

PRIME BIG BOX SPACE AVAILABLE - FORMER MALL OF THE BLUFFS

1441 Mall Dr, Council Bluffs, IA 51503

RETAIL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Prime big box space available next to Planet Fitness and adjacent to the Menards Mega Store in Council Bluffs, IA. The property features great visibility from I-80 with easy access off of the interstate. Nearby businesses include Hy-Vee Grocer, Walgreens, McDonald's, KFC, and Family Fare.

PROPERTY HIGHLIGHTS

- Rare Big Box Opportunity
- Surrounded by high performing national tenants
- High Traffic area with over 26,000 VPD

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	33,603 SF
Building Size:	82,494 SF



ACCESS Commercial, LLC

AMBER OLSON
Senior Broker Associate
402.618.5523
amber@accesscommercial.com

KIRK HANSON
Principal
402.616.2580
Kirk@accesscommercial.com

PRIME BIG BOX SPACE AVAILABLE - FORMER MALL OF THE BLUFFS

1441 Mall Dr, Council Bluffs, IA 51503

OVERVIEW



ACCESS Commercial, LLC

AMBER OLSON
Senior Broker Associate
402.618.5523
amber@accesscommercial.com

KIRK HANSON
Principal
402.616.2580
Kirk@accesscommercial.com

PRIME BIG BOX SPACE AVAILABLE - FORMER MALL OF THE BLUFFS

1441 Mall Dr, Council Bluffs, IA 51503

DRONE + INTERIORS



ACCESS Commercial, LLC

AMBER OLSON

Senior Broker Associate
402.618.5523
amber@accesscommercial.com

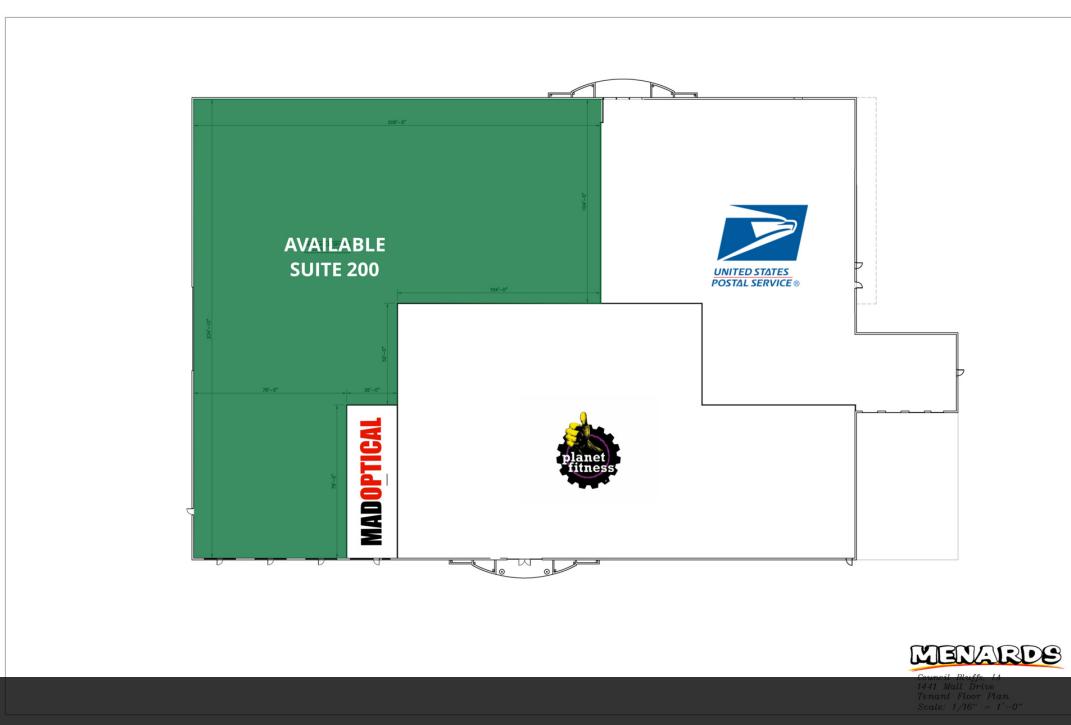
KIRK HANSON

Principal
402.616.2580
Kirk@accesscommercial.com

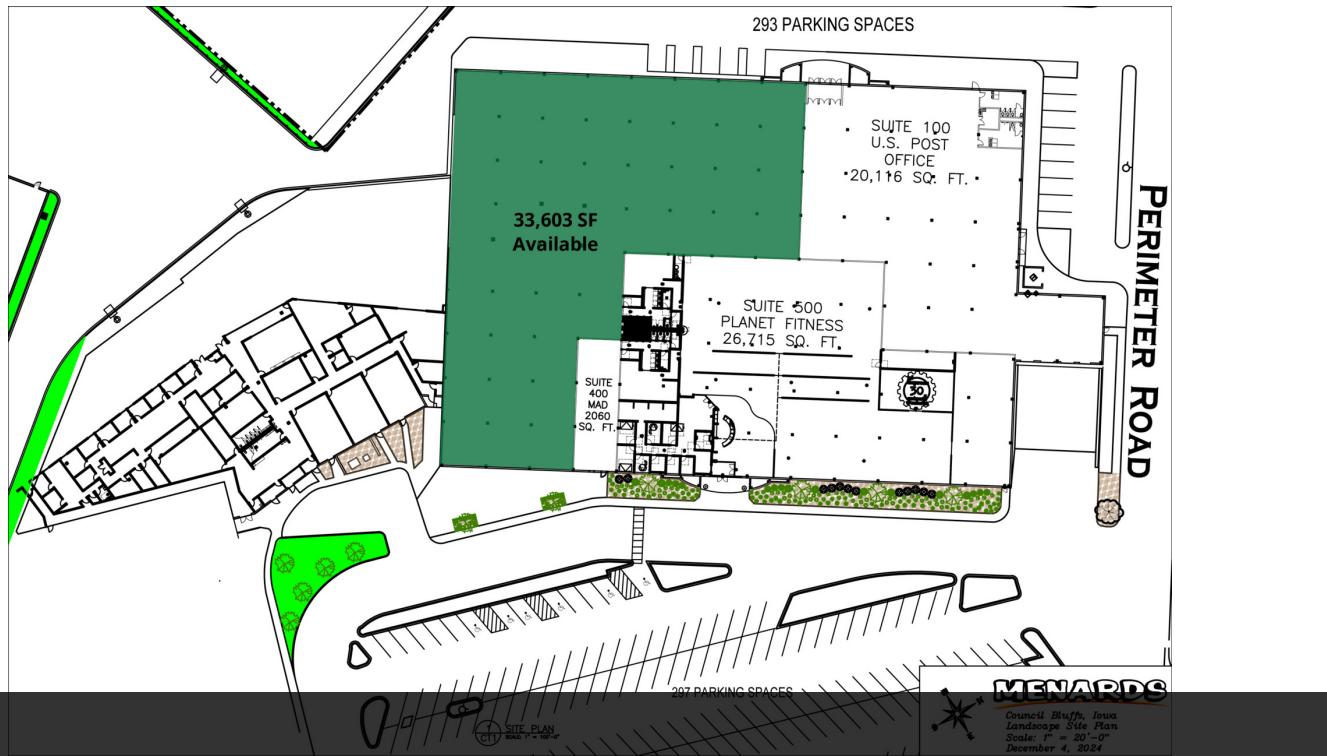
PRIME BIG BOX SPACE AVAILABLE - FORMER MALL OF THE BLUFFS

1441 Mall Dr, Council Bluffs, IA 51503

PLANS



Floor Plan



Site Plan



ACCESS Commercial, LLC

AMBER OLSON

Senior Broker Associate
402.618.5523
amber@accesscommercial.com

KIRK HANSON

Principal
402.616.2580
Kirk@accesscommercial.com

PRIME BIG BOX SPACE AVAILABLE - FORMER MALL OF THE BLUFFS

1441 Mall Dr, Council Bluffs, IA 51503

PLACER.AI DATA



1745 Madison Ave, Council Bluffs, IA



VISITS

1.5 Million
in the last 12 months



RANKING

93rd
percentile nationwide



1850 Madison Ave, Council Bluffs, IA



VISITS

196,800
in the last 12 months



RANKING

95th
percentile statewide



1900 Madison Ave, Council Bluffs, IA



VISITS

110,000
in the last 12 months



RANKING

91st
percentile statewide

PROPERTY DATA SHEET

Property Type:	Commercial Property
Lease Rate:	Negotiable
Year Built:	1998
Space Size:	33,603 SF
Building Size:	82,372 SF
Lot Size:	14.86 AC
Zoning:	Commercial
Parking:	297 spaces



ACCESS Commercial, LLC

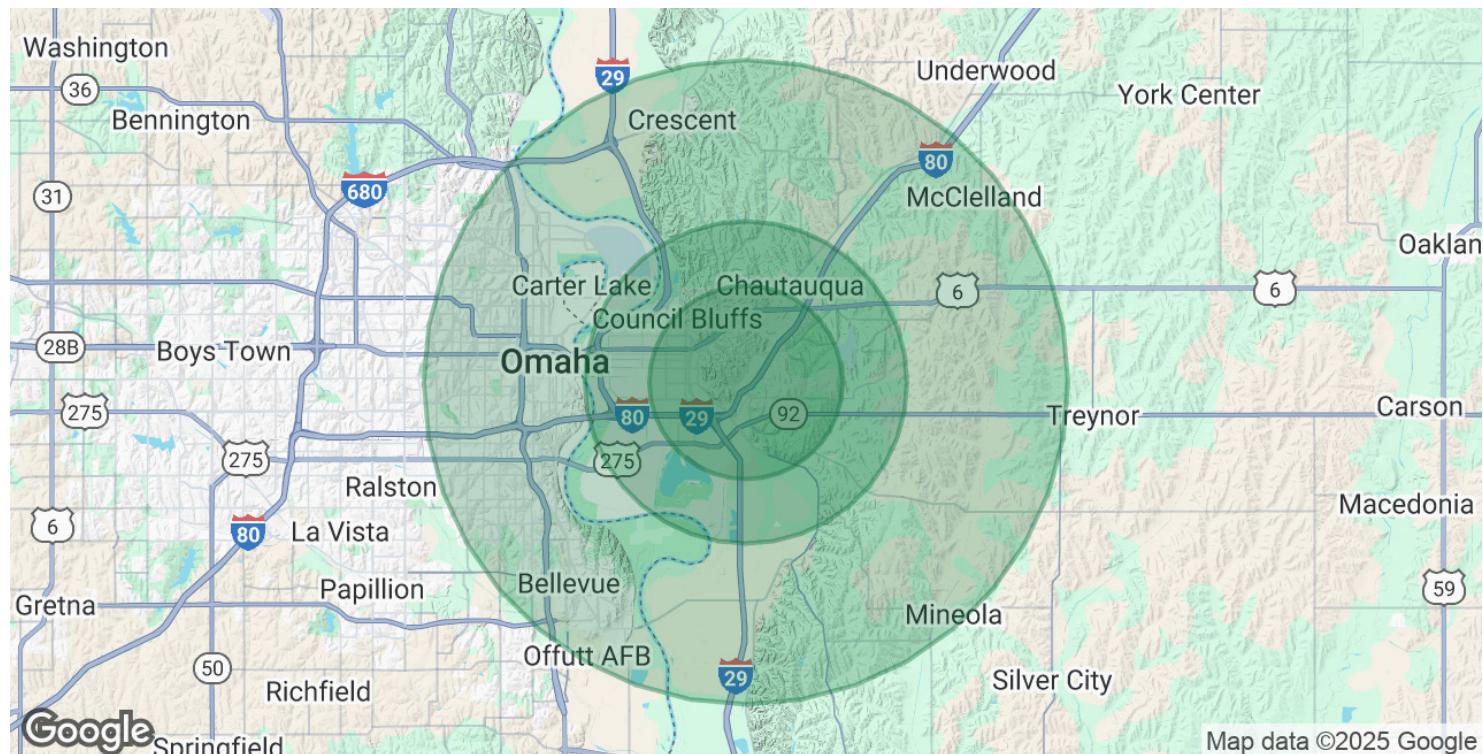
AMBER OLSON
Senior Broker Associate
402.618.5523
amber@accesscommercial.com

KIRK HANSON
Principal
402.616.2580
Kirk@accesscommercial.com

PRIME BIG BOX SPACE AVAILABLE - FORMER MALL OF THE BLUFFS

1441 Mall Dr, Council Bluffs, IA 51503

DEMOGRAPHICS



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	41,641	69,456	343,488
Daytime Population	38,273	60,719	323,936
Employees in Area	20,701	34,447	174,750

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	16,720	27,352	135,048
Average HH Income	\$89,497	\$85,502	\$79,488
Median HH Income	\$72,662	\$69,450	\$62,570

Demographics data derived from AlphaMap



ACCESS Commercial, LLC

AMBER OLSON
Senior Broker Associate
402.618.5523
amber@accesscommercial.com

KIRK HANSON
Principal
402.616.2580
Kirk@accesscommercial.com

PRIME BIG BOX SPACE AVAILABLE - FORMER MALL OF THE BLUFFS

1441 Mall Dr, Council Bluffs, IA 51503

LISTING TEAM



AMBER OLSON

Senior Broker Associate

amber@accesscommercial.com

Direct: 402.618.5523



KIRK HANSON

Principal

Kirk@accesscommercial.com

Direct: 402.616.2580

PROFESSIONAL BACKGROUND

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.

PROFESSIONAL BACKGROUND

Kirk is responsible for all business development and brokerage activities for ACCESS and affiliated companies. Kirk 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).

RECENT TRANSACTIONS

- Golf Galaxy - 120th & L St, Omaha, NE 
- Ace Hardware - Shadow Lake, Papillion, NE 
- Barnes + Nobles - Shadow Lake, Papillion, NE 

- Sierra - Council Bluffs, IA
- Ross Dress for Less - Council Bluffs, IA
- Homegoods - Council Bluffs, IA



ACCESS Commercial, LLC

ACCESS Commercial, LLC | 10730 Pacific St Suite 020, Omaha, NE 68114 | 402.502.1983 | accesscommercial.com

AMBER OLSON

Senior Broker Associate
402.618.5523
amber@accesscommercial.com

KIRK HANSON

Principal
402.616.2580
Kirk@accesscommercial.com