



Building Type:	Retail
Available SF:	14,000
Total SF:	104,640
Number of Stories:	1
Expandable:	No
Zoning:	Commercial
Site Size:	6.80 Acres
Year Built:	1970
Specialty Features:	None
Can Subdivide:	Yes
Within City Limits:	Yes
Construction Type:	Concrete Block
Floor Type:	Concrete-Reinforced
Sale Price Note:	Lease only
Lease Terms:	Triple Net
Lease Rate Note:	Negotiable
Last Updated:	Nov 20, 2024

Economic Development Contact

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Advance Southwest Iowa Corporation
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Realtor/Owner Contact

Lindsay Banks
The Lerner Company
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Property and Area Description

Great junior anchor position in East Council Bluffs. Located along busy N Broadway & Hwy 6 (over 23,000 vehicles per day). Anchor space available with pylon signage. Center is anchored by Super Saver Grocery Store and Anytime Fitness. Located near CHI Mercy and Methodist Jennie Edmundson Hospital, over 500 beds, within 1 mile. 2.8 miles from Iowa Western Community College (5,500 students).

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: US Hwy 6 (0.00 mi.)
Nearest Interstate: I-80 (3.00 mi.)
Nearest Airport: Council Bluffs Municipal (5.00 mi.)
Nearest Commercial Airport: Omaha Eppley Airfield (8.30 mi.)
Rail Served: No
Rail Served By: Other
Rail Infrastructure in Place: No

Utilities

Electric: MidAmerican Energy Company
Natural Gas: Black Hills Energy
Water: Council Bluffs Water Works
Sewer: City of Council Bluffs