



2,200 SF Retail Space
Lease Rate: \$18.00 PSF NNN

Ideal retail location, across from Westroads Mall.
Co-tenants include DXL, Tip Top Tux, Sola Salon, Club Pilates
and The Winery. Property has excellent curb appeal and
convenient parking.

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Clocktower Village

625 N. 98th Street / Omaha, NE



Availability

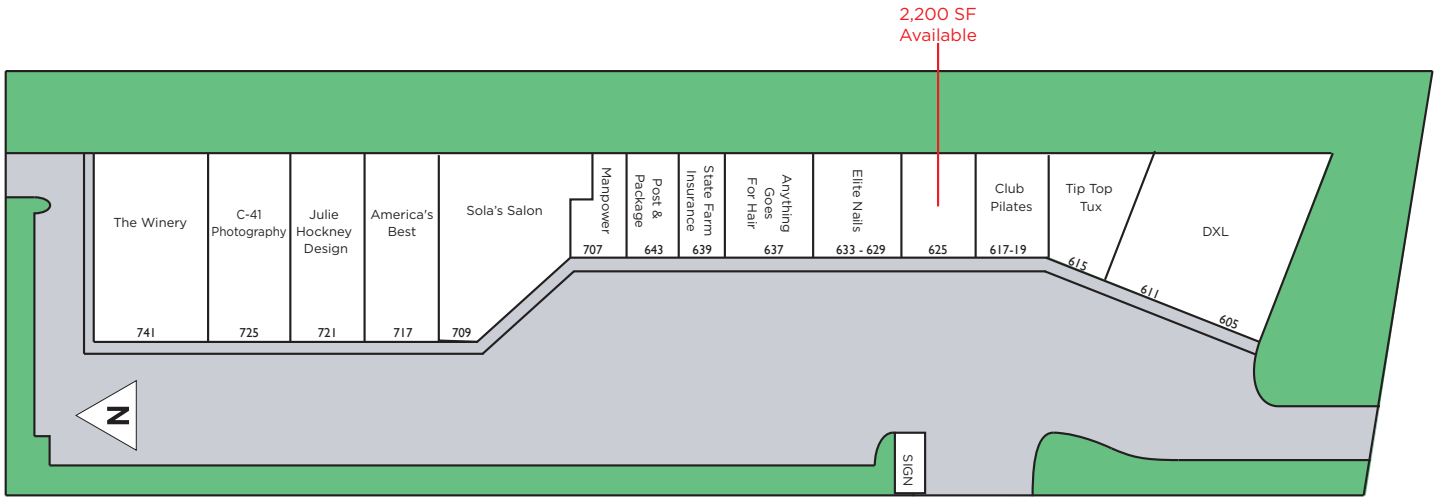
Lease Rate	\$18.00 PSF NNN
Total Available	2,200 SF
Date Available	May 2019

Property Highlights

Building Size	43,716 SF
Year Built	1983
No. of Floors	1
Total Site Area	3.41 AC
Zoning	CC
Clearance Height	Varies
Traffic Counts	12,790 EADT
Operating Expenses	\$3.43 CAM \$0.25 Insurance \$3.85 Taxes \$7.53 Total

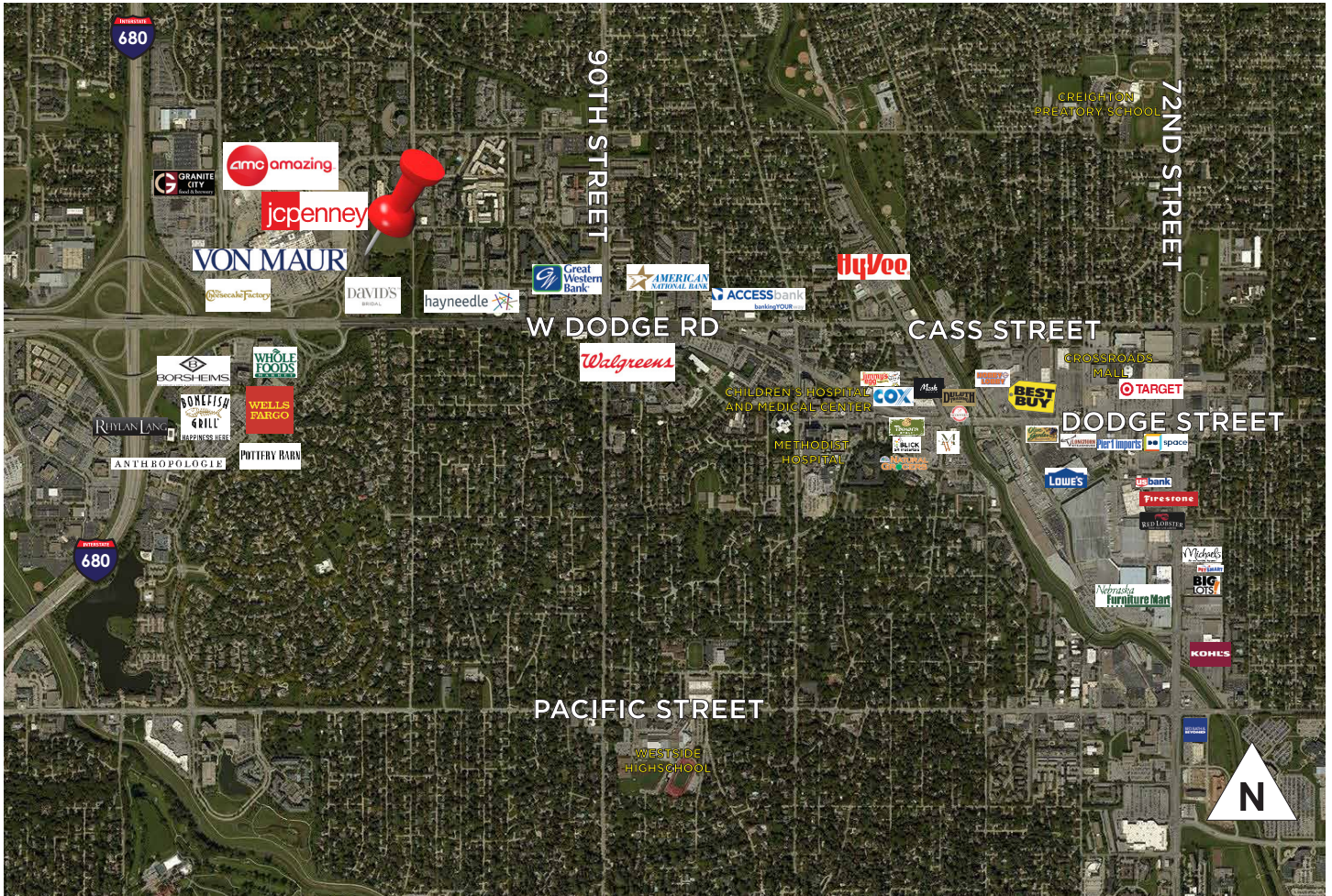
- Gabled roofs, colorful awnings, brick colonnades and bay windows create an intimate feeling with the red brick exterior
- 40' clocktower in the center of the property
- Immediate interstate and W. Dodge Road access

Site Plan



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Demographics

	Population	Median HH Income	No. of Households
1-mile	9,951	\$51,748	4,677
3-mile	96,353	\$53,249	43,243
5-mile	266,395	\$53,135	113,616

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