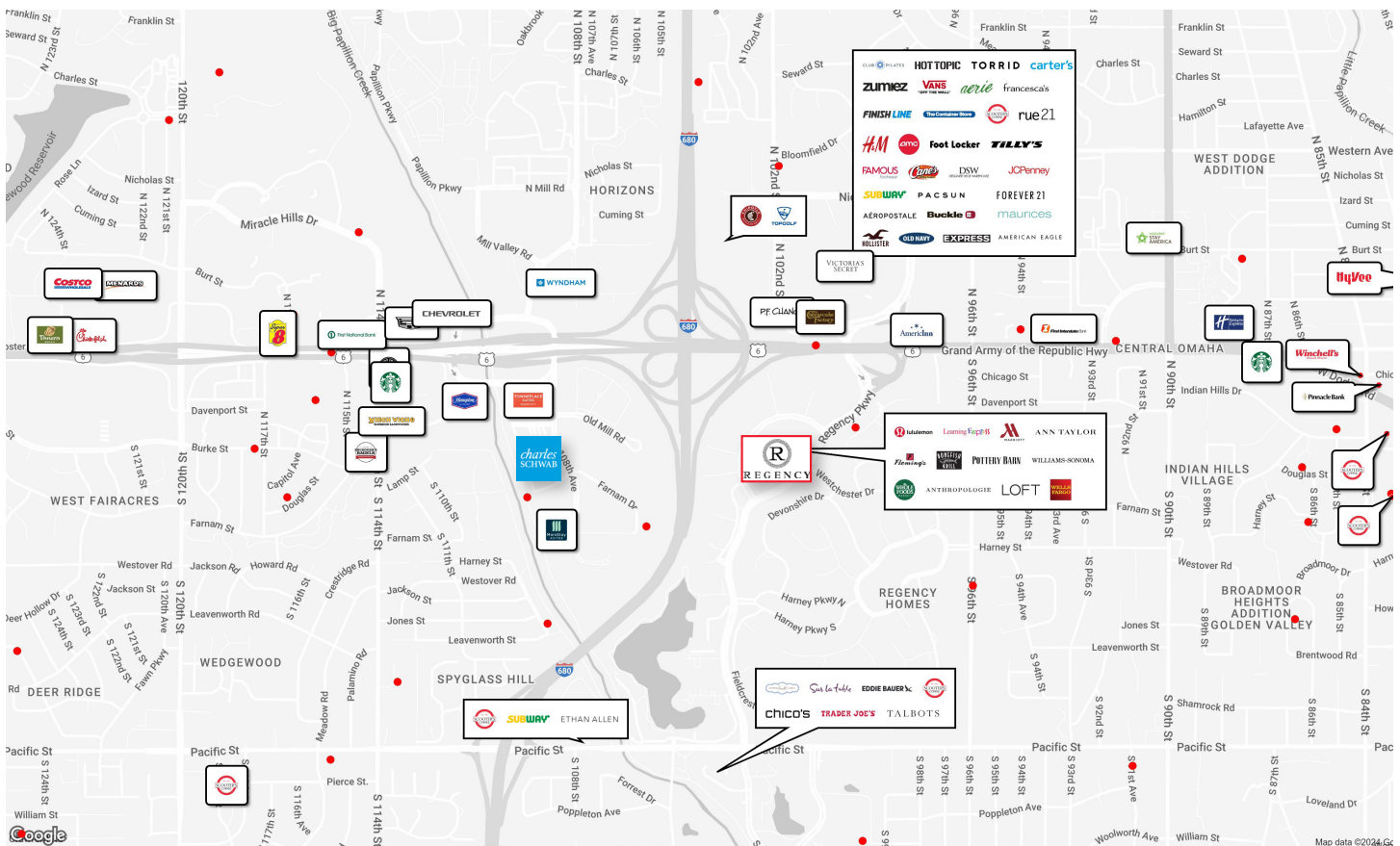
- No. 5: Berkshire Hathaway (±\$364 B)
- No. 170: Union Pacific (±\$24B)
- No. 239: Peter Kiewit Sons’ Inc. (±\$17B)
- No. 306: Mutual of Omaha (±\$13B)

Area Overview



REGENCY

 = 50 Businesses



#1 Best City to Move to in 2024 | “[Omaha] offers a solid combination of affordability, economic opportunity, enjoyable climate, employment opportunities and safety. This is why we chose it as the overall winner.” (Forbes, 2024)

120 Regency Pkwy.	3 Mile	5 Mile	7 Mile	10 Mile
Estimated Population (2024)	89,223	270,250	505,252	732,633
Projected Population (2029)	90,201	273,182	514,116	758,681
Median Age	36.2	35.4	35.4	35.7
Estimated Households (2024)	41,278	118,093	209,881	293,645
Projected Households (2029)	41,934	119,982	215,073	306,394
Estimated Average HH Income (2024)	\$125,252	\$117,699	\$117,387	\$123,270
Projected Average HH Income (2029)	\$130,160	\$122,094	\$120,716	\$124,421
Owner-Occupied Median Home Value	\$293,796	\$263,834	\$268,152	\$281,824
Age 25+ Years w/ “Any College” Experience or Higher	77.4%	75.1%	72.3%	71.9%
Total Business	5,726	13,064	18,867	24,640
Total Employees	76,839	182,973	261,693	338,620
Total Annual Consumer Expenditure	\$3.42 B	\$9.33 B	\$16.49 B	\$23.94 B
Total Annual Retail Expenditure	\$1.6 B	\$4.38 B	\$7.75 B	\$11.24 B



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