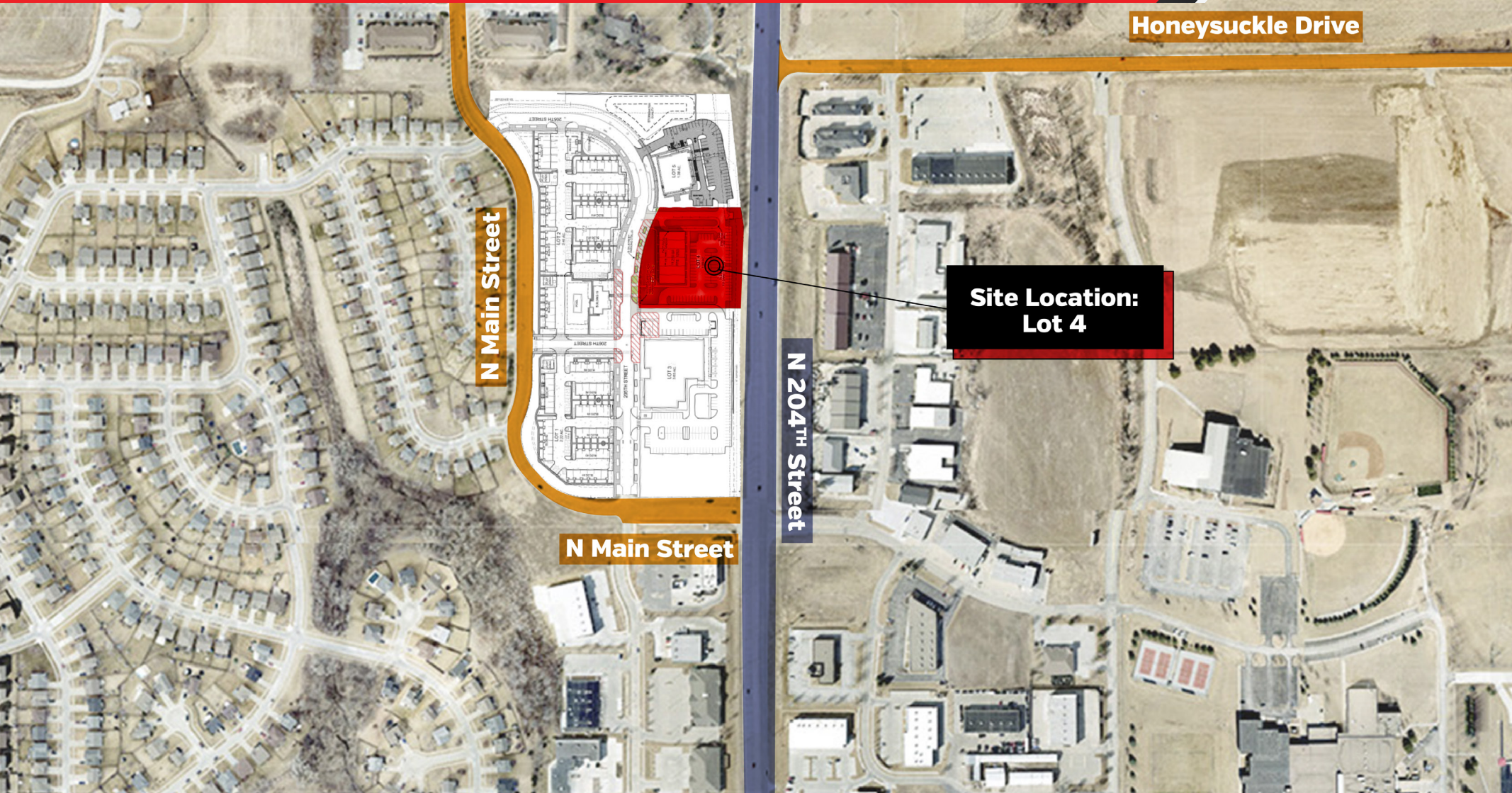


COMMERCIAL LOT AVAILABLE

- OLD TOWNE COMMONS
BUILD TO SUIT / GROUND LEASE
JOIN 25,000 SF CHI
JOIN 180 CLASS A APARTMENTS



OLD TOWNE COMMONS OVERVIEW

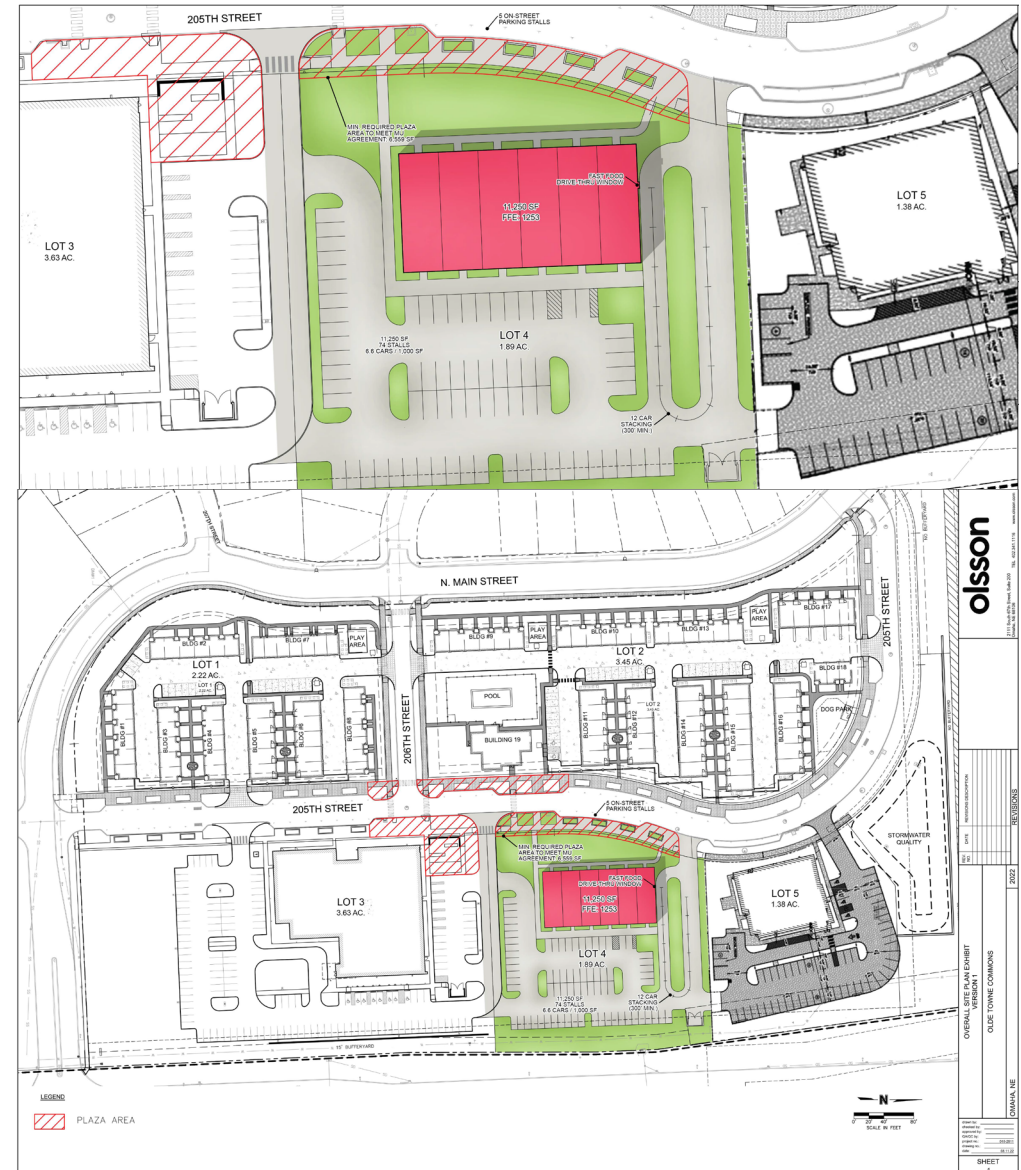
— OFFERING SUMMARY
BUILD TO SUIT / GROUND LEASE
1.89 ACRES

PROPERTY HIGHLIGHTS

- Join New 20,000 SF CHI Health Clinic
- Direct 204th Street Frontage [25,000 Vehicles/day]
- Strong household income
- Fastest growing population base in Omaha
- 180 unit new Multi-family development
- Last remaining commercial lot with 204th Frontage on 204th Street between Dodge & West Maple

AREA DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Households	786	6,361	20,237
Total Population	2,092	17,949	58,098
Average HH Income	\$87,210	\$121,720	\$118,799



OLD TOWNE COMMONS - 204TH & MAIN STREET

— RETAILER MAP

