

# 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

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#### KIRK HANSON

Principal  
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## OVERVIEW



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## DRONE + INTERIORS



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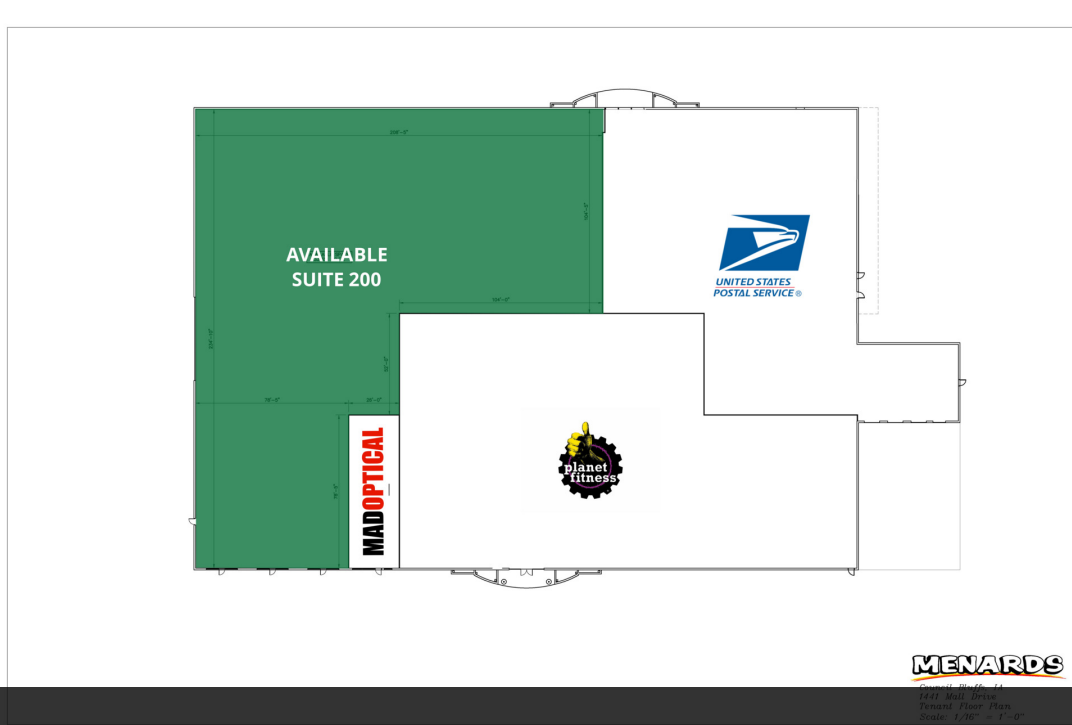
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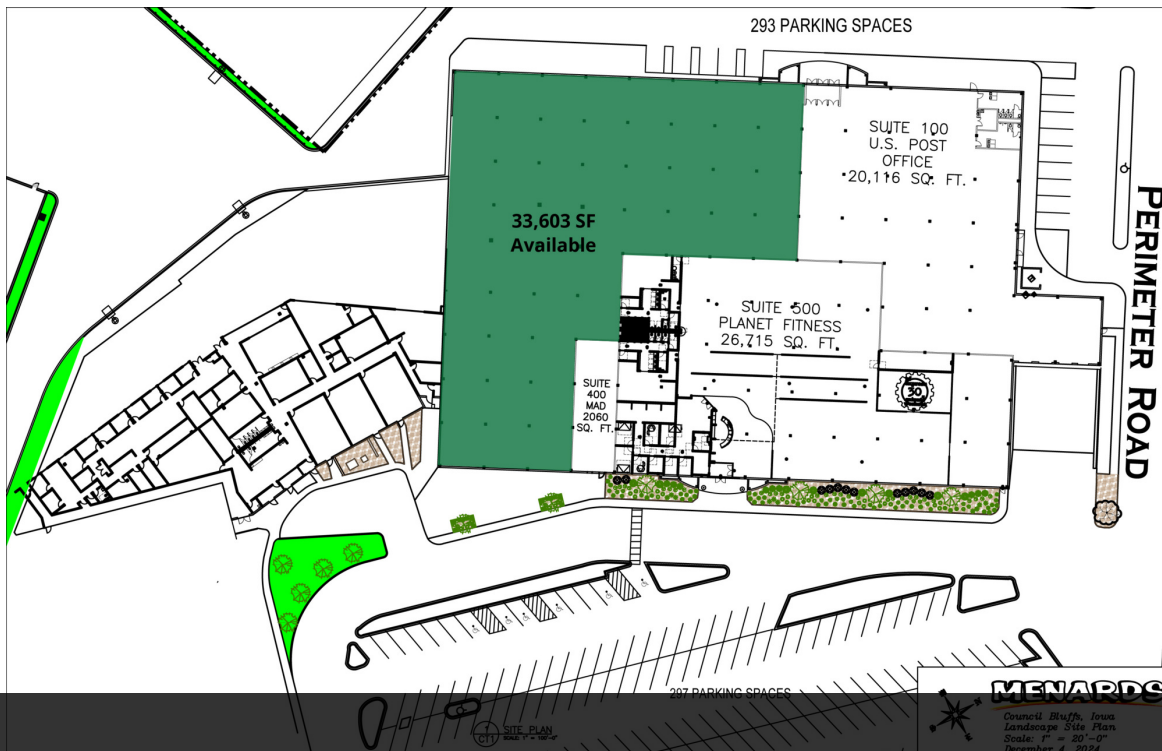
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## PLANS



Floor Plan



Site Plan



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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

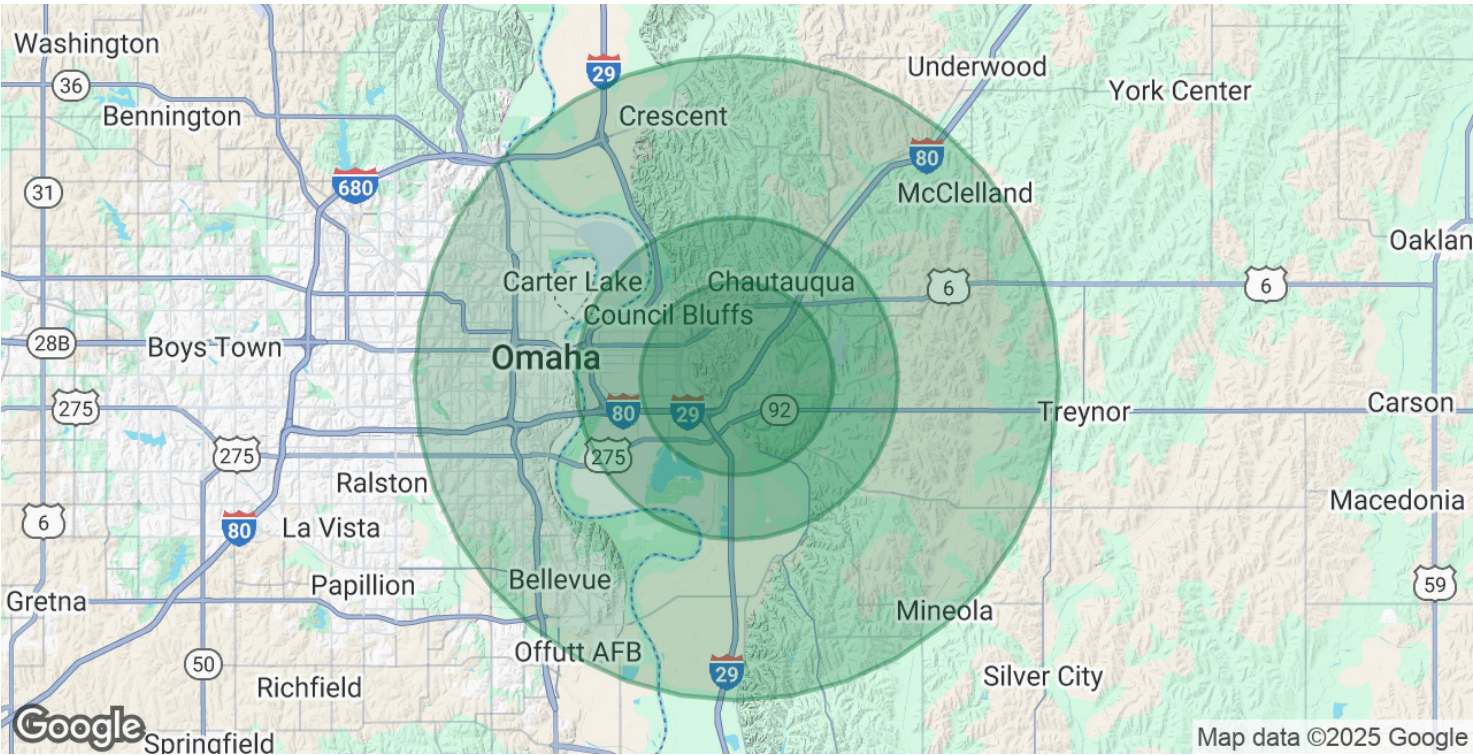
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DEMOGRAPHICS



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



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## LISTING TEAM



**AMBER OLSON**

**Senior Broker Associate**

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**Direct: 402.618.5523**

### 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.



**KIRK HANSON**

**Principal**




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**Direct: 402.616.2580**

### 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 



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