

# FORMER ADVANCED AUTO

2729 W Broadway, Council Bluffs, IA 51501

FOR LEASE



## FEATURES

- Total Available: 9,560 sf
- Total Site: 1.01 acres
- Located half a block west of Thomas Jefferson High School with 1,266 students
- Join Brakes Plus on Council Bluff's premier retail corridor in the former Advanced Auto space
- Right in - Right out with flexible zoning allowing for a variety uses.

Lot Size	Building Size	Type	Price	Available
1.01 acres	9,560 SF	Modified Gross*	\$11.00	Immediately

\* Tenant pays real estate taxes and insurance

## SITE DATA

<b>Tenancy:</b>	Single	<b>Year Built:</b>	1992
<b>Number of Floors:</b>	One	<b>Parking:</b>	4.7/1,000
<b>Zoning:</b>	CC (General Commerical District)		

Agent: Mandi Backhaus Barr  
Phone: (402) 763-2930  
Email: mbackhausbarr@lernerco.com

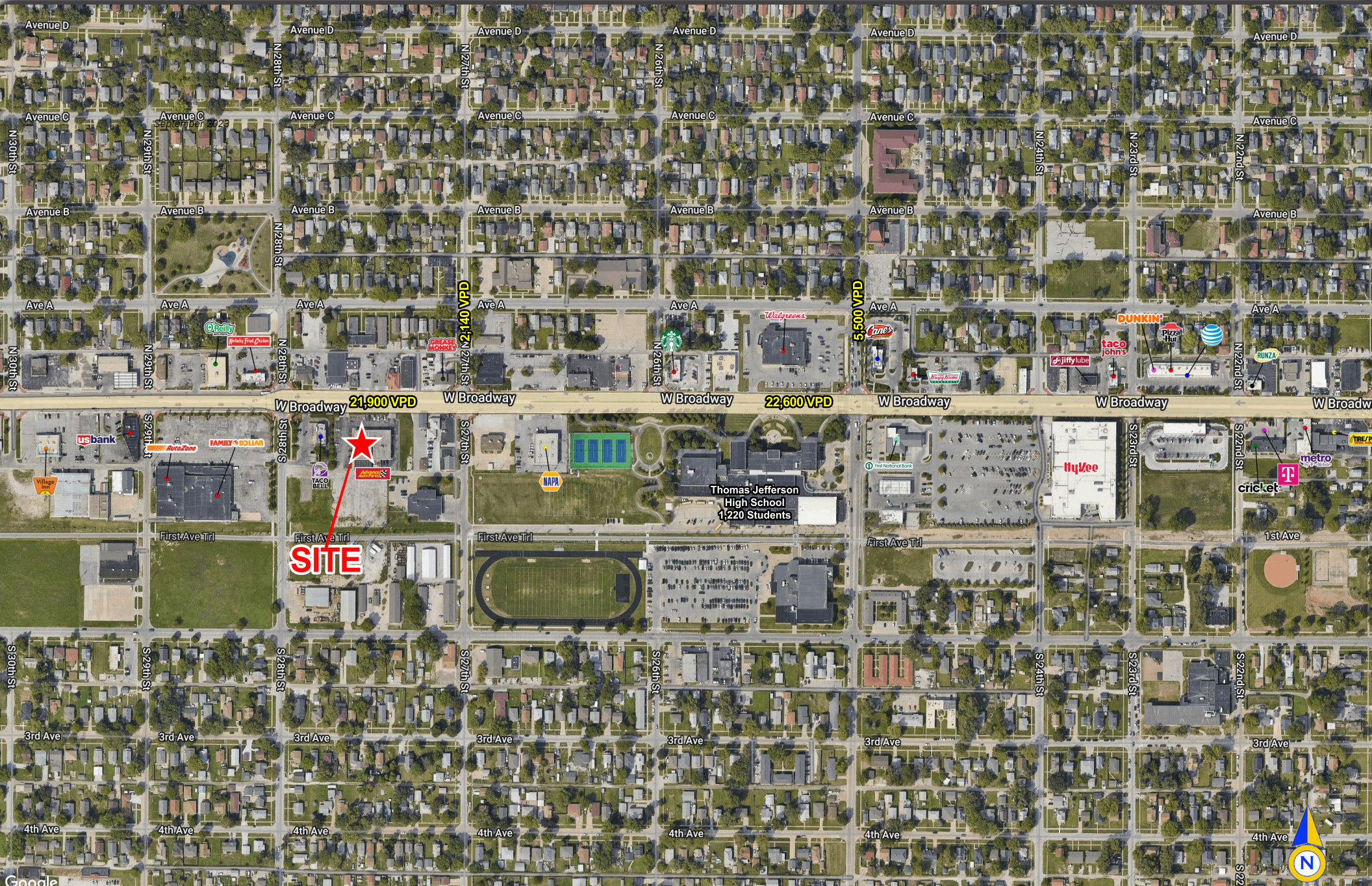
**The Lerner Company**  
BROKERAGE • DEVELOPMENT • MANAGEMENT  
TENANT REPRESENTATION • INVESTMENT SALES  
A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS



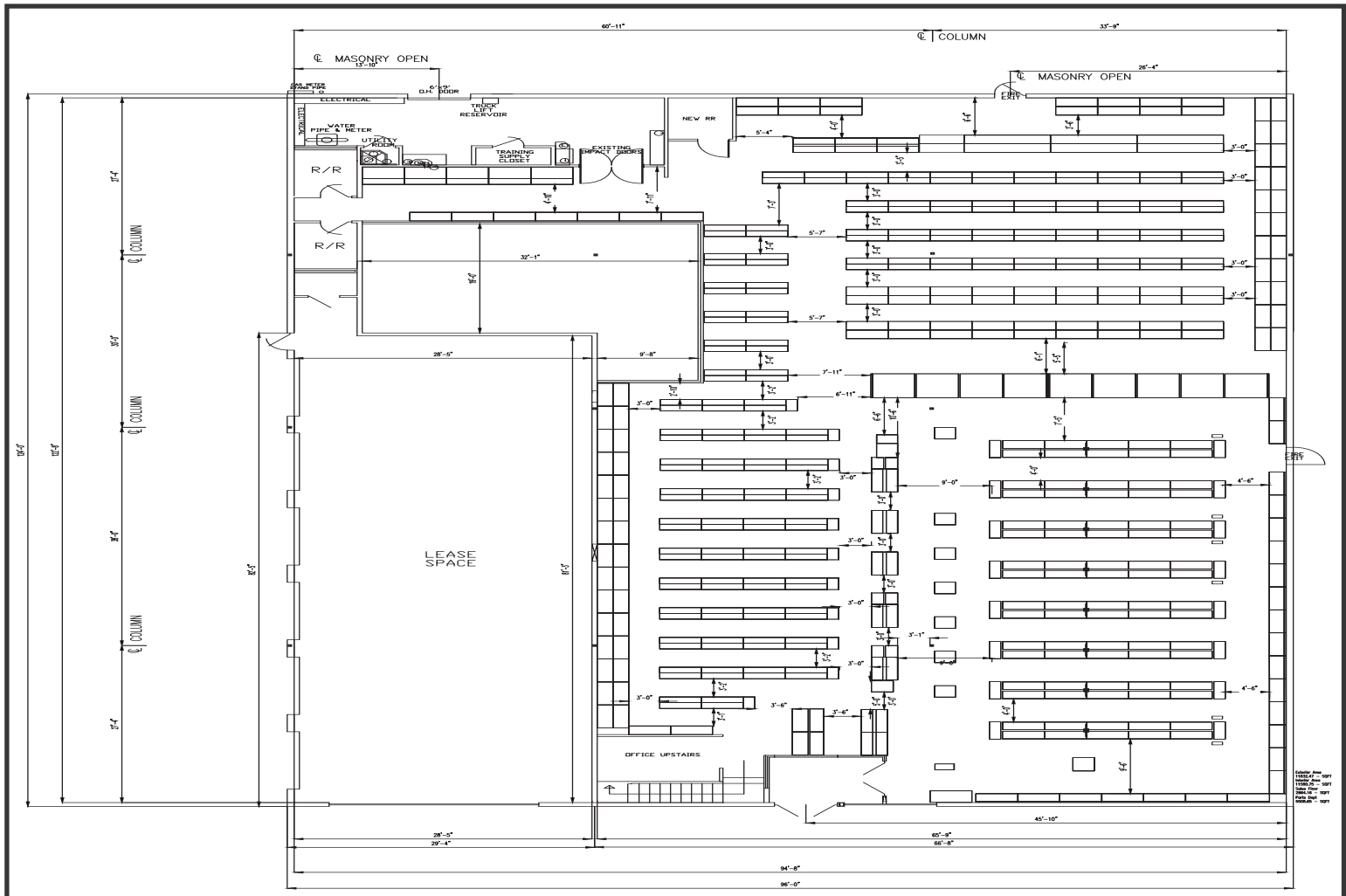
**Gordon Brothers**



# FORMER ADVANCED AUTO PARTS 2729 W Broadway, Council Bluffs, IA



# FORMER ADVANCED AUTO PARTS 2729 W Broadway, Council Bluffs, IA



# FORMER ADVANCED AUTO PARTS

## 2729 W Broadway, Council Bluffs, IA

Lat/Lon: 41.2463/-95.848

1601 Harry Langdon Blvd Council Bluffs, IA 51503	3 mi radius	10 mi radius	Pottawatt amie
<b>Population</b>			
2025 Estimated Population	53,723	379,873	93,789
2030 Projected Population	52,697	381,727	92,980
2020 Census Population	54,390	367,697	93,667
2010 Census Population	54,702	353,029	93,158
Projected Annual Growth 2025 to 2030	-0.4%	-	-0.2%
Historical Annual Growth 2010 to 2025	-0.1%	0.5%	-
2025 Median Age	38.5	33.7	39.5
<b>Households</b>			
2025 Estimated Households	22,194	153,097	37,962
2030 Projected Households	21,955	156,742	37,917
2020 Census Households	22,060	144,903	37,284
2010 Census Households	21,824	136,166	36,774
Projected Annual Growth 2025 to 2030	-0.2%	0.5%	-
Historical Annual Growth 2010 to 2025	0.1%	0.8%	0.2%
<b>Race and Ethnicity</b>			
2025 Estimated White	86.4%	64.7%	88.5%
2025 Estimated Black or African American	2.2%	13.6%	2.1%
2025 Estimated Asian or Pacific Islander	1.3%	3.7%	1.1%
2025 Estimated American Indian or Native Alaskan	0.6%	1.1%	0.5%
2025 Estimated Other Races	9.5%	16.9%	7.8%
2025 Estimated Hispanic	11.3%	20.0%	9.2%
<b>Income</b>			
2025 Estimated Average Household Income	\$88,468	\$89,624	\$98,207
2025 Estimated Median Household Income	\$67,689	\$68,373	\$71,687
2025 Estimated Per Capita Income	\$36,707	\$36,381	\$39,917
<b>Education (Age 25+)</b>			
2025 Estimated Elementary (Grade Level 0 to 8)	3.2%	7.0%	2.8%
2025 Estimated Some High School (Grade Level 9 to 11)	7.1%	5.9%	5.7%
2025 Estimated High School Graduate	34.7%	27.7%	33.7%
2025 Estimated Some College	22.0%	20.8%	21.7%
2025 Estimated Associates Degree Only	11.4%	8.5%	11.8%
2025 Estimated Bachelors Degree Only	14.7%	18.9%	16.4%
2025 Estimated Graduate Degree	6.9%	11.3%	7.8%
<b>Business</b>			
2025 Estimated Total Businesses	2,103	11,671	3,485
2025 Estimated Total Employees	25,622	170,613	36,326
2025 Estimated Employee Population per Business	12.2	14.6	10.4
2025 Estimated Residential Population per Business	25.5	32.5	26.9