

FOR SALE

1.31 ACRES IN COUNCIL BLUFFS AVAILABLE



Council Bluffs, IA



SITE
1.31 Acres

PRIME LOT IN COUNCIL BLUFFS

PROPERTY HIGHLIGHTS:

- 1.31 acres of land at the corner of West Broadway and 22nd Street
- High Traffic Retail Corridor
- Neighboring tenants include Hy-Vee, Club Carwash, Raising Cane's, Dunkin' Donuts, Taco John's, and First National Bank
- Multi-family redevelopment site available
- Close proximity to Thomas Jefferson High School, West Broadway retail corridor, and many other amenities

ADDRESS:

2201 W. Broadway

LOT AVAILABLE:

1.31 Acres

SALE PRICE:

\$575,000

CONTACT LISTING AGENTS FOR MORE INFORMATION:

Amber Olson
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C: (402) 618-5523

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WWW.ACCESSCOMMERCIAL.COM

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DEMOGRAPHICS:

	1 Mile:	3 Mile:	5 Mile:
Daytime Population	7,478	60,545	151,738
Population	12,971	59,013	149,196
Average HH Income	\$69,843	\$68,698	\$66,283

34.1
MEDIAN
AGE

22,011
VEHICLES PER
DAY

106,232
EMPLOYEES
IN AREA

5,179
BUSINESSES
IN AREA

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ABOUT ACCESS

ACCESS is focused on growth opportunities through a select grouping of strategic partnerships. We strive to maximize value for every stakeholder involved in our projects, and have a proven track record of over 400 successfully completed projects across 40 states. We focus on forming deep relationships with our clients and believe durable success in our industry requires the right mixture of talents and virtues, collaboration, and relentless execution.



AMBER OLSON BROKERAGE ASSOCIATE

Amber has over 16 years of experience in the shopping center industry and primarily focuses on tenant and landlord representation with both local and National tenants. She has great knowledge of all areas of commercial real estate including; sales, property management, development and investments. Amber holds a degree in Business Administration from the University of Nebraska at Lincoln, is a licensed Real Estate Agent in the State of Nebraska, and has been a member of the international Council of Shopping Centers (ICSC) since 2008.



KIRK HANSON PRINCIPAL

Kirk is responsible for all business development and brokerage activities for ACCESS and affiliated companies. He 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) and the Entrepreneurs Organization (EO).



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