

Lease Rate NNN: \$11.00 PSF
CAM: \$6.35 PSF
\$2,500.00 Per Month

Property

Bay:	2 Floors
Main Floor:	1,730 SF
Ceiling Height:	14 FT
Entrances:	2
Basement:	1,760 SF
ADA Bathrooms:	2
Class:	"B" Space
Renovated:	2016
HVAC:	FHA & AC
Ceiling:	Open
Sprinklers:	Exposed Wet
Security System Available:	Yes
Parking:	On Street Metered Rear (Paved) 1,320 SF
Utilities:	Tenant Pays Trash incl. in CAM
Bus Route:	Yes
Zoning:	C-4
Interstate Access:	I-480 I-29 I-80
Minutes from Omaha	
Traffic:	14,516 VPD*
FEMA Zone:	AE

[Demographics >>](#)

	1 mile	3 miles
Population	12,626	53,263
Households	5,357	21,425
Median Age	38.70	39.80
Median HH Income	\$46,566	\$59,588
Daytime Employees	11,190	30,504

Demographics by CoStar®

Note: All measurements are approximate, not drawn to scale.

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Commercial

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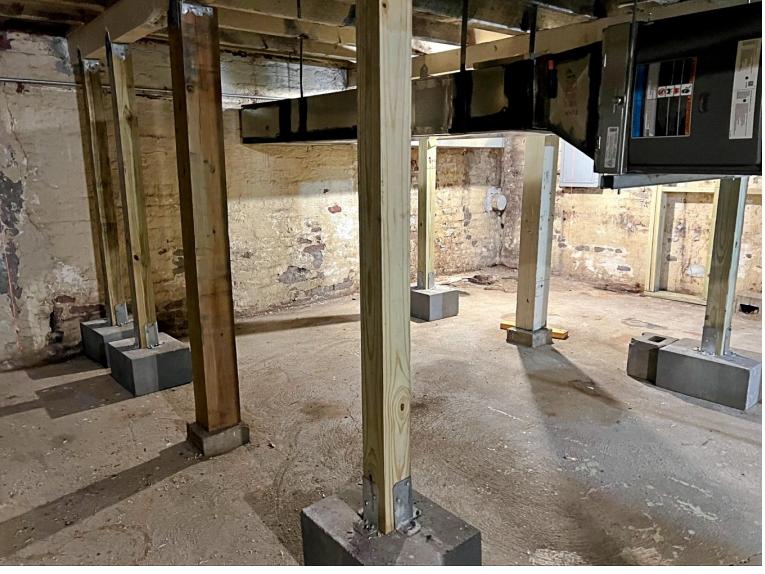
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COMMERCIAL

Retail/Office/Medical For Lease

148 W Broadway St

Council Bluffs IA 51503



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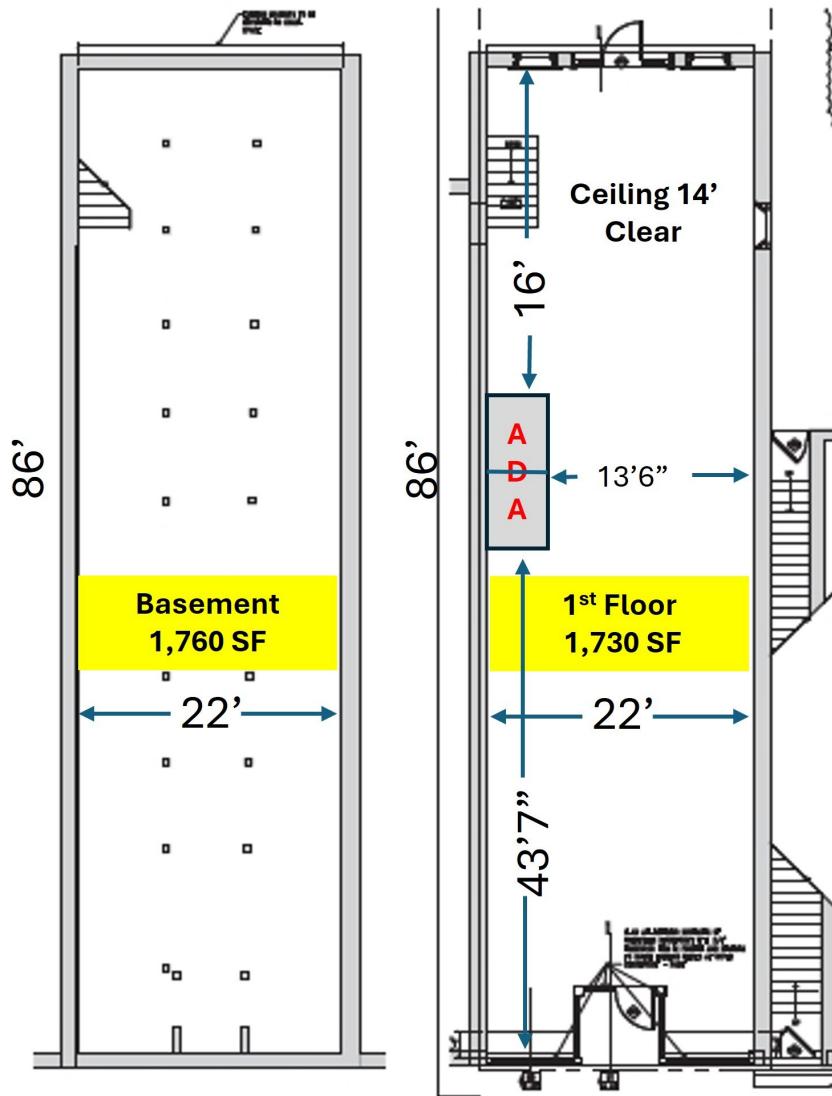
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Rear of Building



Front of Building

** Floor plan measurements are approximate and are for illustration purposes only.

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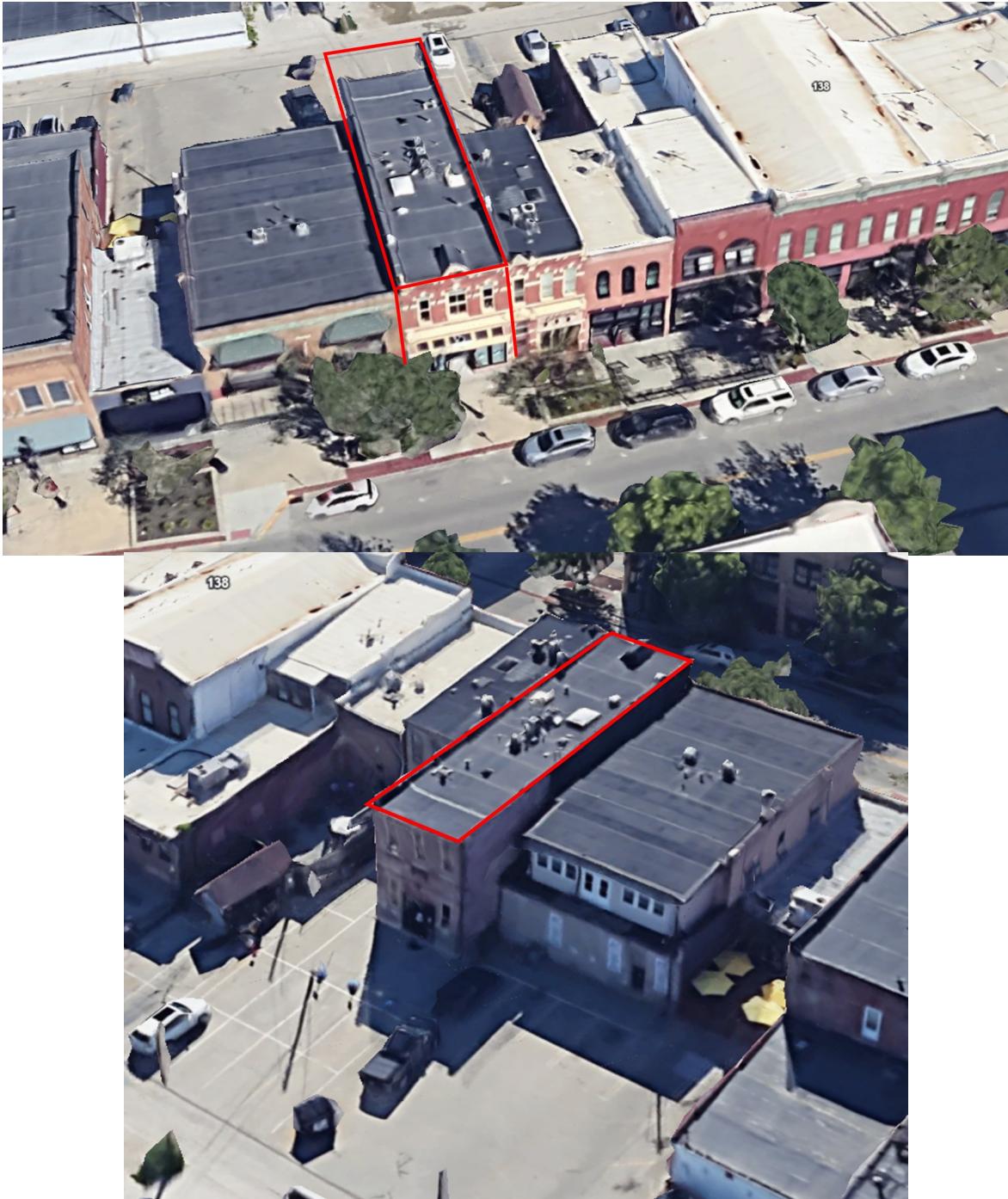
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