

# CLOCKTOWER VILLAGE

625 & 629 N. 98<sup>th</sup> Street / Omaha, NE

3,436 SF Retail Space / For Lease



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THE CENTER  
OF RETAIL**

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COMPANY



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Ideal retail location, across from Westroads Mall. Co-tenants include DXL, Skeffington's Formal Wear, Sola Salon and Club Pilates. Clocktower Village has excellent curb appeal and convenient parking while featuring gabled roofs, colorful awnings, brick colonnades, bay windows and red brick exterior which create an intimate feeling. A 40' clocktower is located in the center of the property. Immediate interstate and W. Dodge Road access.

## PROPERTY HIGHLIGHTS

Lease Rate	\$20.00 PSF NNN
Total Available	3,436 SF
Building Size	43,716 SF
Year Built	1983
Total Site Area	3.41 AC
Zoning	CC
Traffic Counts	30,532 EADT
Operating Expenses 2025 Budget	\$7.98 PSF

Suite	Square Feet (min - max)	Price/SF NNN	Date Available
625	2,200-3,436	\$20.00	Immediately
629-633	1,236-3,436	\$20.00	Immediately



## NEIGHBORHOOD DEMOGRAPHICS



POPULATION



MEDIAN  
HOUSEHOLD INCOME

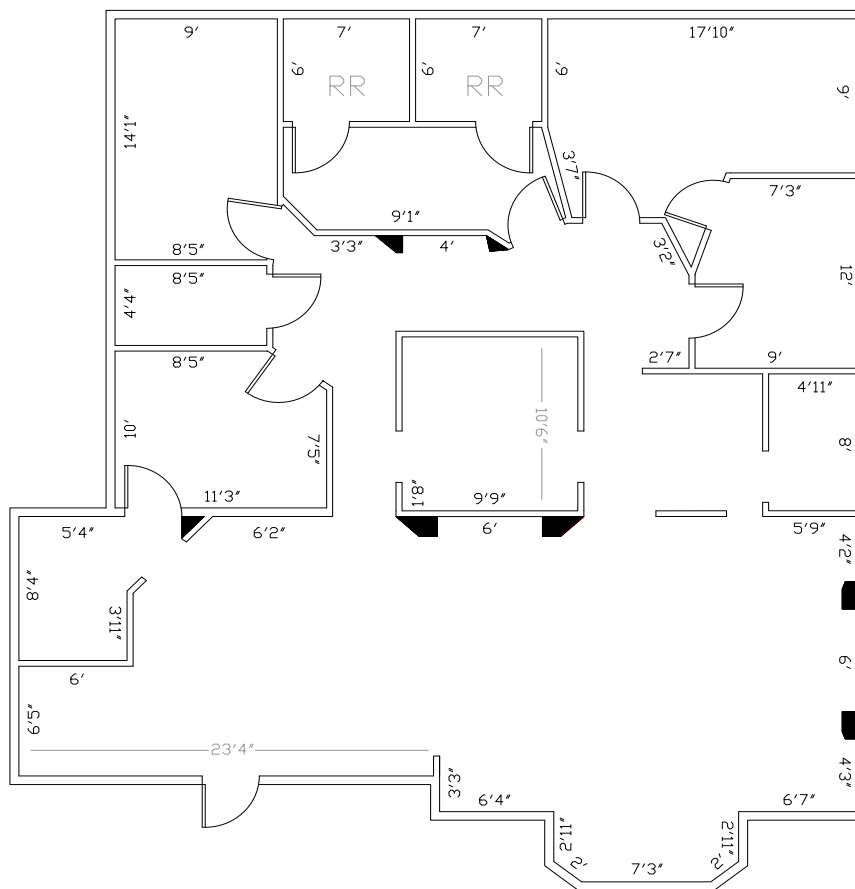


NUMBER OF  
HOUSEHOLDS

1 Mile	11,568	\$51,748	5,674
3 Miles	98,706	\$53,249	43,932
5 Miles	273,909	\$53,135	116,462

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**SUITE 625: 2,200 SF**



\*\* Floor plan measurements are approximate and are for illustration purposes only.

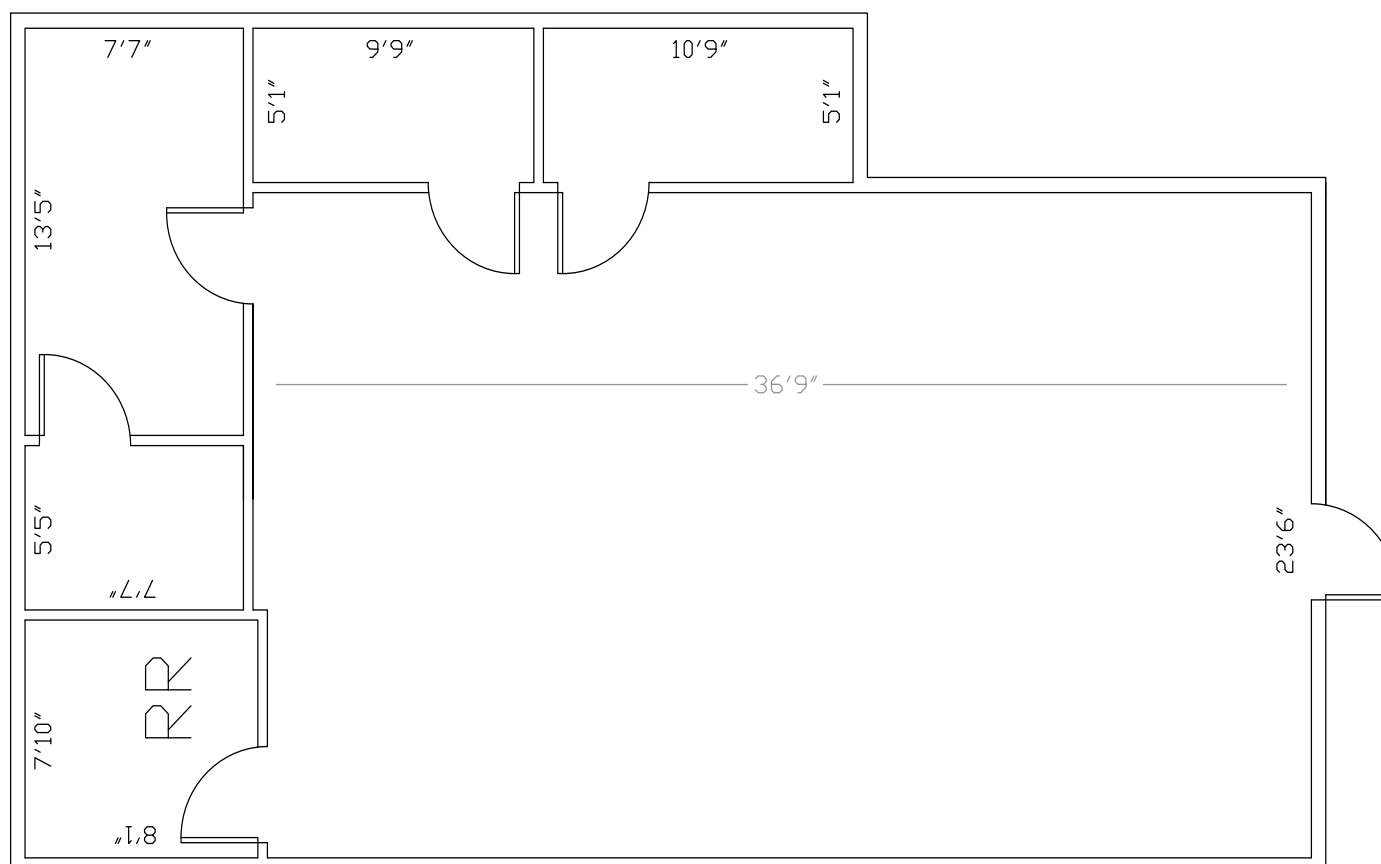


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## SUITE 629: 1,236 SF



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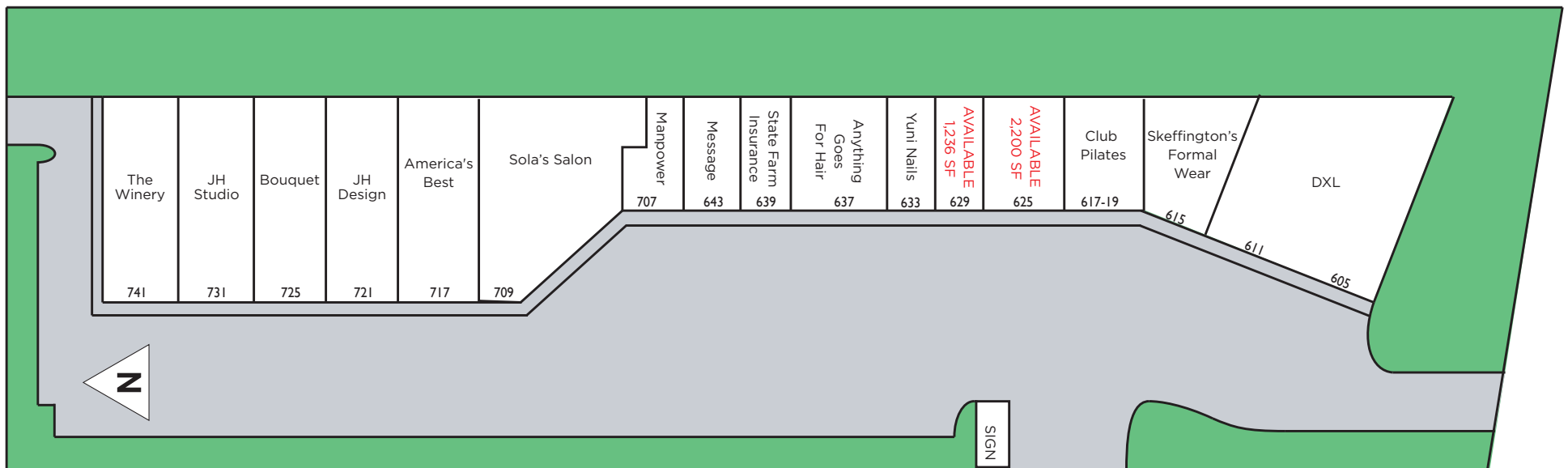
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