

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
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
402.616.2580

Amber Olson

amber@accesscommercial.com
402.618.5523



ACCESS Commercial, LLC

RETAIL | FOR LEASE

3125 Manawa Centre Drive

Council Bluffs, IA 51501

MARKET MAP



Contact Listing Agents For More Information:

www.AccessCommercial.com

Kirk Hanson

kirk@accesscommercial.com

402.616.2580

Amber Olson

amber@accesscommercial.com

402.618.5523



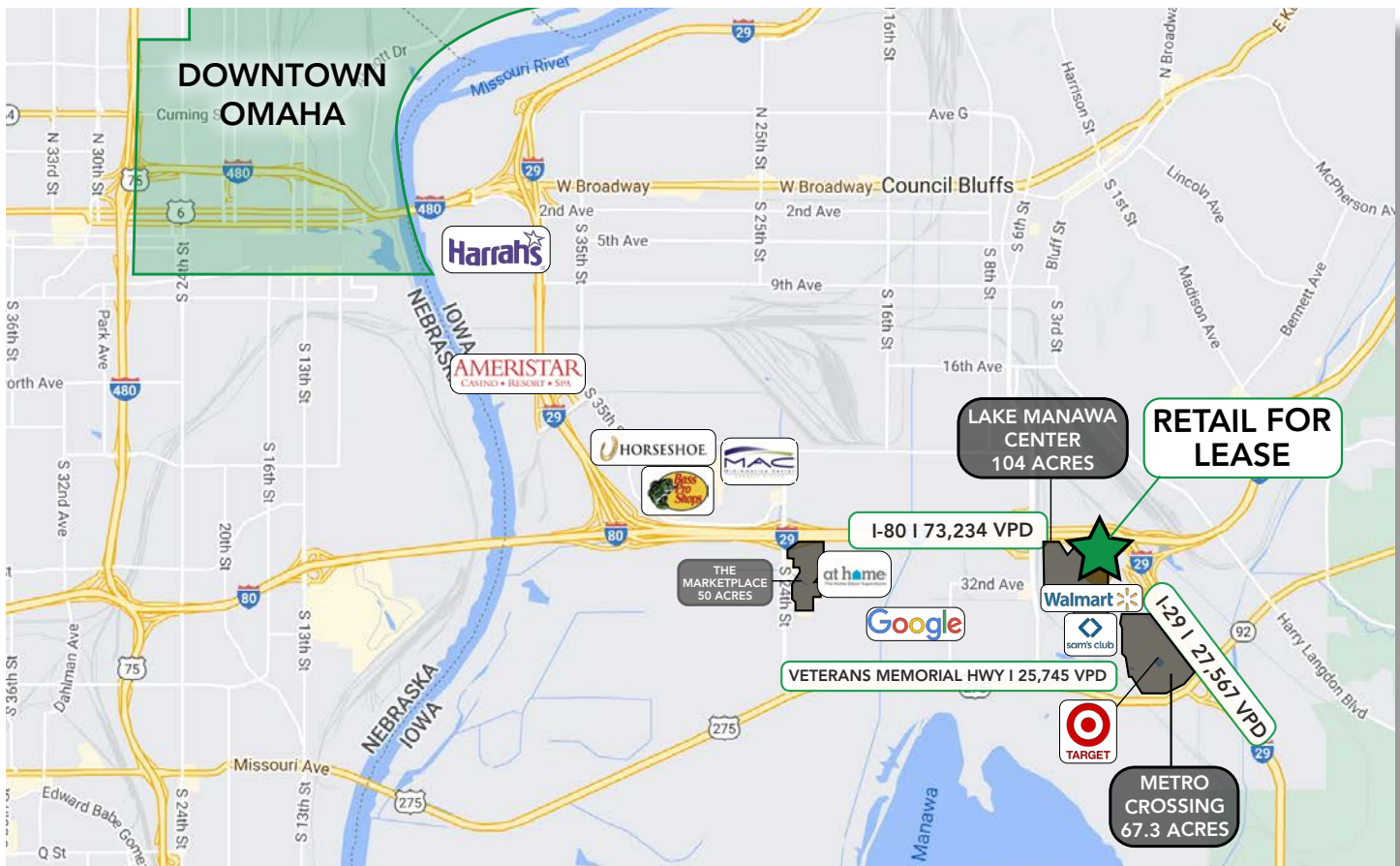
ACCESS Commercial, LLC

RETAIL | FOR LEASE

3125 Manawa Centre Drive

Council Bluffs, IA 51501

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

Contact Listing Agents For More Information:

www.AccessCommercial.com

Kirk Hanson

kirk@accesscommercial.com

402.616.2580

Amber Olson

amber@accesscommercial.com

402.618.5523



ACCESS Commercial, LLC

RETAIL | FOR LEASE

3125 Manawa Centre Drive

Council Bluffs, IA 51501

SITE PLAN



Contact Listing Agents For More Information:

www.AccessCommercial.com

Kirk Hanson

kirk@accesscommercial.com

402.616.2580

Amber Olson

amber@accesscommercial.com

402.618.5523



ACCESS Commercial, LLC

RETAIL | FOR LEASE

3125 Manawa Centre Drive

Council Bluffs, IA 51501

DRONE PHOTOS



Contact Listing Agents For More Information:

www.AccessCommercial.com

Kirk Hanson

kirk@accesscommercial.com

402.616.2580

Amber Olson

amber@accesscommercial.com

402.618.5523



ACCESS Commercial, LLC

RETAIL | FOR LEASE

3125 Manawa Centre Drive

Council Bluffs, IA 51501

INTERIOR PHOTOS



Contact Listing Agents For More Information:

www.AccessCommercial.com

Kirk Hanson

kirk@accesscommercial.com

402.616.2580

Amber Olson

amber@accesscommercial.com

402.618.5523



ACCESS Commercial, LLC

RETAIL | FOR LEASE

3125 Manawa Centre Drive

Council Bluffs, IA 51501

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.



ACCESS Commercial, LLC

ACCESS Commercial, LLC
10730 Pacific Street, Suite 230
Omaha, NE 68114 | 402.502.1983

All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. ACCESS Commercial, LLC, makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. ACCESS and the ACCESS logo are service marks of ACCESS Commercial, LLC. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of ACCESS. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. (021523_JR)

WWW.ACCESSCOMMERCIAL.COM



facebook.com/accesscommercial



instagram.com/accessretail