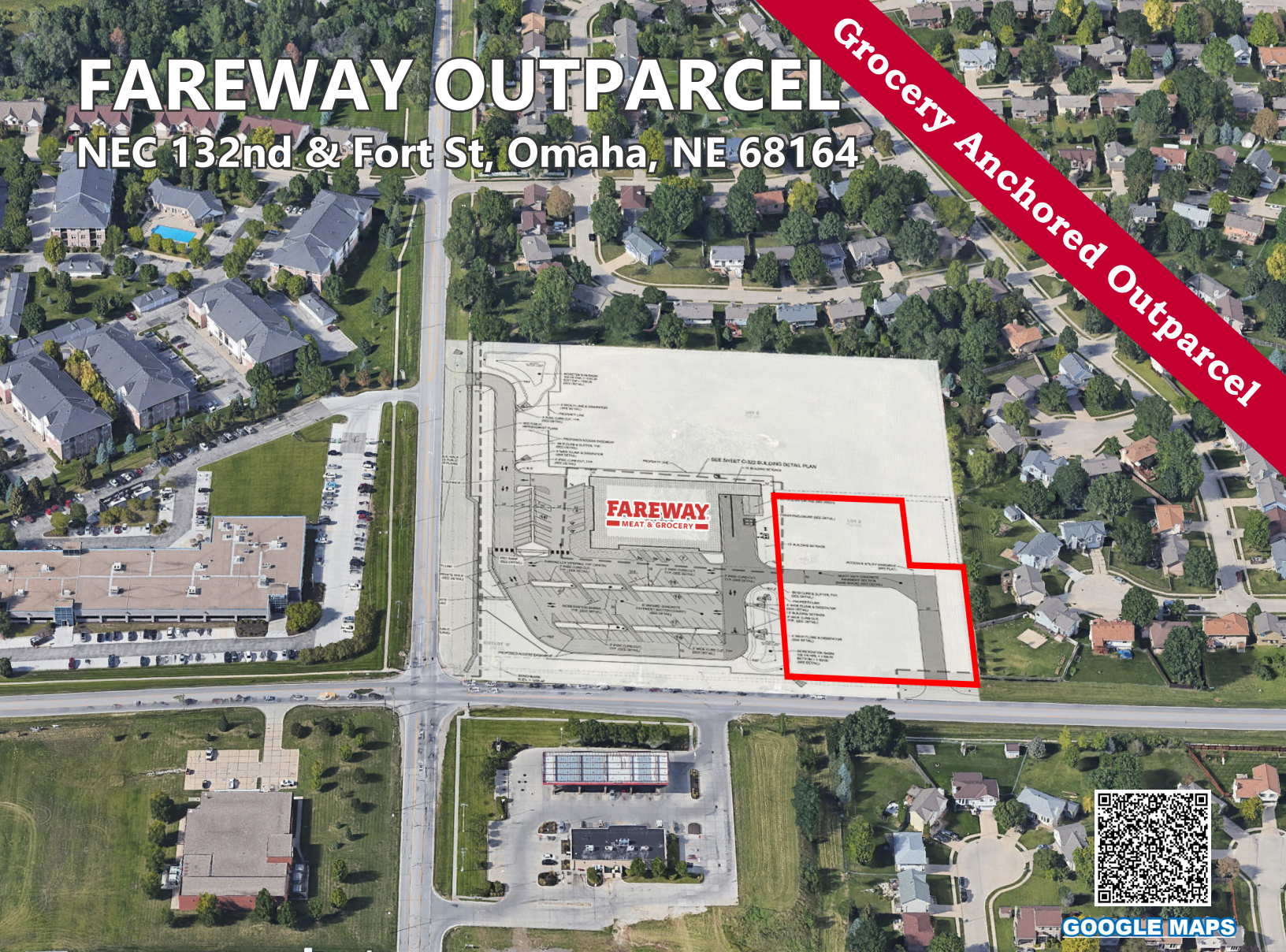


FAREWAY OUTPARCEL

NEC 132nd & Fort St, Omaha, NE 68164

Grocery Anchored Outparcel



GOOGLE MAPS

FEATURES

- **Total Size: 1.46 Acres**
- **Traffic Counts: 27,019 VPD @ N 132nd & Fort St**
- **Grocery anchored outparcel in rapidly growing Northwest Omaha trade area**
- **Strong average household incomes of \$104,072 within 3-mile radius**
- **Approximately 1,000+ single family homes and multi-family units planned for construction within a 3-mile radius**

Size	Asking Price	Available
1.46 Acres	\$595,000	Immediately

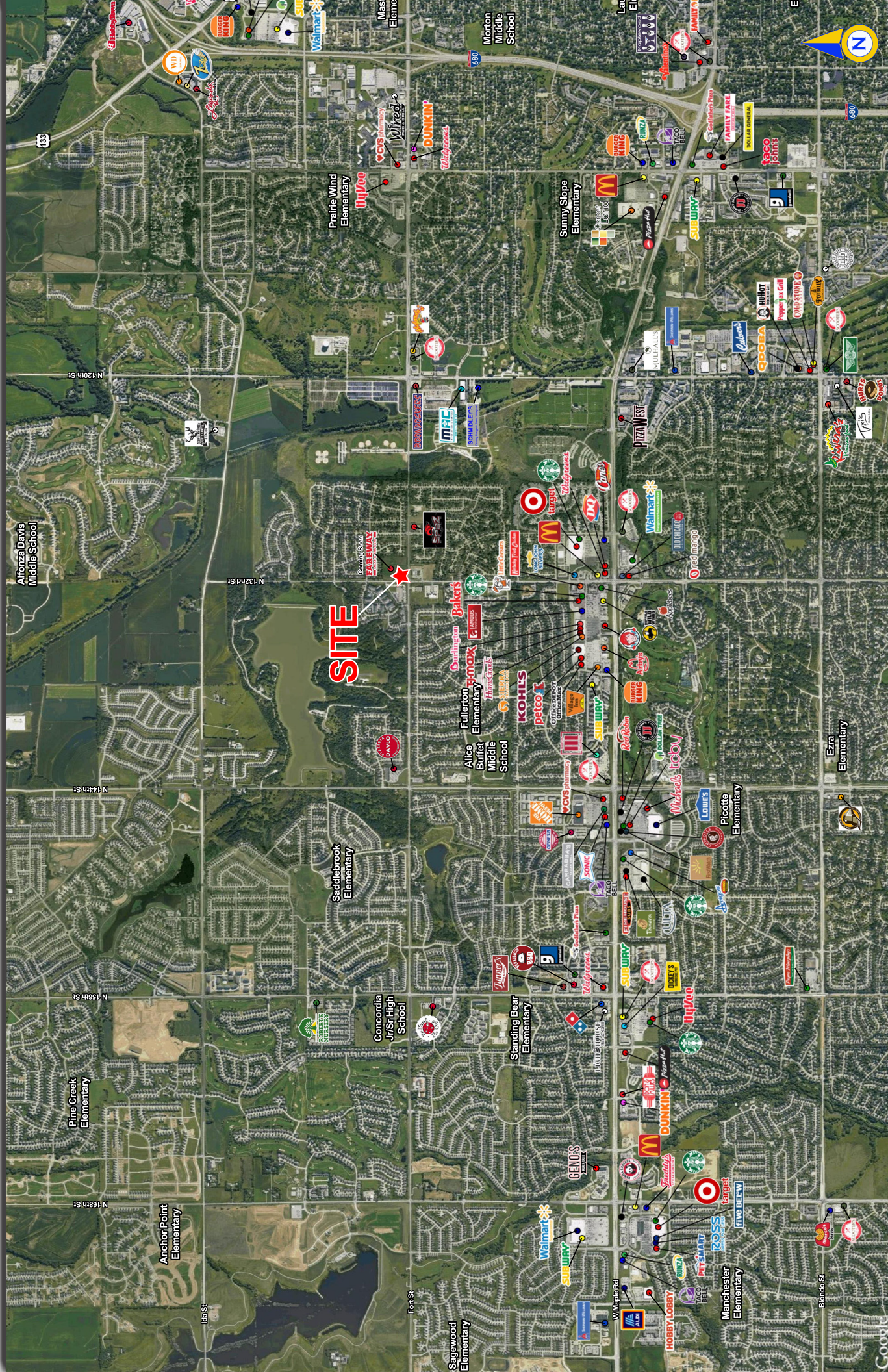
Agent: Jared Sullivan
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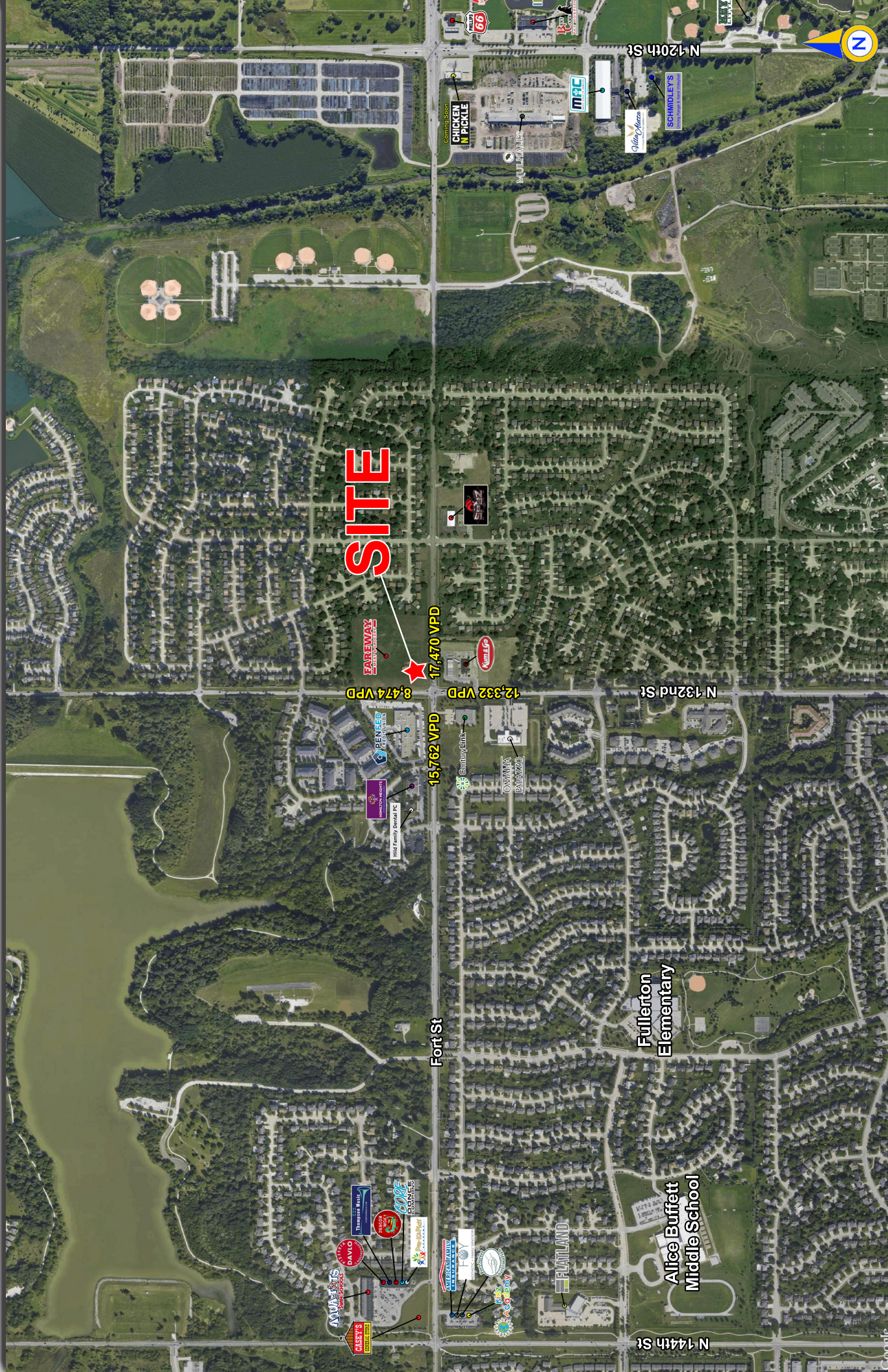
FAREWAY OUTPARCEL NEC 132nd & Fort St, Omaha, NE 68164

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SITE

FAREWAY

17,470 VPD

8,474 VPD

12,332 VPD

15,762 VPD

Fort St

N 132nd St

Fullerton Elementary

Alice Buffett Middle School

N 144th St

FAREWAY OUTPARCEL

NEC 132nd & Fort St, Omaha, NE 68164

Lat/Lon: 41.3066/-96.1196

N 132nd St & Fort St	1 mi	3 mi	5 mi
Omaha, NE 68164	radius	radius	radius
Population			
2022 Estimated Population	9,718	89,968	185,857
2027 Projected Population	10,026	93,777	196,812
2020 Census Population	9,699	89,653	183,469
2010 Census Population	8,835	75,729	155,024
Projected Annual Growth 2022 to 2027	0.6%	0.8%	1.2%
Historical Annual Growth 2010 to 2022	0.8%	1.6%	1.7%
2022 Median Age	35.4	35.0	36.5
Households			
2022 Estimated Households	3,812	36,004	74,850
2027 Projected Households	3,935	37,418	78,745
2020 Census Households	3,777	35,582	73,481
2010 Census Households	3,378	30,483	63,029
Projected Annual Growth 2022 to 2027	0.6%	0.8%	1.0%
Historical Annual Growth 2010 to 2022	1.1%	1.5%	1.6%
Race and Ethnicity			
2022 Estimated White	78.6%	76.8%	77.6%
2022 Estimated Black or African American	8.2%	10.4%	9.6%
2022 Estimated Asian or Pacific Islander	3.1%	4.6%	5.1%
2022 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.3%
2022 Estimated Other Races	9.6%	7.8%	7.4%
2022 Estimated Hispanic	9.2%	6.8%	6.7%
Income			
2022 Estimated Average Household Income	\$103,766	\$104,072	\$104,675
2022 Estimated Median Household Income	\$84,784	\$89,355	\$88,701
2022 Estimated Per Capita Income	\$40,713	\$41,653	\$42,225
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	1.2%	1.4%	1.5%
2022 Estimated Some High School (Grade Level 9 to 11)	3.2%	2.4%	2.5%
2022 Estimated High School Graduate	20.1%	16.7%	17.0%
2022 Estimated Some College	19.7%	20.5%	20.6%
2022 Estimated Associates Degree Only	11.8%	8.9%	9.0%
2022 Estimated Bachelors Degree Only	29.5%	33.4%	32.0%
2022 Estimated Graduate Degree	14.5%	16.8%	17.5%
Business			
2022 Estimated Total Businesses	201	2,219	6,072
2022 Estimated Total Employees	2,368	28,757	80,701
2022 Estimated Employee Population per Business	11.8	13.0	13.3
2022 Estimated Residential Population per Business	48.3	40.5	30.6