

# 3125 Manawa Centre Drive

Council Bluffs, IA 51501



ACCESS Commercial, LLC

## RETAIL | FOR LEASE



## PROPERTY HIGHLIGHTS



### ADDRESS:

3125 Manawa Centre Dr  
Council Bluffs, IA 51501



### SPACE AVAILABLE:

9,066 SF



### LEASE RATE:

Negotiable



### ZONING:

Commercial



### ACCESS Commercial, LLC

[www.accesscommercial.com](http://www.accesscommercial.com)  
10730 Pacific Street, Suite 230  
Omaha, NE 68114 | 402.502.1983

## ABOUT THE PROPERTY

Prime End Cap Space – Last Remaining Bay!

Don't miss this rare opportunity to secure the final available bay in a top-performing power center that has seen over 7.2 million visits in the past year (Placer.ai). This redeveloped multi-tenant building boasts a high-traffic lineup featuring national retailers like ROSS Dress for Less, HomeGoods, and Sierra Trading Post. Ideally positioned adjacent to retail giants including Home Depot, Walmart, Sam's Club, Menards, Harbor Freight, and ALDI, this location benefits from exceptional consumer draw—including one of Iowa's Top 10 performing Walmarts, generating over 2.6 million visits over the past 12 months (Placer.ai). With outstanding visibility from interstates I-80 and I-29, this end cap space offers maximum exposure and foot traffic in a proven retail destination.

Kirk Hanson

[kirk@accesscommercial.com](mailto:kirk@accesscommercial.com)  
402.616.2580

Amber Olson

[amber@accesscommercial.com](mailto:amber@accesscommercial.com)  
402.618.5523



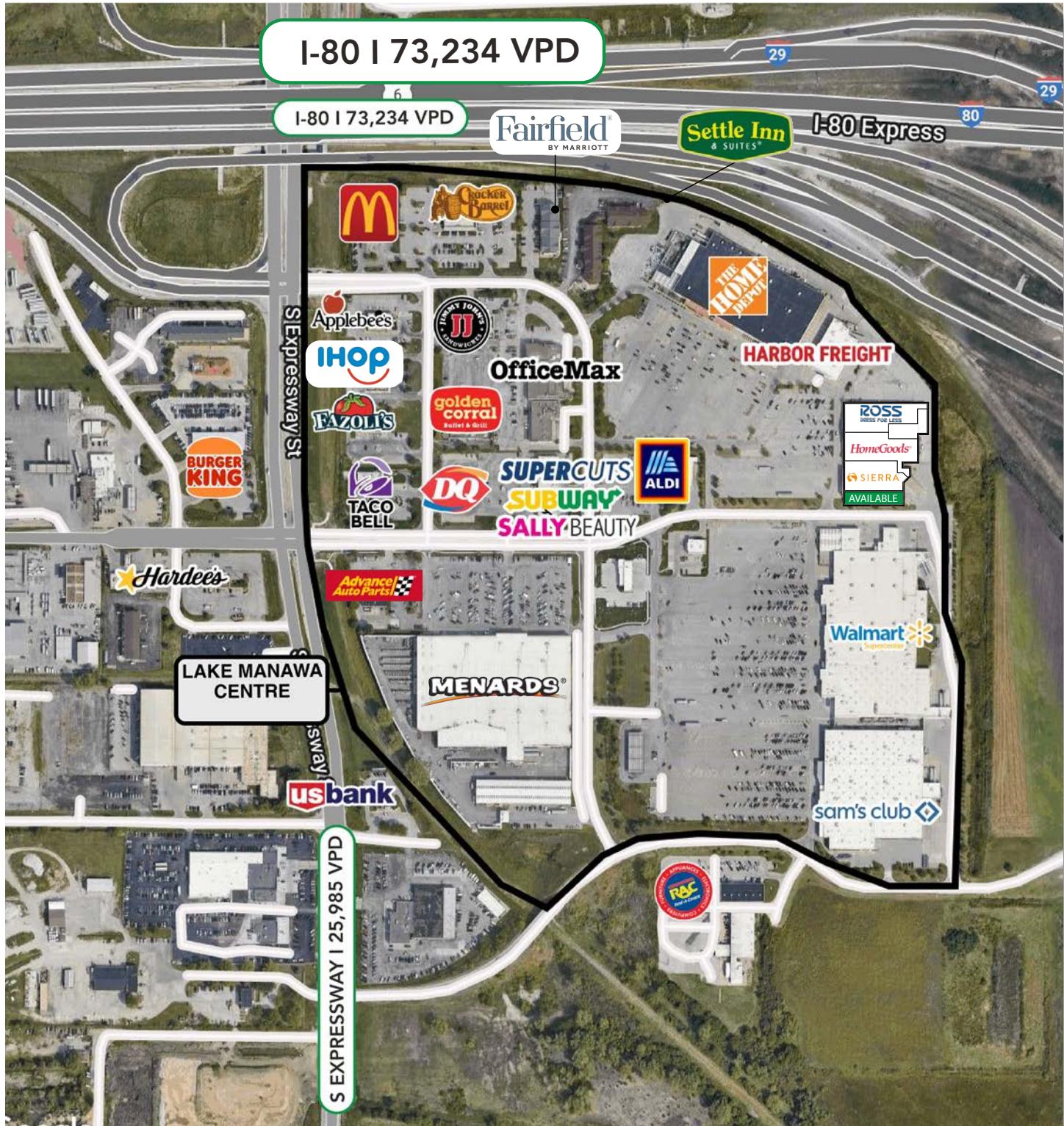
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### MARKET MAP



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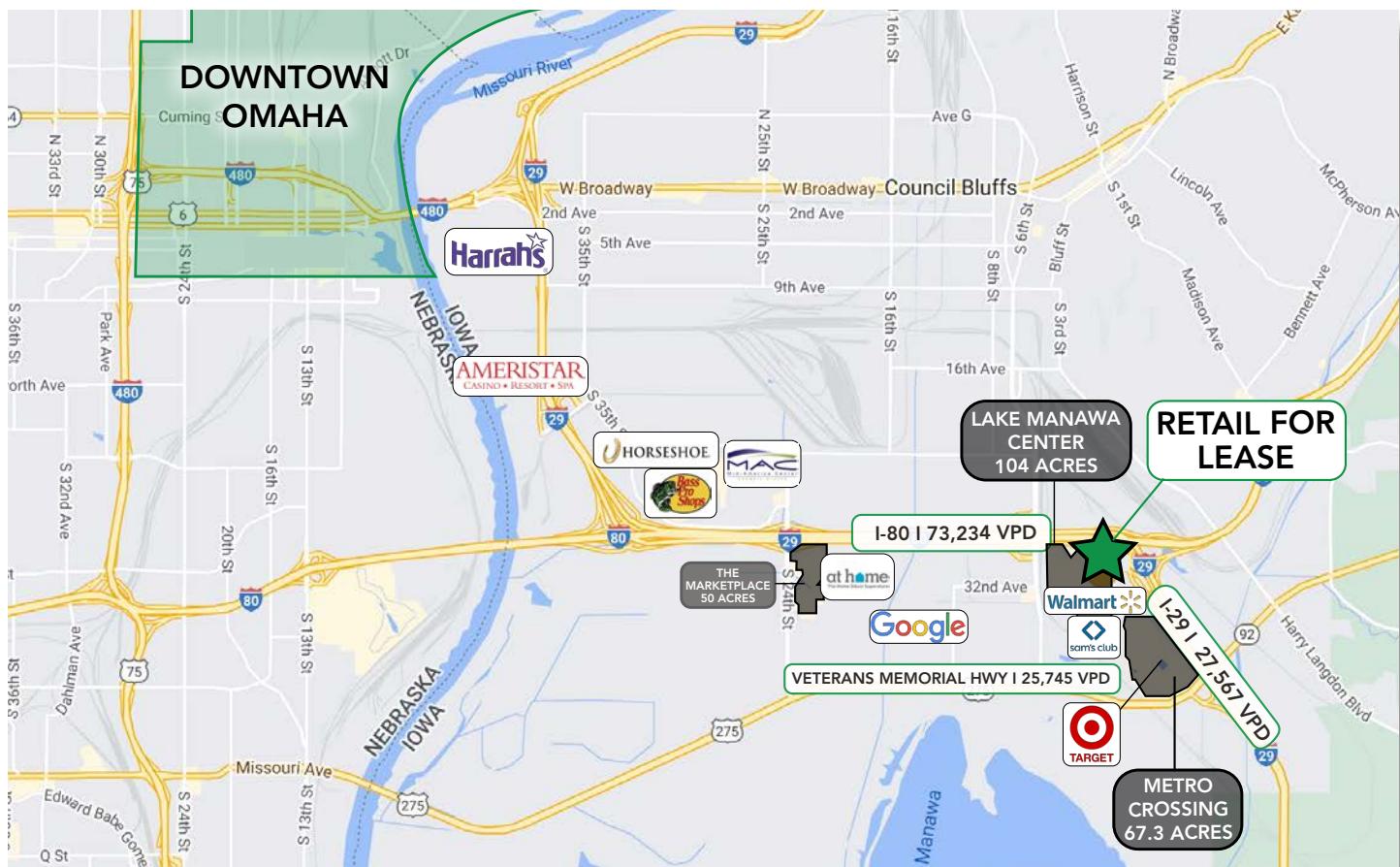
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### LOCAL AERIAL



	Population	Median HH Income	No. of Households	Daytime Population	Employees In The Area	Businesses In The Area
1-mile	2,532	\$69,182	1,076	4,714	3,959	286
3-mile	36,389	\$69,458	15,109	32,686	20,604	1,688
5-mile	84,978	\$68,546	34,672	70,289	41,383	3,017

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### SITE PLAN



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### DRONE PHOTOS



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### INTERIOR PHOTOS



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### LISTING TEAM



#### **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).



#### **Amber Olson**

**Senior Broker Associate**

Amber has over 16 years of experience in the shopping center industry and primarily focuses on tenant and landlord representation with both local and National tenants. She has great knowledge of all areas of commercial real estate including; sales, property management, development and investments. Amber holds a degree in Business Administration from the University of Nebraska at Lincoln, 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.

Amber Lives in Valley, Nebraska with her husband and two kids. She enjoys traveling and spending time with her family at the lake.

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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