



*The Past, Present, and Future of Shopping*

Situated in the heart of Omaha at 108th & West Center Road

*Key Demographics*

	1 mile	3 miles	5 miles
<b>Population</b>	8,213	85,300	239,269
<b>Households</b>	3,303	38,058	98,665
<b>Household Income</b>	\$93,657	\$70,939	\$69,687

- Of the 7 major shopping areas in the city, Rockbrook Village is #1 in:
  - Median Household Income
  - Percent college education
  - Percent owning homes
  - Percent married
- Some of Omaha's best demographics – 4 of the 5 surrounding zip codes are in the top 3% for highest purchasing potential



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*Leasing Information*

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[www.rockbrookvillage.com](http://www.rockbrookvillage.com)

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*Site Map*

- 5 New Buildings
- New Central Plaza
- New Façade on Existing Buildings
- New Front Entrance
- 3 New Outdoor Dining Areas
- Redirected Brook & New Pond

BUILDING KEY  
 ■ NEW  
 ■ EXISTING

*Mission*

To increase the success of our tenants by providing a real estate relationship that is unsurpassed in terms of honesty, service, and quality of property.

IMPROVEMENTS TO EXISTING STORES



NEW TWO-STORY RETAIL SPACE



PROPERTY ALONG BROOK & POND



*Vitals*

- 165,000 sq. ft. of existing rentable area
- 40,000 sq. ft. of new rental space
- Tenants pay for gas and electricity, plus a prorated share of real estate taxes, insurance, and common area maintenance charges
- Promotional fund charges per square foot – maximum of 50¢ per sq. ft.
- Above average parking ratio – 4.5/1 per front door
- Some of Omaha's best restaurants – serving over 40,000 meals per month

*Highlights*

- **Locally owned** since its origin in 1965
- Just off I-680 & West Center Road in the **heart of the Omaha** – 15 minutes from almost anywhere in the city
- **Daily traffic counts of 145,000 on I-680** and 55,000 on West Center Road
- **Outdoor eating areas and entertainment venues**
- Highly **competitive rental rates**, CAM charges, and tenant allowance packages
- Full-time management and **maintenance staff on-site**
- Over 60 tenants – retail, service, food and office spaces
- **Long established events throughout the year** bringing thousands of shoppers
- Credit card processing program that provides very competitive rates and excellent customer service for our merchants
- Average sales per square foot: \$220
- Walking paths, benches, and fountains

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