

EAGLE RUN

N 132nd & W Maple Rd, Omaha, NE 68164

FOR LEASE



FEATURES

- Total Center Size: 422,468 SF
- Total Available: 1,244 SF
- Traffic Counts: 48,700 VPD @ N 132nd St & W Maple Rd
- Join Baker's Supermarket, Kohl's, PetCo, Burlington, TJ Maxx, HomeGoods, Office Depot, Sierra Trading Post, Famous Footwear, Ulta Beauty, and more
- Strong retail mix of national, regional and local businesses
- Easy ingress and egress with 3 full access intersections

Suite	Space	Rent	Type	Available
4004-103	1,244 SF	\$31.00	NNN	January 2027

SITE DATA

Gas/Electrical: Tenant
Sewer/Water: Included in CAM
Janitorial/Maint: Tenant
Finisher Allowance: TBD

Rent Escalator: TBD
Lease Term: 5-10 Years
Lease Form: Landlord's
Total NNN: \$9.36

Zoning: CC
Year Built: 1993
Ceiling Height: 10 Ft
Parking: 6.54/1,000 SF

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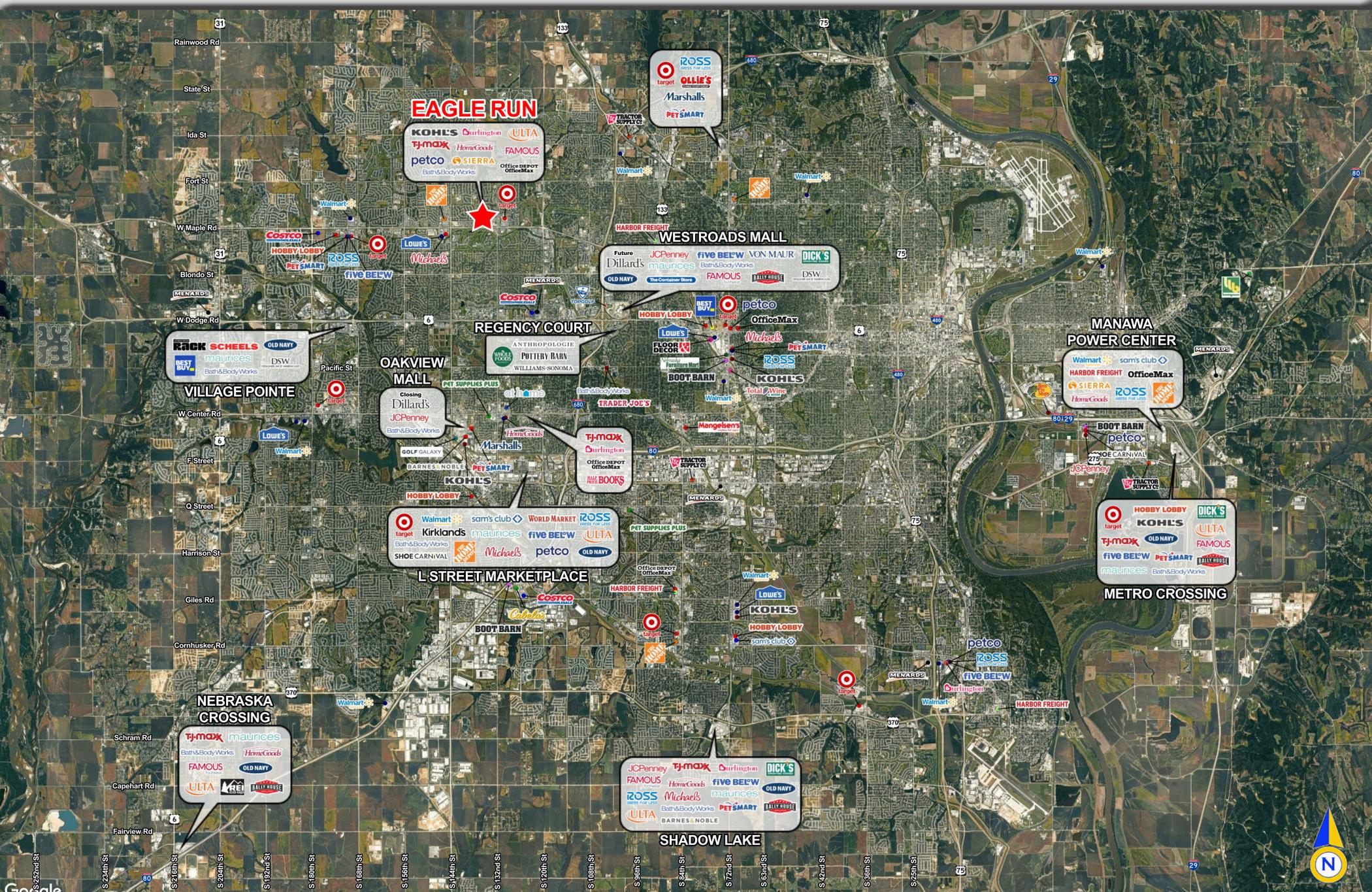
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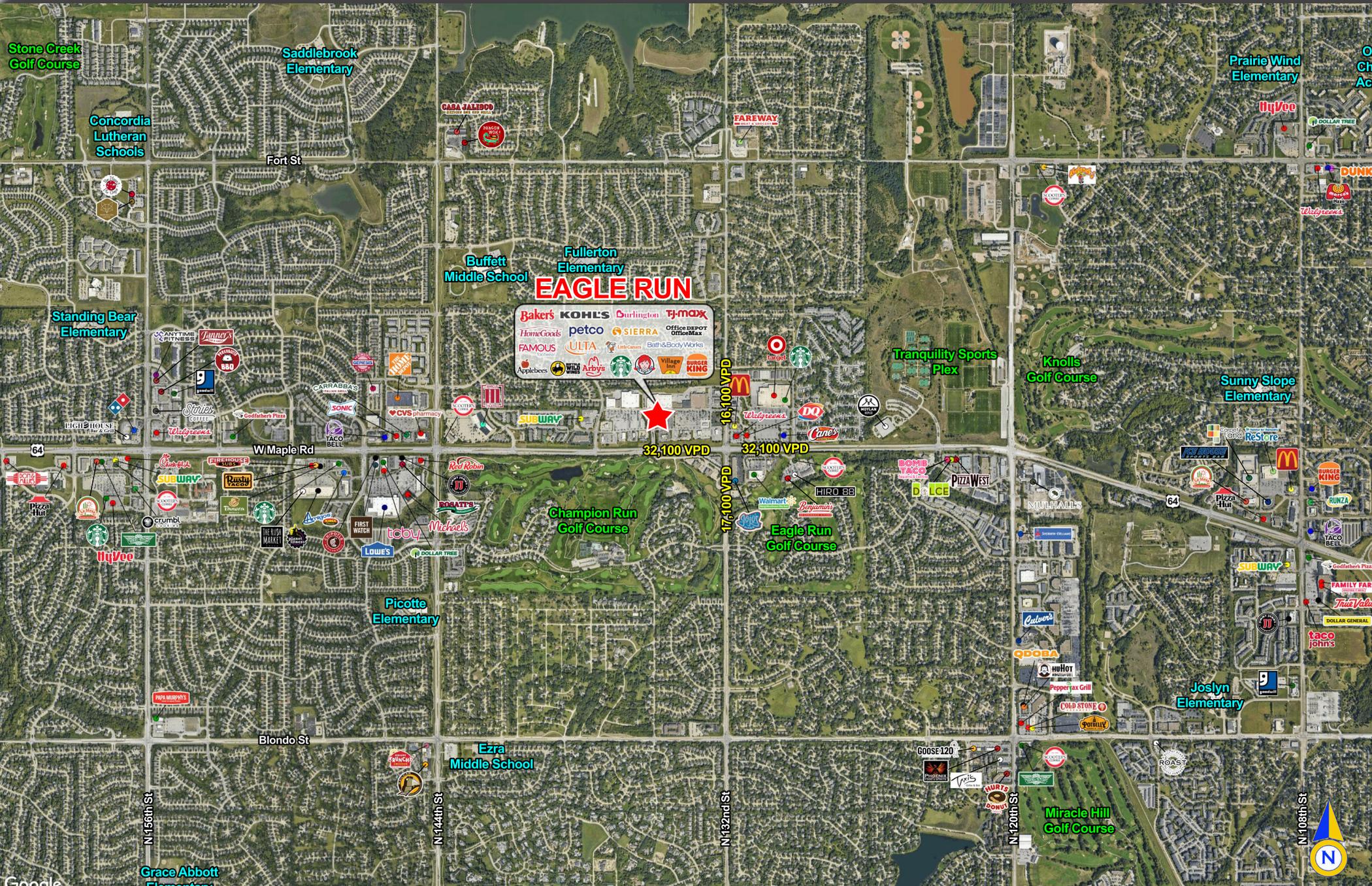
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SUMMARY - PHASE I

13450	BURLINGTON	40,297 SF
13454	T. J. MAXX/HOMEGOODS	42,189 SF
13462	SIERRA TRADING CO	19,532 SF
	Utility Room	2,559 SF
13250	BAKER'S	74,333 SF
13320	ULTA	9,574 SF
13330	FAMOUS FOOTWEAR	8,913 SF
13410-14	BATH & BODY WORKS	5,066 SF
13406	NATURE DOG	2,500 SF
13370	COST CUTTERS	1,600 SF
13362-66	AMERICA'S BEST	3,200 SF
13358	AMERICAN FAMILY INS	1,600 SF
13350-54	BEAUTY FIRST	3,600 SF
13220	HALLMARK CREATIONS	7,250 SF
4028-32	MOBILITY CITY	2,500 SF
4040	GOLDEN PALACE	3,750 SF
TOTAL		228,453 SF

LAND AREA	27.4 ACRES
STANDARD STALLS	1,386 CARS
HANDICAP STALLS	22 CARS
VAN STALLS	8 CARS
TOTAL PARKING STALLS	1,416 CARS
RATIO	6.45 CARS/1000 SF

SUMMARY - PHASE II

13550	KOHL'S	86,841 SF
13660	PETCO	16,074 SF
13770	OFFICE DEPOT	27,043 SF
TOTAL		129,958 SF

LAND AREA	+/- 12.98 ACRES
STANDARD STALLS	726 CARS
HANDICAP STALLS	13 CARS
VAN STALLS	2 CARS
TOTAL PARKING STALLS	741 CARS
RATIO	5.70 CARS/1000 SF

SUMMARY - PAD SITES

3839	VILLAGE INN	4,744 SF
4004 - 101	AFC URGENT CARE	3,911 SF
4004 - 103	AVAILABLE	1,244 SF
4004 - 105	LITTLE CAESARS	1,525 SF
4120	TIRES PLUS	5,760 SF
13208	APPLEBEE'S	5,439 SF
13214	BUFFALO WILD WINGS	5,870 SF
13708	AUTOZONE	5,618 SF
13720	CHASE BANK	3,245 SF
TOTAL		37,356 SF

SUMMARY - SEPARATELY OWNED

3910	US BANK	3,816 SF
13310	FIRST NATIONAL BANK	4,991 SF
13430	WENDY'S	3,895 SF
13506	BANK OF THE WEST	6,295 SF
13610	ARBY'S	3,132 SF
13750	BURGER KING	4,572 SF
TOTAL		26,701 SF



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N 132nd & W Maple Rd Omaha, NE 68164	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	11,922	95,755	215,475
2030 Projected Population	11,598	94,554	219,780
2020 Census Population	12,555	99,169	209,766
2010 Census Population	11,925	88,150	179,349
Projected Annual Growth 2025 to 2030	-0.5%	-0.3%	0.4%
Historical Annual Growth 2010 to 2025	-	0.6%	1.3%
2025 Median Age	40.5	37.5	37.9
Households			
2025 Estimated Households	5,059	39,901	87,953
2030 Projected Households	5,004	40,103	90,783
2020 Census Households	5,135	39,958	84,435
2010 Census Households	4,827	35,597	73,136
Projected Annual Growth 2025 to 2030	-0.2%	0.1%	0.6%
Historical Annual Growth 2010 to 2025	0.3%	0.8%	1.4%
Race and Ethnicity			
2025 Estimated White	77.2%	75.1%	76.8%
2025 Estimated Black or African American	8.4%	10.9%	9.2%
2025 Estimated Asian or Pacific Islander	3.5%	5.4%	5.6%
2025 Estimated American Indian or Native Alaskan	0.6%	0.4%	0.4%
2025 Estimated Other Races	10.3%	8.2%	8.0%
2025 Estimated Hispanic	10.9%	8.3%	8.2%
Income			
2025 Estimated Average Household Income	\$125,364	\$128,345	\$134,343
2025 Estimated Median Household Income	\$98,568	\$98,100	\$103,392
2025 Estimated Per Capita Income	\$53,202	\$53,499	\$54,872
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.5%	1.7%	1.7%
2025 Estimated Some High School (Grade Level 9 to 11)	1.7%	2.0%	2.1%
2025 Estimated High School Graduate	19.7%	16.6%	16.8%
2025 Estimated Some College	21.6%	23.1%	21.9%
2025 Estimated Associates Degree Only	7.5%	8.7%	8.8%
2025 Estimated Bachelors Degree Only	30.5%	30.9%	30.6%
2025 Estimated Graduate Degree	16.5%	17.1%	18.0%
Business			
2025 Estimated Total Businesses	361	3,130	8,731
2025 Estimated Total Employees	3,130	39,501	106,262
2025 Estimated Employee Population per Business	8.7	12.6	12.2
2025 Estimated Residential Population per Business	33.0	30.6	24.7