

812 9th Ave

Council Bluffs, IA 51501

AVAILABLE



FEATURES

- **Total Center Size: 4,420 SF**
- **Lot Size: 0.31 Acres**
- **Industrial/flex building available along the 9th Ave. corridor in Council Bluffs.**
- **Has 8 overhead doors, 3 mechanic pits, 4 new furnaces, a new flat roof, and newly remodeled office.**
- **One restroom with the ability to easily add a second.**
- **Large parking area on the north side of lot**

Lot Size	Building Size	Sale Price	Lease Rate	Availability
0.31 Acre	4,420 SF	\$525,000.00	\$13.00 MG	Immediately

SITE DATA

Gas/Electrical:	Tenant	Lease Term:	5-10 Years	Zoning:	I-1
Sewer/Water:	Tenant	Lease Form:	Landlord's	Year Built:	1950
Janitorial/Maint:	Tenant			Ceiling Height:	8-9 Ft

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

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Lat/Lon: 41.2536/-95.8567

812 9th Ave Council Bluffs, IA 51501	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	11,158	56,036	111,073
2029 Projected Population	11,129	55,934	113,482
2020 Census Population	11,379	56,805	108,421
2010 Census Population	11,765	57,062	103,340
Projected Annual Growth 2024 to 2029	-	-	0.4%
Historical Annual Growth 2010 to 2024	-0.4%	-0.1%	0.5%
2024 Median Age	36.5	37.7	36.0
Households			
2024 Estimated Households	4,724	23,305	45,348
2029 Projected Households	4,688	23,134	46,564
2020 Census Households	4,573	23,027	42,498
2010 Census Households	4,622	22,797	39,091
Projected Annual Growth 2024 to 2029	-0.2%	-0.1%	0.5%
Historical Annual Growth 2010 to 2024	0.2%	0.2%	1.1%
Race and Ethnicity			
2024 Estimated White	88.3%	88.9%	82.4%
2024 Estimated Black or African American	1.3%	2.1%	5.7%
2024 Estimated Asian or Pacific Islander	0.7%	0.8%	2.0%
2024 Estimated American Indian or Native Alaskan	0.6%	0.5%	0.7%
2024 Estimated Other Races	9.2%	7.6%	9.1%
2024 Estimated Hispanic	8.7%	8.6%	10.8%
Income			
2024 Estimated Average Household Income	\$66,612	\$88,245	\$87,941
2024 Estimated Median Household Income	\$49,131	\$63,297	\$64,901
2024 Estimated Per Capita Income	\$28,230	\$36,894	\$36,320
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	5.0%	2.7%	4.5%
2024 Estimated Some High School (Grade Level 9 to 11)	11.6%	7.7%	7.3%
2024 Estimated High School Graduate	34.8%	34.6%	32.5%
2024 Estimated Some College	22.9%	22.6%	21.2%
2024 Estimated Associates Degree Only	9.8%	11.3%	9.2%
2024 Estimated Bachelors Degree Only	12.3%	14.2%	16.2%
2024 Estimated Graduate Degree	3.7%	6.9%	8.9%
Business			
2024 Estimated Total Businesses	664	2,053	4,229
2024 Estimated Total Employees	6,317	27,854	71,736
2024 Estimated Employee Population per Business	9.5	13.6	17.0
2024 Estimated Residential Population per Business	16.8	27.3	26.3