

FOR LEASE



FORMER BANK W/ DRIVE THRU

Council Bluffs, IA

PROPERTY HIGHLIGHTS:

- Direct access to W Broadway with 25,176 VPD
- Hard corner lot
- 5-Minute drive to Downtown Omaha
- #1 Walgreens in IA via Placer.ai
- #2 McDonalds in IA via Placer.ai

ADDRESS:

2901 W Broadway
Council Bluffs, IA

BUILDING SIZE:

3,500 SF

LEASE RATE:

Contact for pricing

CONTACT LISTING AGENTS FOR MORE INFORMATION:

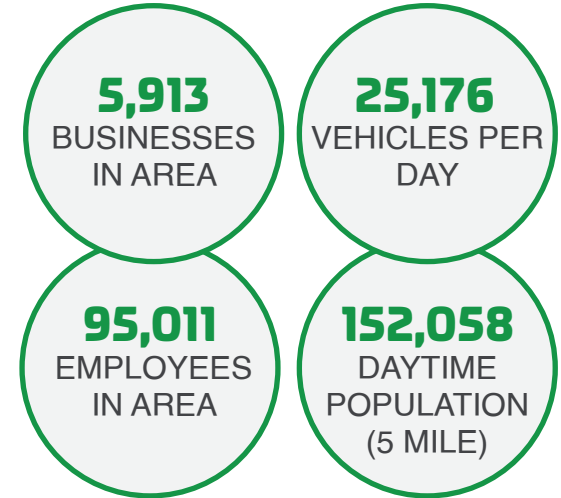
Kirk Hanson
kirk@accesscommercial.com
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WWW.ACCESSCOMMERCIAL.COM

facebook.com/accesscommercial
instagram.com/accessretail
linkedin.com/access-commercial-llc

2 DEMOGRAPHIC INFORMATION

	1 Mile:	3 Mile:	5 Mile:
Daytime Population	7,467	81,967	152,058
Population	15,419	71,902	179,546
Average HH Income	\$73,071	\$78,089	\$78,181



Placer.ai Rankings



633,300 visits past
12 months
Ranked #1 / 69 in Iowa



1.3 Million visits past
12 months



769,500 visits past 12 months
Ranked #2 / 141 in Iowa



337,300 visits past 12 months
Ranked #2 / 25 in Iowa



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3 AERIAL SITE MAP

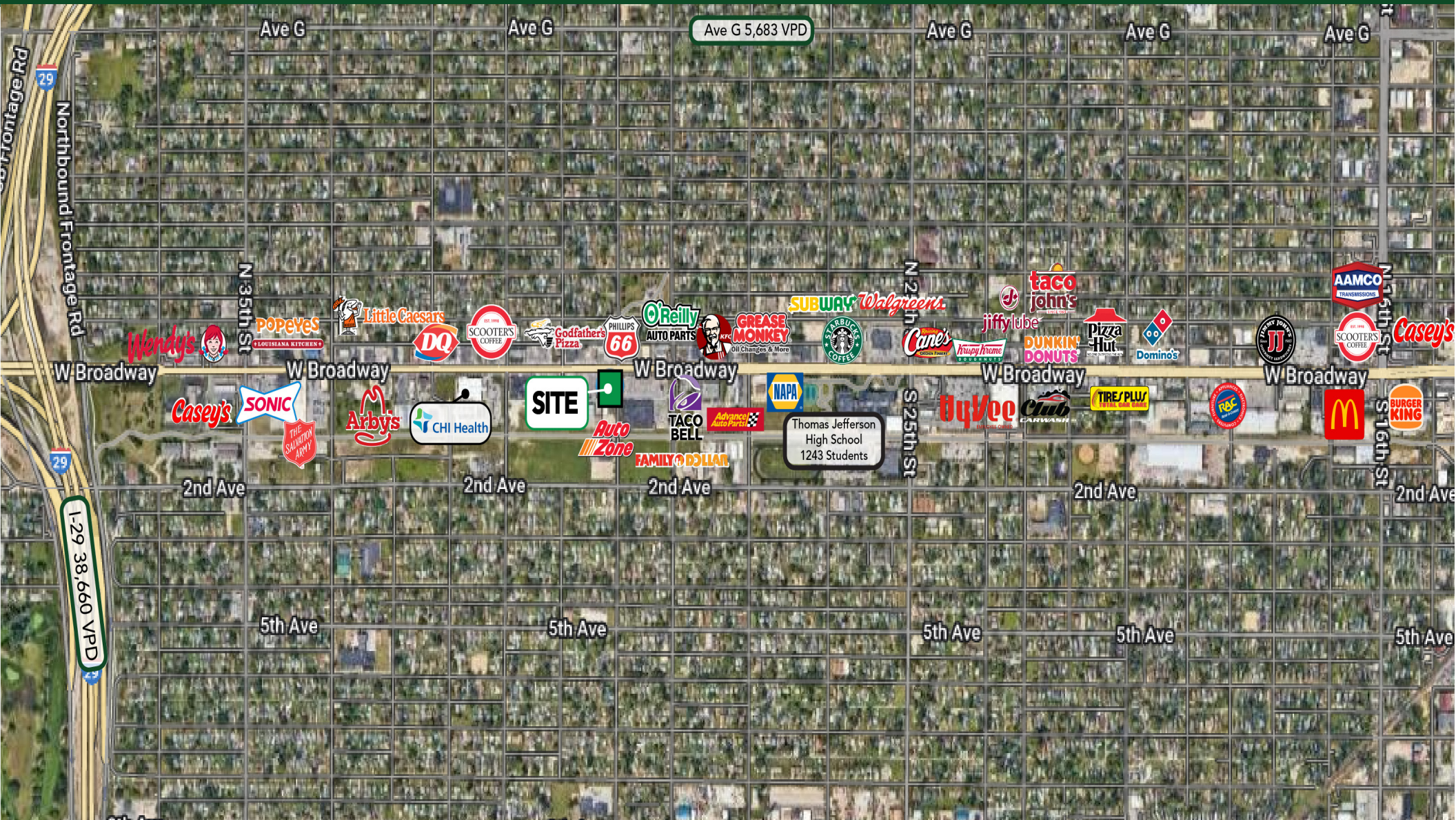


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4 ZOOMED AERIAL MAP

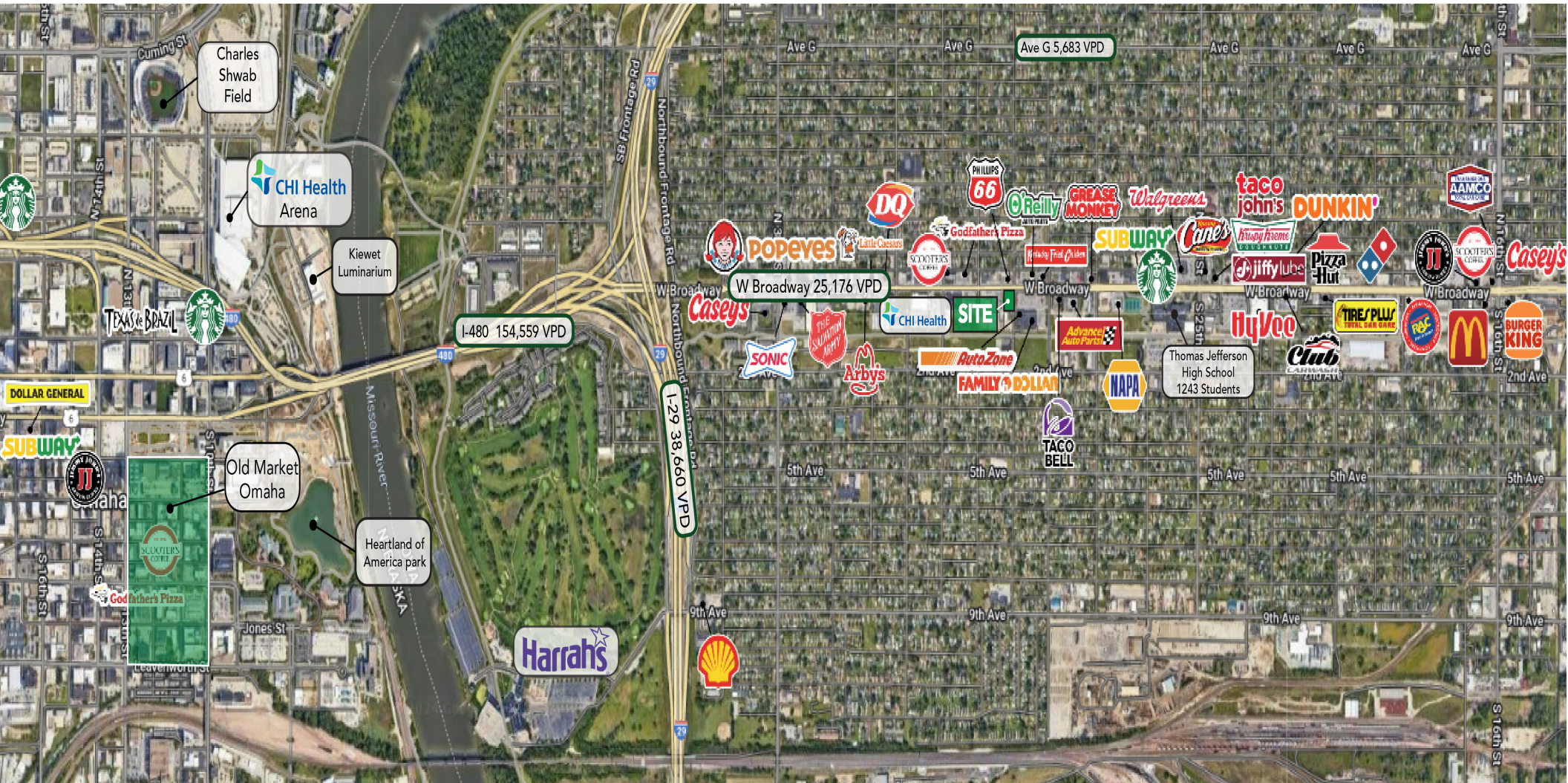


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5 MARKET MAP



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Thomas Jefferson
High School
1243 Students

2901 W Broadway
Building Size
3,500 SF

W Broadway 25,176 VPD

Village
Inn
vi

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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.



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).also a long-time member of the International Council of Shopping Centers (ICSC) and the Entrepreneurs Organization (EO).



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