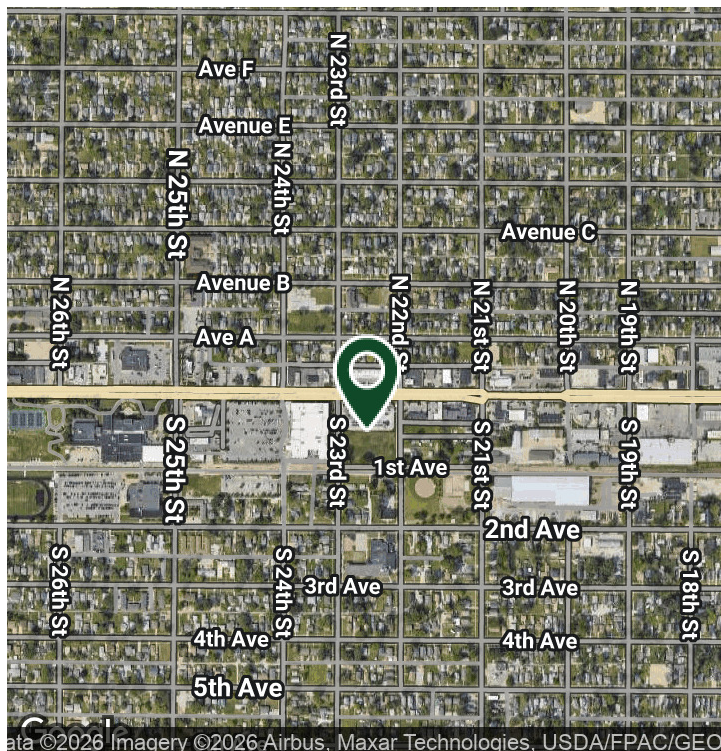


HY-VEE ADJACENT LOT

2201 W Broadway Ave, Council Bluffs, IA 51501

LAND FOR SALE



PROPERTY DESCRIPTION

1.31 acres of land available at the corner of West Broadway and 22nd Street. Located behind the #1 Club Car Wash in Iowa. This High Traffic Retail Corridor includes retailers such as Hy-Vee, Club Carwash, Raising Cane's, Dunkin' Donuts, Taco John's, and First National Bank. Located within walking distance to Thomas Jefferson Highschool and many other amenities. Multi-family redevelopment site available

PROPERTY HIGHLIGHTS

- High Traffic Retail Corridor with over 24,000 VPD
- Neighboring tenants include Hy-Vee, Club Carwash, Raising Cane's, Dunkin' Donuts, Taco John's, and First National Bank
- Multi-family redevelopment site available

OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	1.31 Acres



ACCESS Commercial, LLC

KIRK HANSON

Kirk@accesscommercial.com

402.616.2580

Principal

HY-VEE ADJACENT LOT

2201 W Broadway Ave, Council Bluffs, IA 51501

SITE OVERVIEW



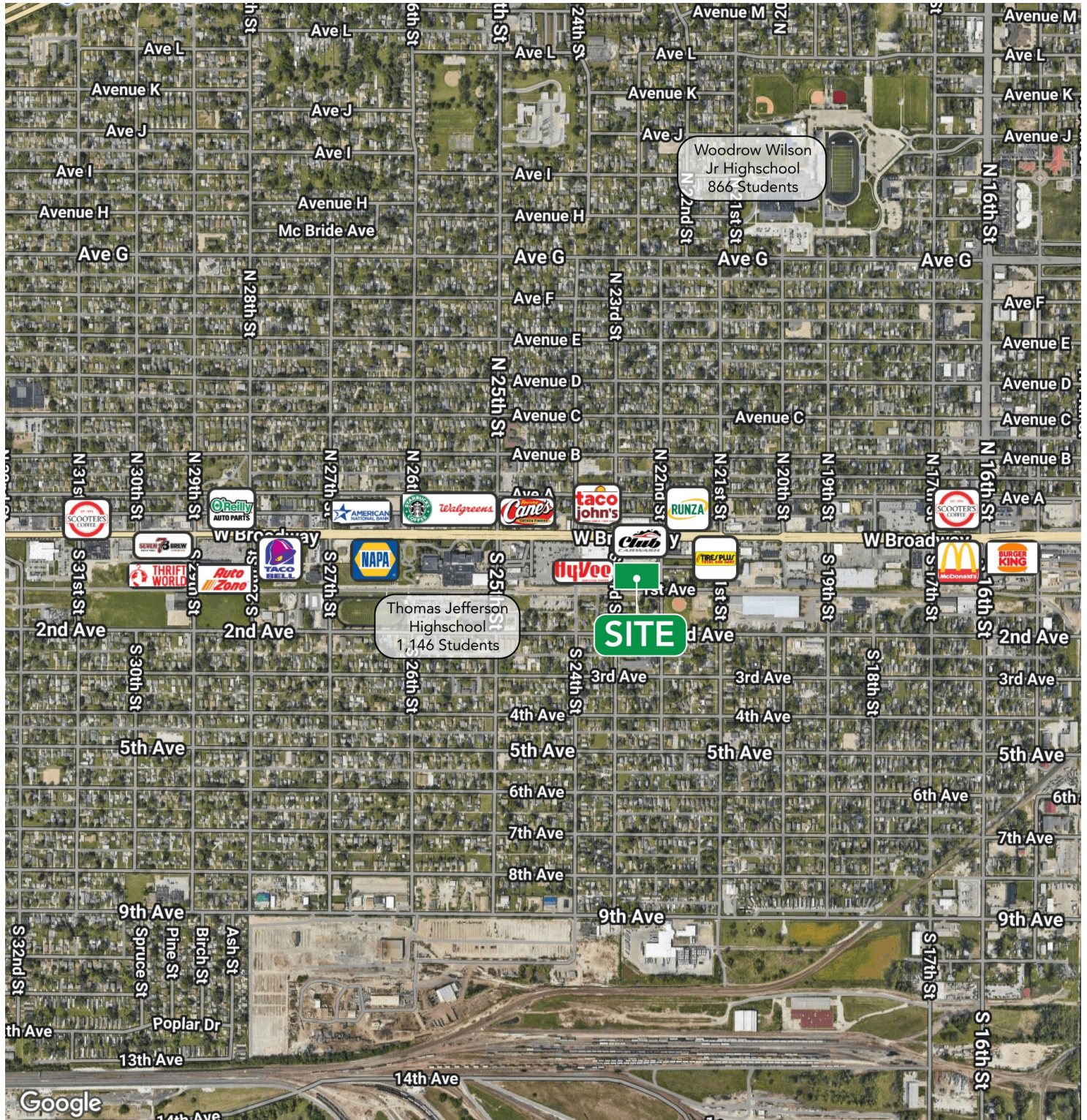
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RETAIL MAP



ACCESS Commercial, LLC

KIRK HANSON

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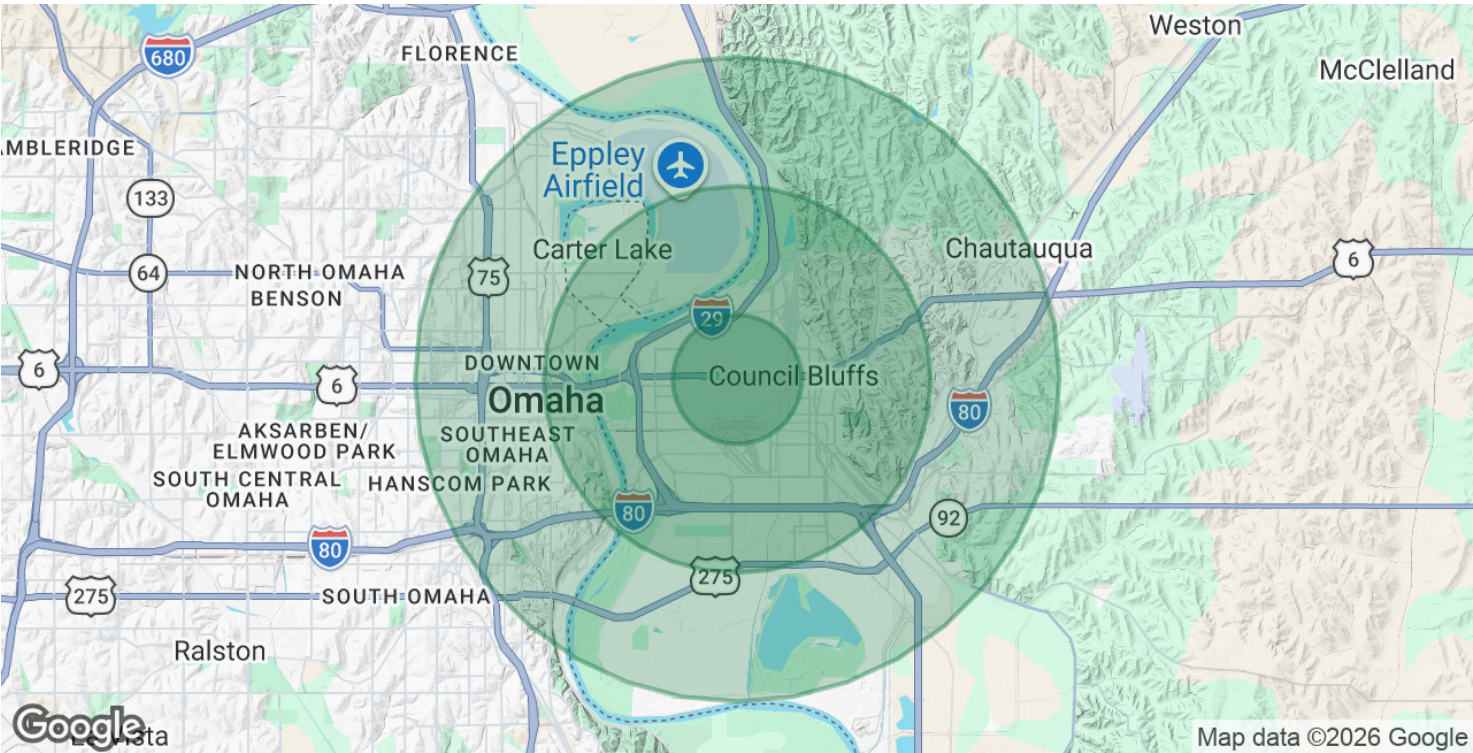
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,296	56,110	143,530
Daytime Population	15,190	76,175	206,817
Employees in area	6,308	41,896	98,761
Businesses in area	320	2,464	5,045

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,639	24,201	59,073
Average HH Income	\$73,278	\$77,415	\$75,698

2024 American Community Survey (ACS)



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LISTING TEAM



KIRK HANSON

Principal

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Direct: 402.616.2580

PROFESSIONAL BACKGROUND

Kirk is responsible for all business development and brokerage activities for ACCESS and affiliated companies. Kirk is also a Co-Founder and Managing Director of Sower Capital Management, LLC a sponsor of real estate equity funds, and Montage Builders, LLC, a Midwest-focused general contracting firm. Kirk holds a Bachelor's Degree in Finance from the University of Nebraska at Lincoln and is a licensed broker in Nebraska, Iowa, Missouri and North Dakota. He is also a long-time member of the International Council of Shopping Centers (ICSC), the Entrepreneurs Organization (EO) and Realty Resources.

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