



HERITAGE PLAZA SHOPPING CENTER

Retail Space For Lease

76th & Dodge Street, Omaha, Nebraska



13,822 SF JUNIOR ANCHOR SPACE FOR LEASE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Est. Population	9,790	106,374	305,457
Avg. HH Income	\$128,619	\$113,757	\$96,151

- Surrounded by major national retailers such as Nebraska Furniture Mart, Lowe's, Sears, Target, and many more
- Adjacent to the Crossroads Mall, Hy Vee, Pier1, 24 Hour Fitness
- Join Best Buy, Buffalo Wild Wings, Charleston's, Vapor Maven, Tous les Jours, and more
- Competitively priced



CLICK HERE TO VIEW MORE
LISTING INFORMATION

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EXTERIOR PROPERTY PHOTOS

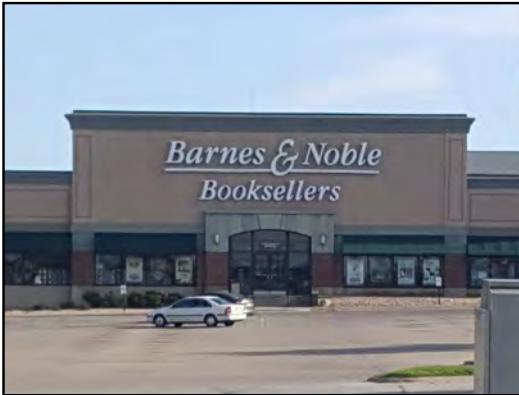




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CROSSROADS MALL & SURROUNDING TENANTS





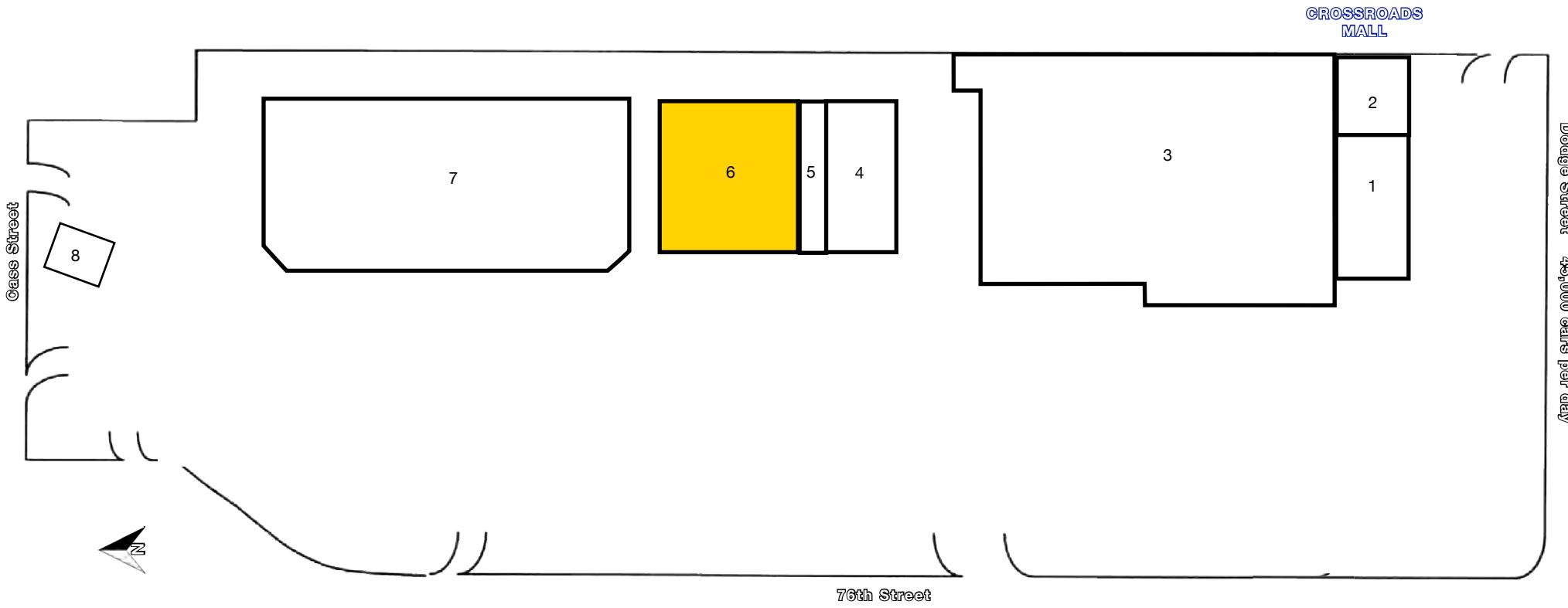
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SITE PLAN

#	Tenant Name	Address	SF
1	Charleston's	7540 Dodge Street	7,697 SF
2	Tous les Jours	7538 Dodge Street	3,571 SF
3	Best Buy	115 N. 76th Street	40,460 SF
4	Buffalo Wild Wings	205 N. 76th Street	7,287 SF
5	Vapor Maven	213 N. 76th Street	2,016 SF
6	AVAILABLE	225 N. 76th Street	13,822 SF
7	Asian Market	311-347 N. 76th Street	31,335 SF
8	Kwik Shop	734 N. 76th Street	2,750 SF

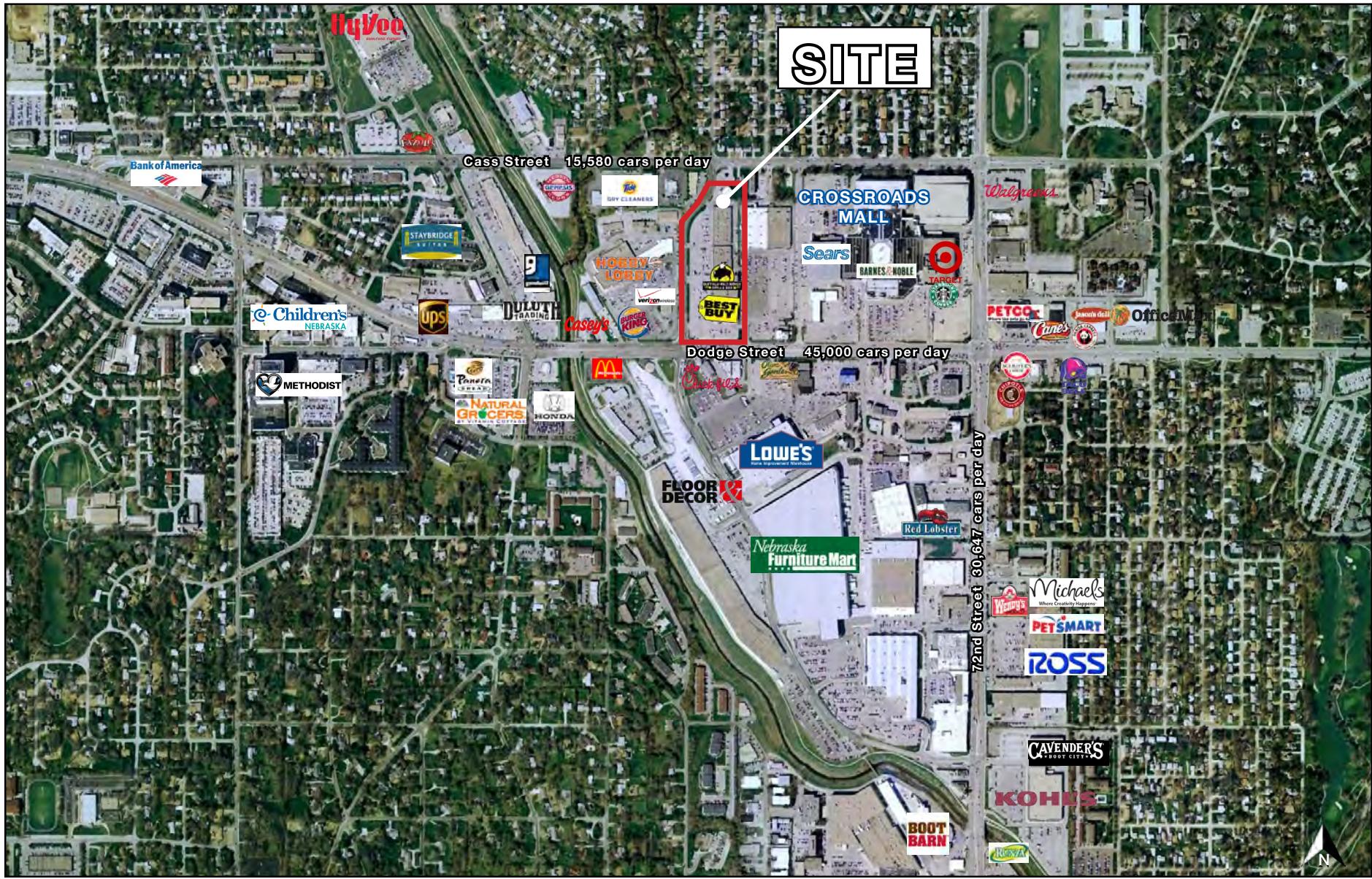




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AERIAL



\$500 Million plan in place to transform Omaha's Crossroads Mall



After a decade of revival attempts, a new \$500 million plan has emerged to transform the dying Crossroads Mall at 72nd and Dodge Streets starting in October.

Flanked by a new developer team for the Crossroads, Mayor Jean Stothert announced Wednesday that the city has joined a \$500 million venture to revamp the site of the dying shopping mall.

The mayor noted the fits and starts of failed Crossroads redevelopment visions over the past decade. She said she had been involved in those during her seven years as mayor and four years on the City Council.

“This is the right project, and it is at the right time,” Stothert said, and pointed to the new team, which adds Lockwood Development to Century Development, as a reason for renewed confidence.

“We’ve had different designs, different renditions, but this is the one I think we all feel is going to be the winner.”

For the city’s part, the mayor anticipates using \$12.5 million in redevelopment bonds to help cover infrastructure costs in and around the 40-acre project site northwest of 72nd and Dodge Streets.

The Lockwood-Century group will seek city approval of tax-increment financing and an occupation tax. The city also is considering an option to buy an existing 2,200-stall garage that will remain at the site.

Lockwood President Chip James expects demolition work to begin in October.

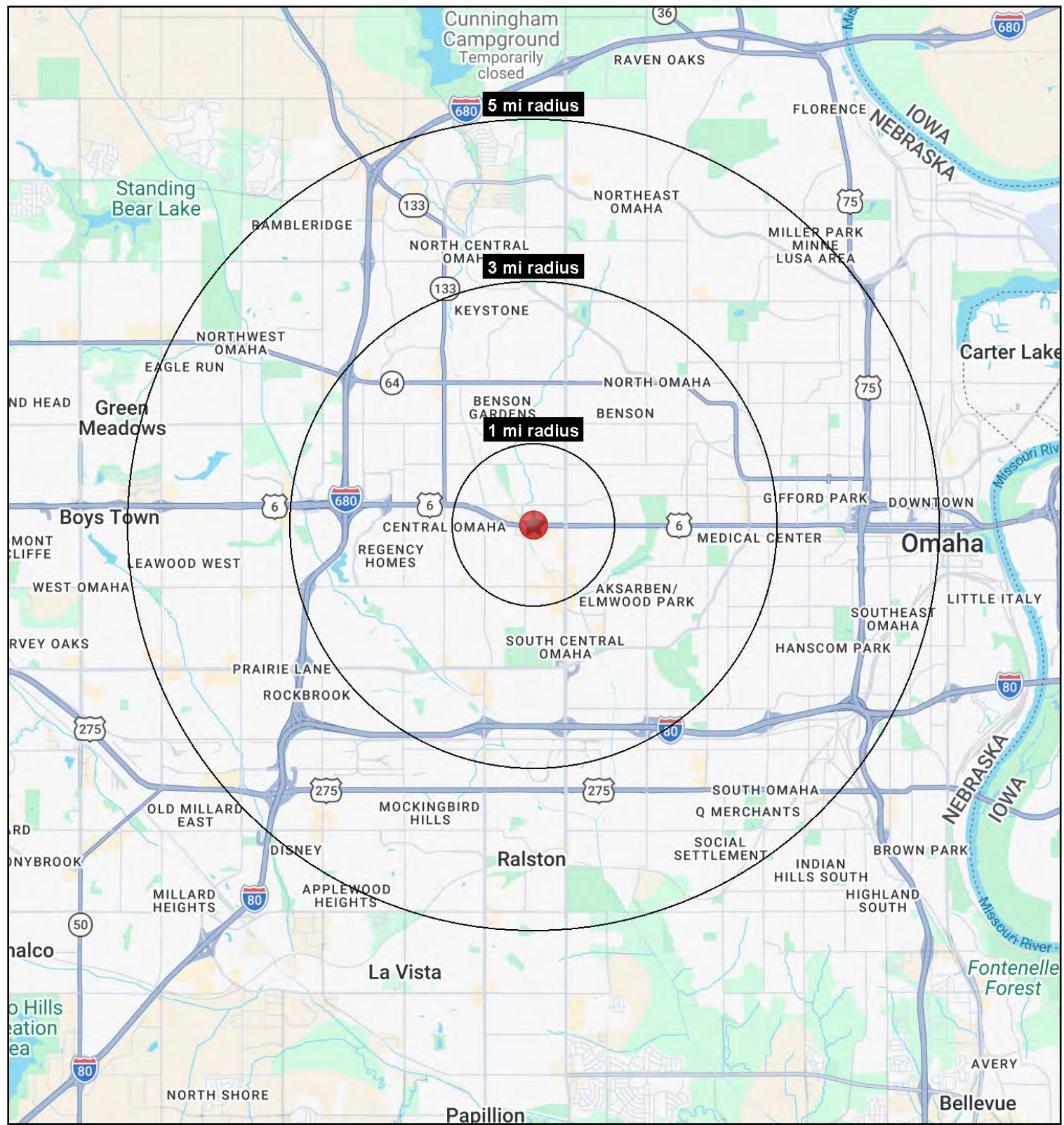
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Source: Omaha World-Herald - August 5, 2020



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76th Street & Dodge Street Omaha, Nebraska	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	9,790	106,374	305,45
2030 Projected Population	9,885	104,928	302,38
2020 Census Population	9,386	106,096	299,55
2010 Census Population	9,341	102,276	285,29
Projected Annual Growth 2025 to 2030	0.2%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2025	0.3%	0.3%	0.5%
2025 Median Age	35.0	35.9	34
Households			
2025 Estimated Households	4,511	48,115	130,24
2030 Projected Households	4,579	48,343	131,39
2020 Census Households	4,240	47,467	126,55
2010 Census Households	4,159	45,441	118,87
Projected Annual Growth 2025 to 2030	0.3%	-	0.2%
Historical Annual Growth 2010 to 2025	0.6%	0.4%	0.6%
Race and Ethnicity			
2025 Estimated White	74.2%	73.4%	63.4%
2025 Estimated Black or African American	9.4%	11.1%	16.5%
2025 Estimated Asian or Pacific Islander	7.7%	5.3%	5.8%
2025 Estimated American Indian or Native Alaskan	0.4%	0.6%	0.9%
2025 Estimated Other Races	8.4%	9.5%	13.4%
2025 Estimated Hispanic	8.9%	10.1%	15.2%
Income			
2025 Estimated Average Household Income	\$128,619	\$113,757	\$96,15
2025 Estimated Median Household Income	\$86,320	\$82,665	\$72,23
2025 Estimated Per Capita Income	\$59,683	\$51,676	\$41,23
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.0%	3.2%	5.5%
2025 Estimated Some High School (Grade Level 9 to 11)	2.3%	3.0%	4.6%
2025 Estimated High School Graduate	15.6%	19.9%	22.9%
2025 Estimated Some College	15.9%	20.0%	21.3%
2025 Estimated Associates Degree Only	9.0%	7.4%	7.7%
2025 Estimated Bachelors Degree Only	29.4%	27.5%	23.6%
2025 Estimated Graduate Degree	25.8%	19.0%	14.4%
Business			
2025 Estimated Total Businesses	976	5,306	13,04
2025 Estimated Total Employees	12,551	77,433	190,31