



Building Type:	Retail
Available SF:	35,000
Total SF:	35,000
Ceiling Peak:	14 Ft.
Zoning:	P-C Planned Commercial
Year Built:	2008
Last Updated:	Jul 14, 2025

### Economic Development Contact

**Paula Hazlewood**  
Advanced Southwest Iowa Corporation  
149 W. Broadway  
Council Bluffs, Iowa 51503  
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### Realtor/Owner Contact

**Mandi Backhaus**

### Property and Area Description

The Lerner Company is pleased to present The Marketplace, a power center located along the Interstate-80 retail corridor in Council Bluffs, IA. This exceptional investment opportunity includes national tenant leases such as Boot Barn, Petco, and Shoe Carnival. Situated adjacent to the property are anchors JCPenney and At Home. The property offers an incredible value-add opportunity with vacant units leasing potential to boost NOI and availability for further pad site development. Strategically positioned at the SEC of I-80 and 24th Street, the property is situated in the major retail pocket of Council Bluffs benefiting from its favorable access from the Interstate 29/80 corridor. The center boasts a diverse mix of retailers as well as outparcel users, providing cash flow and additional upside potential. Per the requirements of the sellers, this will be a Call For Offers process. Bidders are required to complete a confidentiality agreement and allocate value across the parcels shaded in blue. Offers shall be submitted no later than June 27th, 2025.

### Population



Source: ESRI®, 2024

### Households



Source: ESRI®, 2024

### Transportation

**Rail Served:** No  
**Rail Accessible:** No  
**Rail Infrastructure in Place:** Unknown