

812 9th Ave

Council Bluffs, IA 51501

AVAILABLE



FEATURES

- Total Center Size: 4,420 SF
- Lot Size: 0.31 Acres
- Industrial/flex building available along the 9th Ave. corridor in Council Bluffs.
- Has 8 overhead doors, 3 mechanic pits, 4 new furnaces, a new flat roof, and newly remodeled office
- One restroom with the ability to easily add a second
- Large parking area on the north side of lot

Lot Size	Building Size	Sale Price	Lease Rate	Availability
0.31 Acre	4,420 SF	\$495,000.00	\$11.00 PSF MG	Immediately

SITE DATA

Gas/Electrical:	Tenant	Lease Term:	5-10 Years	Zoning:	I-1
Sewer/Water:	Tenant	Lease Form:	Landlord's	Year Built:	1950
Janitorial/Maint:	Tenant			Ceiling Height:	8-9 Ft

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Lat/Lon: 41.2536/-95.8567

812 9th Ave Council Bluffs, IA 51501	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	11,100	56,286	110,935
2029 Projected Population	11,035	55,887	112,568
2020 Census Population	11,379	56,805	108,421
2010 Census Population	11,765	57,062	103,340
Projected Annual Growth 2024 to 2029	-0.1%	-0.1%	0.3%
Historical Annual Growth 2010 to 2024	-0.4%	-	0.5%
2024 Median Age	36.6	37.7	35.3
Households			
2024 Estimated Households	4,705	23,345	45,207
2029 Projected Households	4,660	23,088	46,096
2020 Census Households	4,573	23,027	42,498
2010 Census Households	4,622	22,797	39,091
Projected Annual Growth 2024 to 2029	-0.2%	-0.2%	0.4%
Historical Annual Growth 2010 to 2024	0.1%	0.2%	1.1%
Race and Ethnicity			
2024 Estimated White	82.9%	85.4%	75.4%
2024 Estimated Black or African American	2.7%	2.8%	6.7%
2024 Estimated Asian or Pacific Islander	1.5%	1.3%	1.9%
2024 Estimated American Indian or Native Alaskan	0.8%	0.7%	1.1%
2024 Estimated Other Races	12.0%	9.8%	14.9%
2024 Estimated Hispanic	13.6%	11.6%	18.6%
Income			
2024 Estimated Average Household Income	\$62,188	\$82,201	\$85,824
2024 Estimated Median Household Income	\$48,321	\$62,290	\$63,538
2024 Estimated Per Capita Income	\$26,384	\$34,285	\$35,391
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	6.4%	3.4%	5.7%
2024 Estimated Some High School (Grade Level 9 to 11)	10.8%	7.3%	6.9%
2024 Estimated High School Graduate	34.8%	34.8%	32.1%
2024 Estimated Some College	22.4%	22.1%	20.6%
2024 Estimated Associates Degree Only	9.8%	11.5%	9.4%
2024 Estimated Bachelors Degree Only	12.2%	14.0%	16.3%
2024 Estimated Graduate Degree	3.7%	6.9%	9.1%
Business			
2024 Estimated Total Businesses	675	2,064	4,234
2024 Estimated Total Employees	6,479	28,016	71,804
2024 Estimated Employee Population per Business	9.6	13.6	17.0
2024 Estimated Residential Population per Business	16.5	27.3	26.2