

FOR LEASE



1509 W BROADWAY SUITE 1, COUNCIL BLUFFS IA \$13/SF/Y + NNN

Broadway End Cap – 800 SF

- End cap unit at a high traffic light intersection on Broadway
- 800 SF versatile bay with excellent visibility
- Prime exterior signage opportunity
- Large open sales floor
- Nook area with two plumbing sink hookups
- Back office space
- ADA compliant bathroom
- Tiled floors ideal for beauty or retail uses
- Strip center professionally managed
- Balanced tenant mix across service categories
- Ample on site parking
- Hard to find smaller footprint space

CONTACT :

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**HEARTLAND
PROPERTIES, INC.**

