



**HEARTLAND
PROPERTIES, INC.**

FOR LEASE

**7 S. 4TH ST
COUNCIL BLUFFS, IA**



DESIRABLE FLEX SPACE AVAILABLE

SPACE AVAILABLE

7000 SF

LEASE RATE

\$8 PSF + NNN \$4.66

\$4.66 INCLUDES ALL UTILITIES

360 VIEW



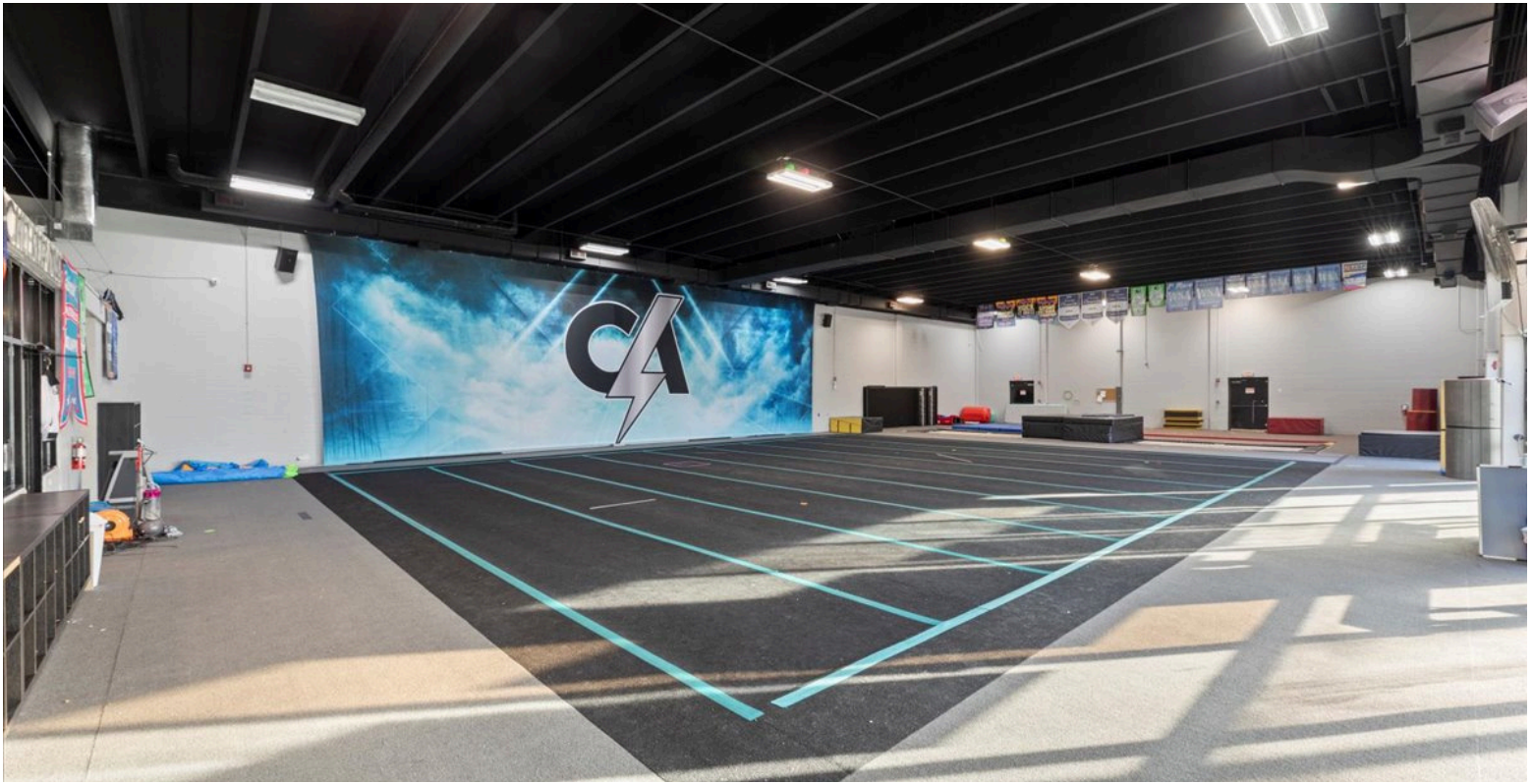
PARKING

5+

DATE AVAILABLE

JUNE 2025

PROPERTY DETAILS



SITE DETAILS

- Site Area: 7000 SF
- Zoning District: C-4 Commercial
- Walkability: Highly Walkable
- Transit: City Bus Available
- Biking: Limited Bike Infrastructure
- Traffic Counts: 12,800 VPD

OTHER FEATURES

- Full size Gym Space
- 20 foot ceilings
- 4 Offices
- Shared bathroom
- Separate entrance
- Additional storage area could be converted into usable space
- Full frontage windows for advertisement

PROPERTY HIGHLIGHTS

This well-established commercial space has served as a cheerleading gym for the past seven years and is located within a vibrant family entertainment destination. It shares the building with the iconic Hub Trampoline Park and the newly opened Hub Patio restaurant and mini bowling, attracting a diverse range of visitors, from families with young children to seniors. Together, these attractions draw thousands of visitors on weekends and steady foot traffic throughout the week. The property includes a covered parking garage, providing convenient access for both customers and staff.

NNN INCLUDES

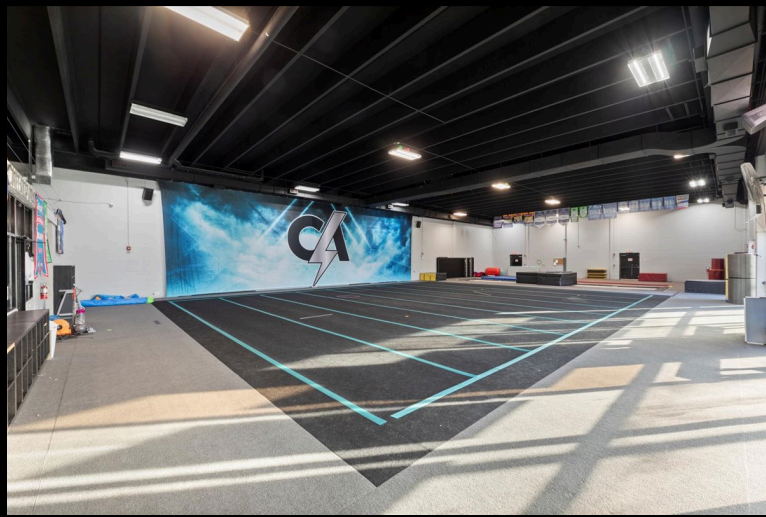
- Gas, Electricity, Water, Trash, Fiber Internet
- Building Insurance, Property Tax
- CAM Charges
- Snow Removal

📞 712-326-1223

📞 402-516-6670

📱 @rachelleEdwards-Realtor

🌐 www.HEG.heartlandproperties.com

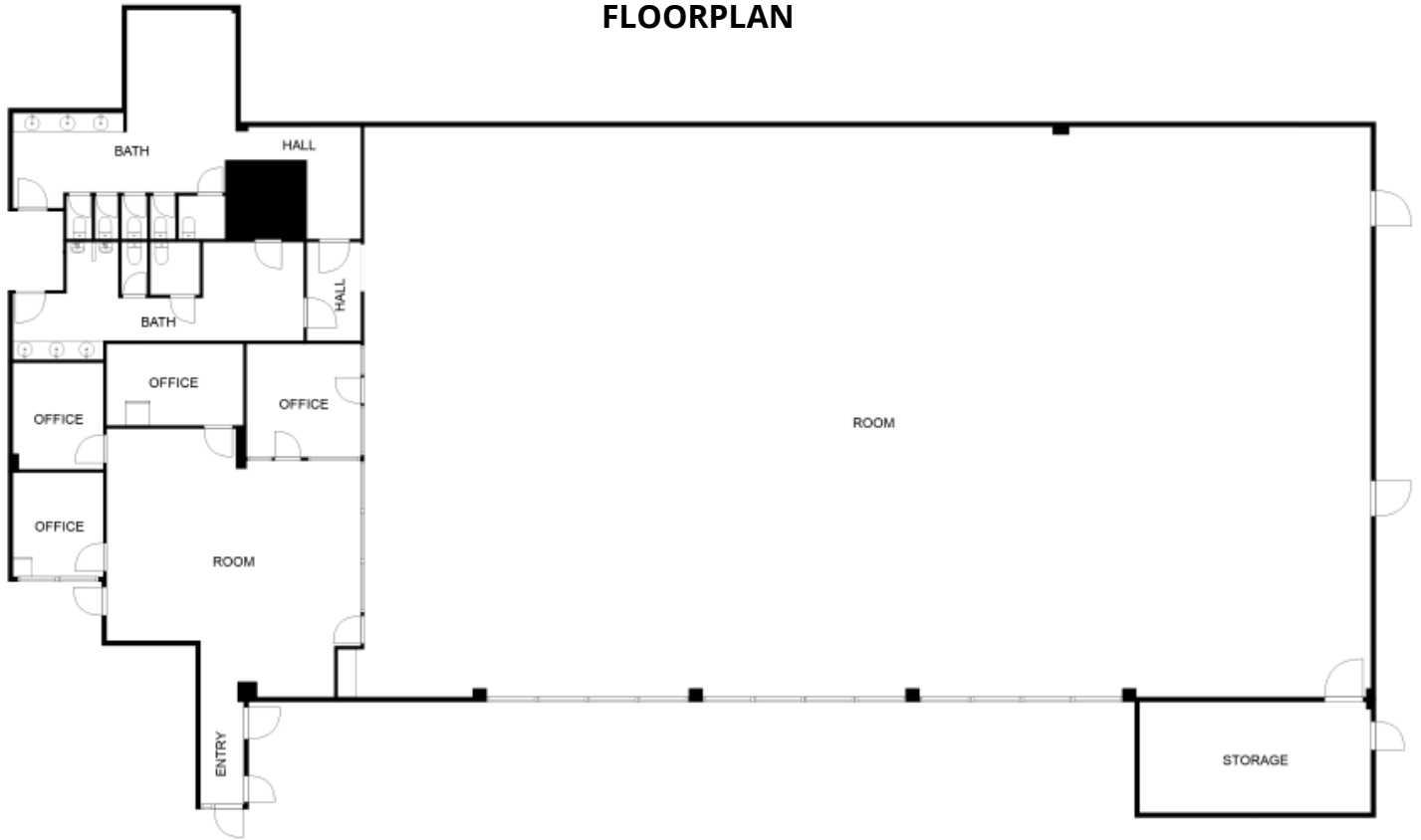


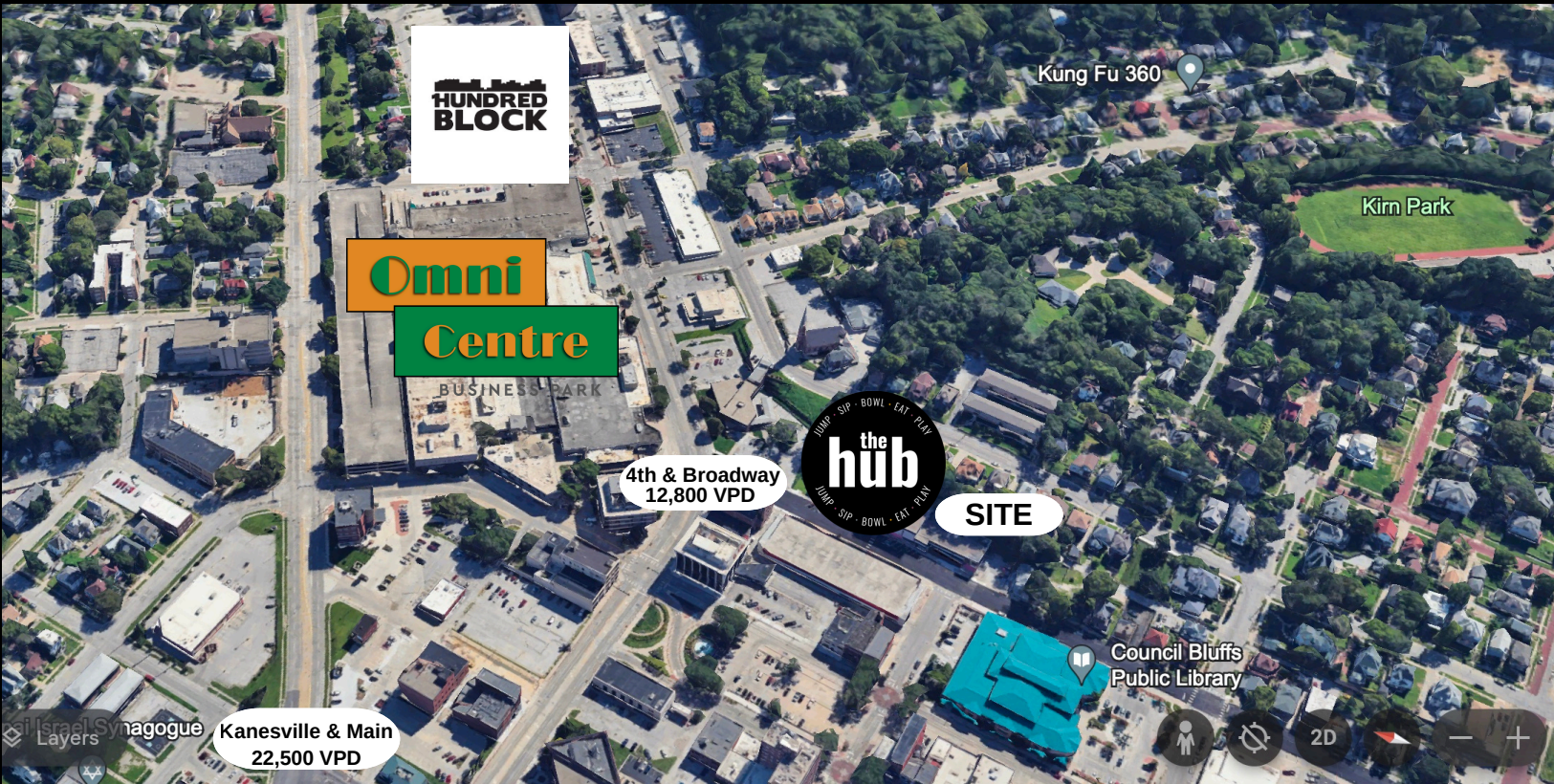
Prime Commercial Opportunity in a Vibrant Mixed-Use Area

Located in the heart of downtown Council Bluffs, this space is part of a rapidly evolving district known for its blend of historic charm and modern development. The area features a growing business community, dining, retail, and entertainment venues, attracting both residents and visitors. With easy access to major highways, proximity to Omaha, and a covered parking garage, this location offers both convenience and high visibility, making it an exceptional leasing opportunity.

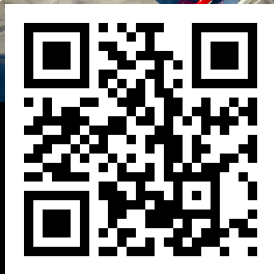


FLOORPLAN





TRAFFIC COUNTS



SCAN HERE

Leverage neighboring businesses to attract customers and grow your own

535 W BROADWAY SUITE 100
COUNCIL BLUFFS, IA 51503
712-325-0445
www.HeartlandProperties.com



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Full frontage windows allow for prominent advertising and branding opportunities

Information contained herein is taken from sources deemed reliable. Every effort has been made to assure accuracy. However, the information is NOT guaranteed. Any item that you believe to be important regarding your decision to purchase or lease the subject property should be independently verified. AMA

CONTACT US



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