



FOR SUBLEASE

Second Generation Restaurant

13015 Birch Drive | Omaha, NE 68164



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5,400± SF
Available Building

47,981± SF
Land

Contact
Broker
Rate

ABOUT THE PROPERTY

- Located in Omaha, NE near the vibrant intersection of 132nd Street and Maple
- Area retailers include Target, Kohl's, Office Depot, Wendy's, Walgreens, Walmart Neighborhood Market, Home Depot, Raising Cane's, Baker's, Old Chicago, McDonald's, TJMaxx, Burlington, Famous Footwear, Ulta, Buffalo Wild Wings, Bath & Body Works, CVS Pharmacy, HomeGoods, Petco, and Scooter's Coffee
- Lease ends 4/30/2029

JOIN THESE NEARBY RETAILERS



TRAFFIC COUNTS

W Maple Rd, W of Site	31,466 AADT '23
W Maple Rd, E of Site	29,448 AADT '23
132 nd St, N of Site	19,052 AADT '23
132 nd St, S of Site	19,974 AADT '23

Year: 2023 | Source: City of Omaha Public Works



Champions Run Golf Club

Eagle Run Golf Club

SITE

31,466 AADT '23

29,448 AADT '23

N 132nd St
19,052 AADT '23

N 132nd St
19,974 AADT '23

N 132nd St
19,974 AADT '23

W Maple Rd

W Maple Rd





DEMOGRAPHIC HIGHLIGHTS

Population

	1 mile	3 miles	5 miles
2024 Estimated Population	11,901	99,434	217,649
2029 Projected Population	12,274	102,077	223,723
Proj. Annual Growth 2024 to 2029	0.62%	0.53%	0.55%

Daytime Population

	1 mile	3 miles	5 miles
2024 Daytime Population	10,332	94,572	226,142
Workers	5,454	51,284	127,228
Residents	4,878	43,288	98,914

Income

	1 mile	3 miles	5 miles
2024 Est. Average Household Income	\$122,322	\$120,027	\$124,849
2024 Est. Median Household Income	\$95,156	\$90,883	\$96,034

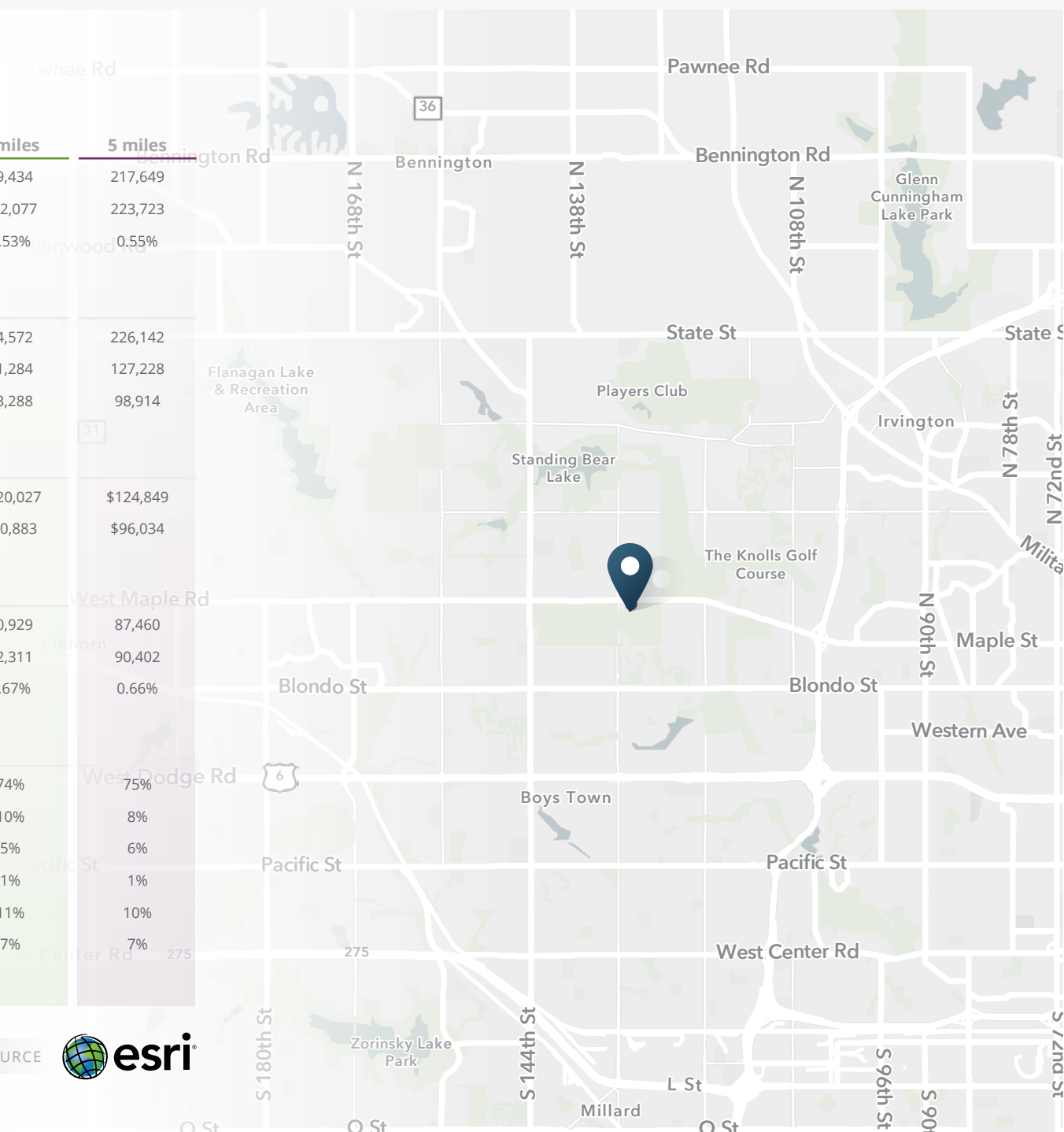
Households & Growth

	1 mile	3 miles	5 miles
2024 Estimated Households	4,932	40,929	87,460
2029 Estimated Households	5,132	42,311	90,402
Proj. Annual Growth 2024 to 2029	0.80%	0.67%	0.66%

Race & Ethnicity

	1 mile	3 miles	5 miles
2024 Est. White	75%	74%	75%
2024 Est. Black or African American	7%	10%	8%
2024 Est. Asian or Pacific Islander	3%	5%	6%
2024 Est. American Indian or Native Alaskan	1%	1%	1%
2024 Est. Other Races	13%	11%	10%
2024 Est. Hispanic (Any Race)	10%	7%	7%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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