

1702 N 16th Street

Council Bluffs, IA 51501



ACCESS Commercial, LLC

RETAIL | FOR LEASE OR SALE



PROPERTY HIGHLIGHTS



ADDRESS:

1702 N 16th Street
Council Bluffs, Iowa 51501



LOT SIZE:

1.5 ACRES



LEASE RATE:

Contact for pricing



SALE PRICE:

Contact for pricing



ZONING:

Commercial



ACCESS Commercial, LLC

www.accesscommercial.com
10730 Pacific Street, Suite 230
Omaha, NE 68114 | 402.502.1983

ABOUT THE PROPERTY

This prime commercial lot offers an exceptional opportunity for development, strategically positioned near HWY 29 and anchored by a Walmart Supercenter. Located by a busy highway with 7,115 vehicles per day, this pad-ready site is zoned for a variety of uses. Featuring an impressive 264-feet of frontage, the lot ensures maximum exposure for any business. Expansion potential is available with additional acres nearby, providing flexibility for future growth.

Amber Olson

amber@accesscommercial.com
402.618.5523

Emily Faltys

emily@accesscommercial.com
402.992.0848



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3-MILE AERIAL



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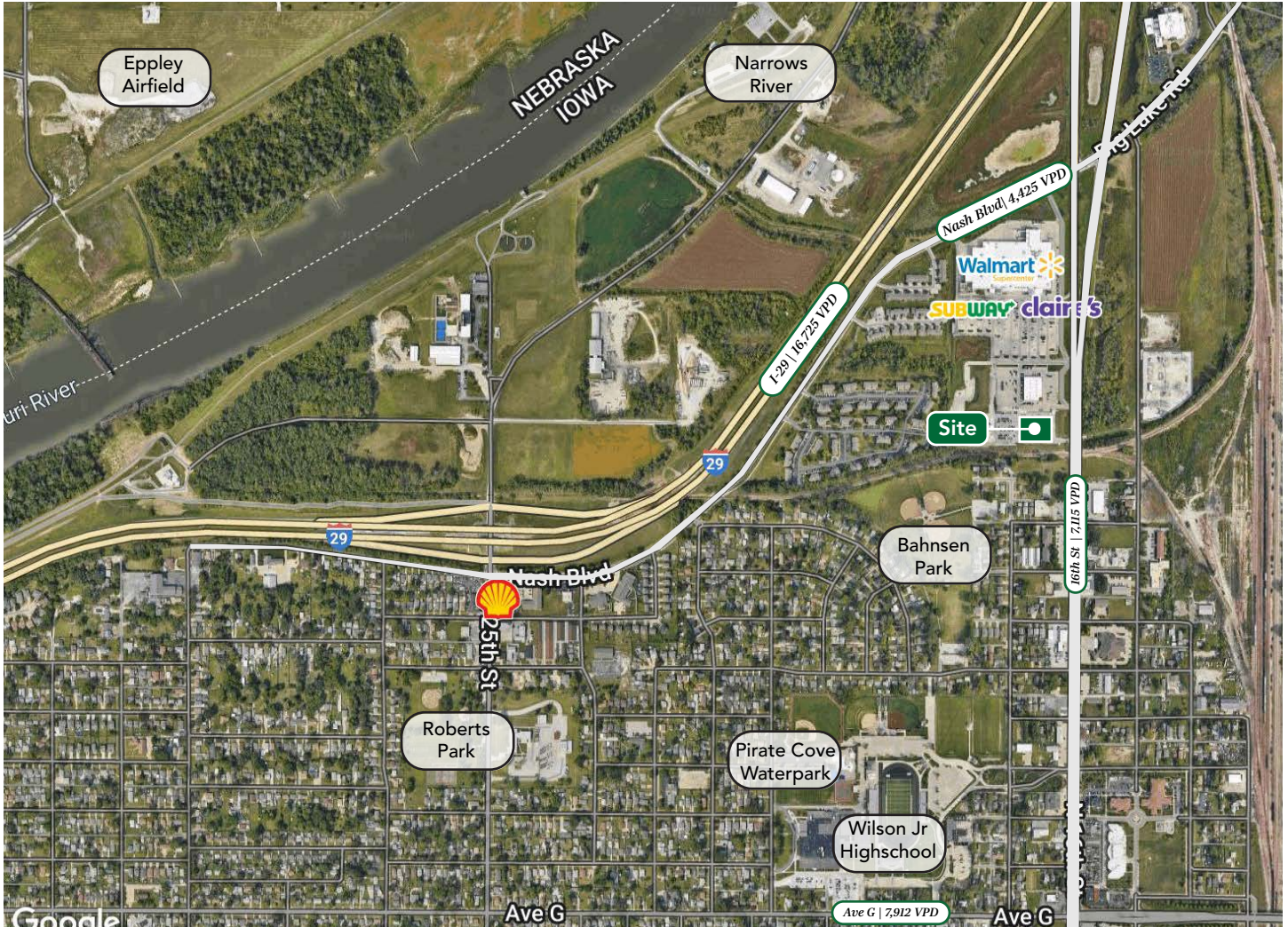
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LOCAL AERIAL



	Population	Median HH Income	No. of Households	Daytime Population	Employees In The Area	Businesses In The Area
1-mile	6,576	\$56,998	2,748	4,058	1,966	173
3-mile	52,058	\$59,029	21,164	39,322	21,893	1,681
5-mile	130,953	\$58,436	53,506	120,910	78,501	4,768

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SITE PLAN



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PLACER.AI

Placer.ai Software offers transformative benefits for businesses by providing real-time, location-based consumer insights that drive smarter decision-making. With its robust data analytics capabilities, ACCESS uses it to help business owners glean insight into foot traffic, understand customer behavior, and analyze competitive trends with unparalleled accuracy. Whether optimizing site selection, tailoring marketing strategies, or measuring the effectiveness of campaigns, we use Placer.ai to equip businesses with actionable intelligence to stay ahead in dynamic markets. Its intuitive interface and visual reports make complex data accessible, empowering teams to make data-driven decisions that enhance operational efficiency and boost ROI.



Walmart

1800 N 16th St



VISITS

2.3 Million

in the last 12 months



RANKING

88th

percentile statewide



1607 W Broadway



VISITS

882K

in the last 12 months



RANKING

96th

percentile nationwide

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LISTING TEAM



Amber Olson Senior Broker Associate

Amber brings 20 years of commercial real estate experience to our team at ACCESS. Her role as a Senior Brokerage Associate is primarily focused on shopping center leasing at a national and local level, with over three million square feet represented. Her industry expertise enhances our team through her knowledge of sales, landlord and tenant representation, relationship building, property management, and development.

Amber majored in Business Administration at the University of Nebraska-Lincoln. She 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.



Emily Faltys Broker Associate

Emily is a dynamic and motivated graduate from the University of Nebraska - Lincoln, graduating in two and a half years with a Bachelor of Science in Business Administration with a focus on Management and Marketing. During her college career, Emily was a member of the Center for Sales Excellence where she collaborated with peers and mentors focusing on analyzing and improving sales techniques, as well as effective communication. Emily is an avid traveler, independently visiting 17 countries over the course of two years. This experience honed her skills of adaptability, resilience, and has grown her ability to communicate with all individuals.

Returning to her Nebraskan roots, Emily supports our Senior Brokerage team at ACCESS throughout the entire listing and transaction processes. She is currently focusing primarily on shopping centers and third-party leasing efforts as a Junior Brokerage Associate.



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).

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.



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