

2,096 SF RETAIL SPACE AVAILABLE

CLOCKTOWER VILLAGE

637 N. 98th Street / Omaha, NE 68114



CUSHMAN &
WAKEFIELD

LUND
COMPANY

PROPERTY HIGHLIGHTS



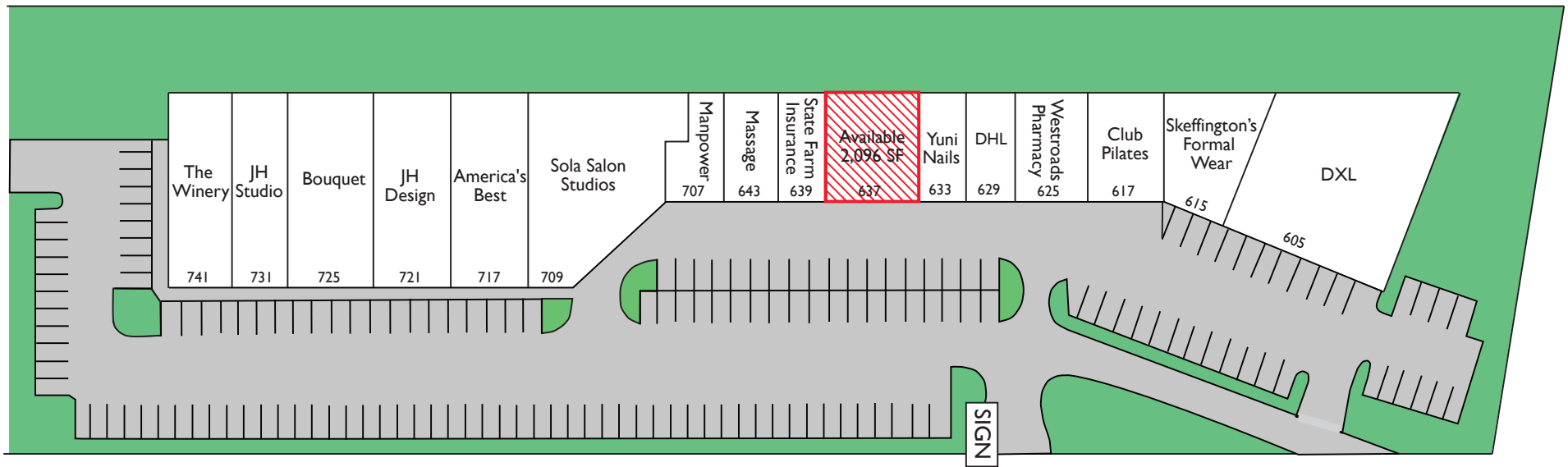
DESCRIPTION

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.

HIGHLIGHTS

Lease Rate:	\$20.00 PSF NNN
Total Available:	2,096 SF
Date Available:	July 2026
Building Size:	43,716 SF
Year Built:	1983
Total Site Area:	3.41 AC
Zoning:	CC
Traffic Counts:	30,532 EADT
OPEX:	\$7.98 PSF (2025 Budget)

SITE PLAN



SITE PLAN

SUITE 637 - 2,096 SF

