



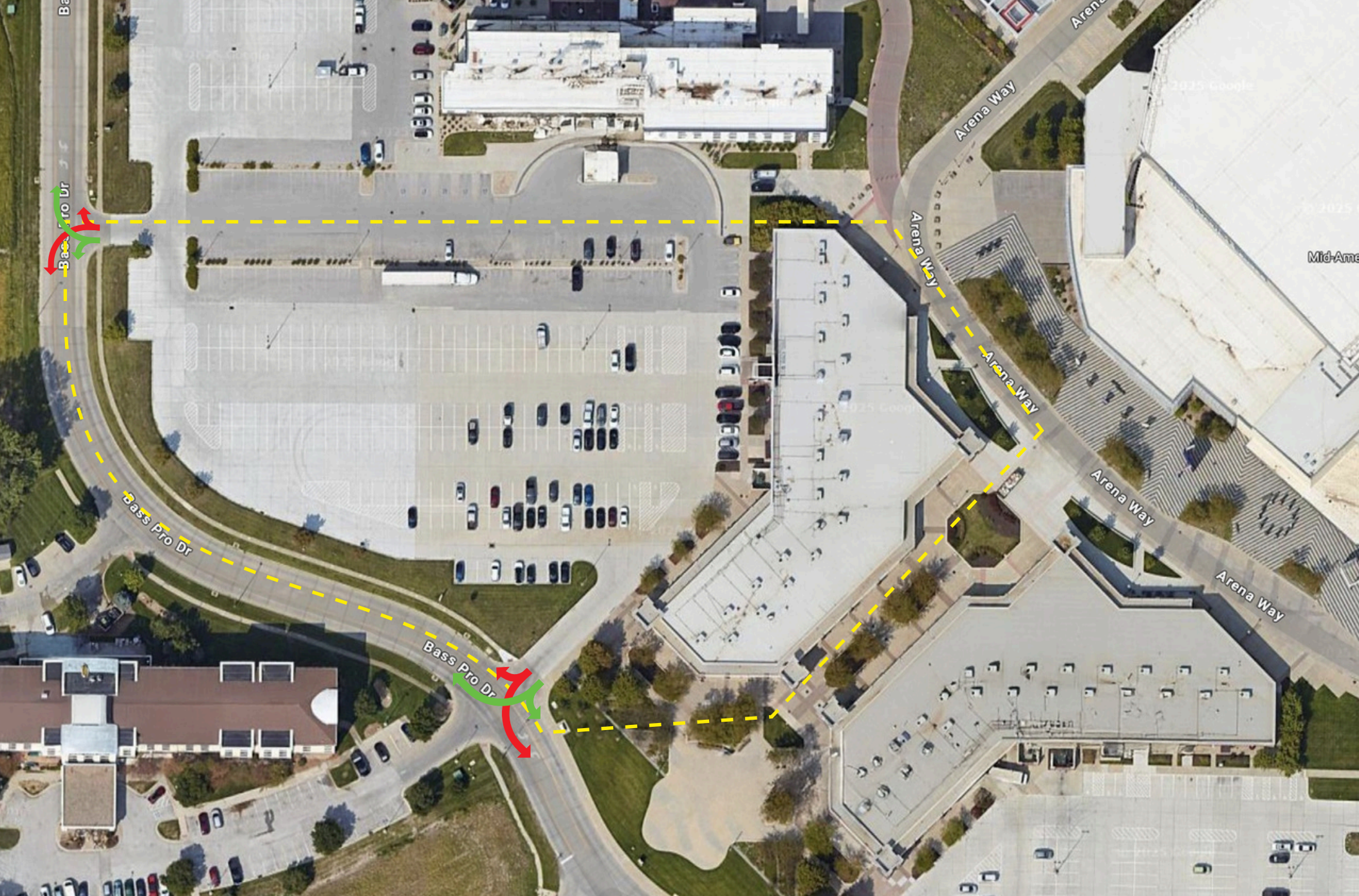
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FOR LEASE

20 ARENA WAY
COUNCIL BLUFFS, IA





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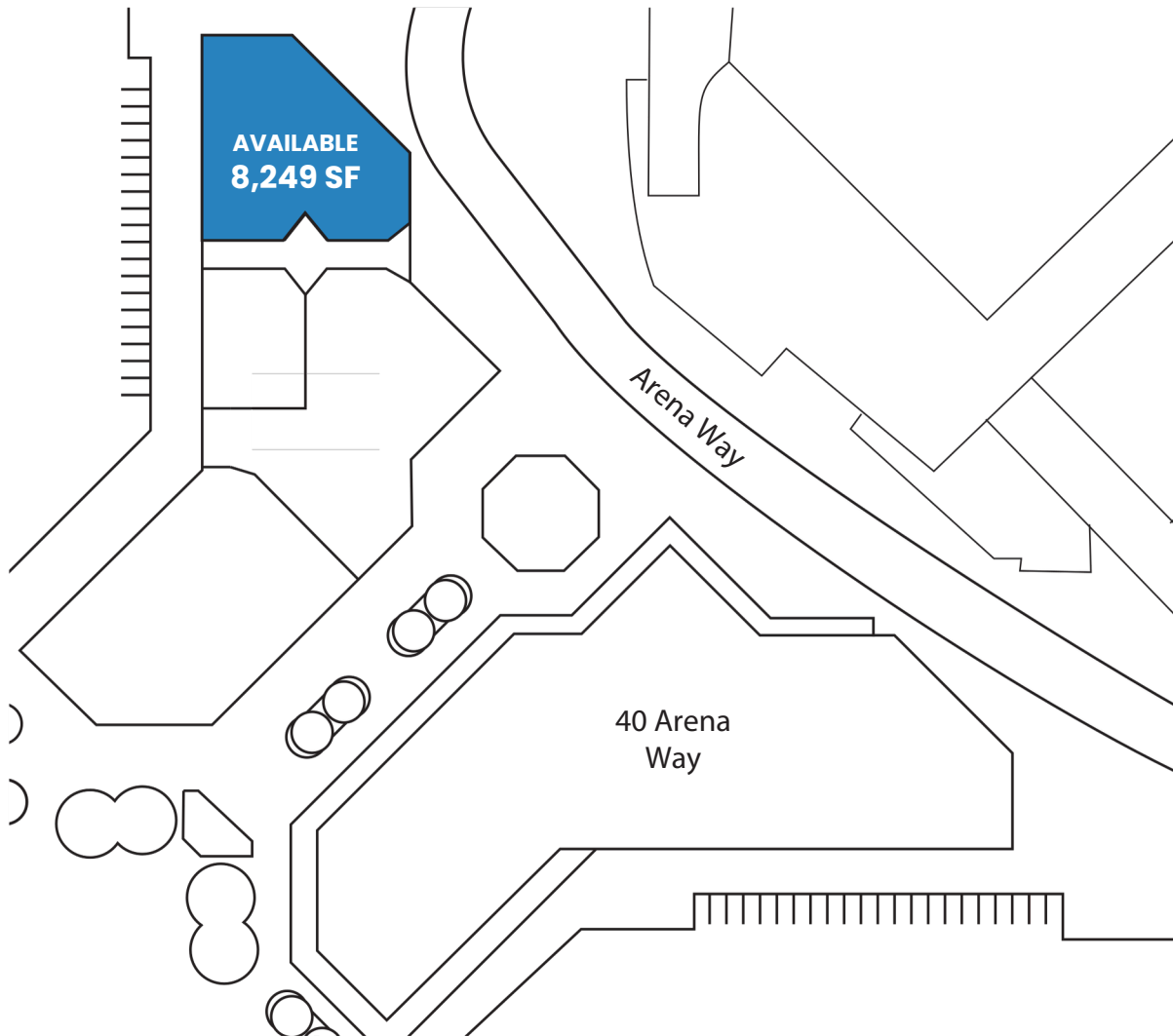


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20 Arena Way

Council Bluffs, IA 51501

This is a well maintained retail facility directly next to the Mid-America Event Center entertainment district. It has ample parking on site and within close proximity to the front door for easy & convenient parking for tenants & guests.

Available:	8,249 SF
Type Of Listing:	Retail
Minimum Base Rent:	Contact Broker
Est. NNN Expenses:	\$4.75/SF (2024)
Available:	Immediately
Shopping Center Size:	71,986 SF
Ceiling Height:	18' - 22'
Parking:	Abundant

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20 ARENA WAY | COUNCIL BLUFFS, IOWA

20 ARENA WAY COUNCIL BLUFFS, IOWA		1 MILE	3 MILE	5 MILE
POPULATION	2023 Estimated Population	950	62,058	179,597
	2028 Projected Population	914	63,219	183,183
	2020 Census Population	936	62,358	179,187
	2010 Census Population	921	60,901	172,468
	Projected Annual Growth 2023 to 2028	-0.8%	0.4%	0.4%
	Historical Annual Growth 2010 to 2023	0.2%	0.1%	0.3%
HOUSEHOLDS	2023 Median Age	34.1	34.2	33.3
	2023 Estimated Households	363	25,020	70,181
	2028 Projected Households	345	25,282	71,249
	2020 Census Households	354	24,833	69,228
	2010 Census Households	343	23,448	64,560
	Projected Annual Growth 2023 to 2028	-1.0%	0.2%	0.3%
ETHNICITY	Historical Annual Growth 2010 to 2023	0.4%	0.5%	0.7%
	2023 Estimated White	85.7%	75.0%	64.1%
	2023 Estimated Black or African American	1.8%	5.5%	10.5%
	2023 Estimated Asian or Pacific Islander	1.9%	1.3%	3.6%
	2023 Estimated American Indian or Native Alaskan	0.7%	1.2%	1.5%
	2023 Estimated Other Races	9.8%	17.1%	20.4%
INCOME	2023 Estimated Hispanic	11.5%	22.3%	26.0%
	2023 Estimated Average Household Income	\$91,314	\$81,855	\$80,925
	2023 Estimated Median Household Income	\$58,255	\$56,380	\$58,979
EDUCATION	2023 Estimated Per Capita Income	\$34,881	\$33,546	\$32,207
	2023 Estimated Elementary (Grade Level 0 to 8)	5.7%	7.3%	8.9%
	2023 Estimated Some High School (Grade Level 9 to 11)	7.3%	8.9%	7.9%
	2023 Estimated High School Graduate	31.0%	32.8%	29.0%
	2023 Estimated Some College 2023	16.4%	20.9%	21.1%
	Estimated Associates Degree Only 2023	15.8%	8.9%	8.7%
	Estimated Bachelors Degree Only 2023	17.2%	14.0%	15.8%
	Estimated Graduate Degree 2023	6.6%	7.3%	8.5%
BUSINESS	Estimated Total Businesses 2023	134	2,725	5,802
	Estimated Total Employees	5,387	48,234	93,796
	2023 Estimated Employee Population per Business	40.1	17.7	16.2
	2023 Estimated Residential Population per Business	7.1	22.8	31.0

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