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12 Menard Dr
Council Bluffs, IA 51503

Prime Retail Space for Lease \$20/SF 2464 SF

TI AVAILABLE- NNN LEASE



HIGHLIGHTS

- 2464 SF Ready for Tenant Build Out
- Tenant Improvement Allowance Available
- Zoned P-C (Planned Commercial) – retail, medical, service, office
- 920 feet of frontage on Menard Dr – excellent exposure
- Located near high-traffic retailers and major roadways
- Ideal For: Medical / dental clinic , Fitness, Retail showroom, Specialty services or offices
- 1.23-acre lot with 53 on-site parking spaces
- Recently renovated in 2020/ 2025



Suite	Tenant	Floor	Square Feet	Rent Per SF (Annual)	Lease Type	Notes
1	Papa Murphy			\$0.00	NNN	Leased
2	Available	1	2,460	\$20.00	NNN	TI Available
4	Better Homes & Gardens	1		\$0.00	NNN	Leased

PROPERTY FEATURES

TOTAL TENANTS	3
BUILDING SF	8,960
GLA (SF)	2,464
LAND ACRES	1.23
YEAR BUILT	2005
YEAR RENOVATED	2025
ZONING TYPE	P-C (Planned Commercial)
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	53
CORNER LOCATION	Madison Ave & Bennett Ave
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2
CEILING HEIGHT	14' plus

NEIGHBORING PROPERTIES

NORTH	Security National
SOUTH	Hy-Vee
EAST	McDonald's
WEST	Burger King

CONSTRUCTION

FOUNDATION	Slab on Grade
PARKING SURFACE	Blacktop



Retail Hub

- Positioned within a thriving retail hub and surrounded by national brands such as McDonald's, Burger King and U.S. Bank

High Traffic Counts

- The site is conveniently accessible from major thoroughfares, including I-29 and I-80

Excellent Signage Opportunity

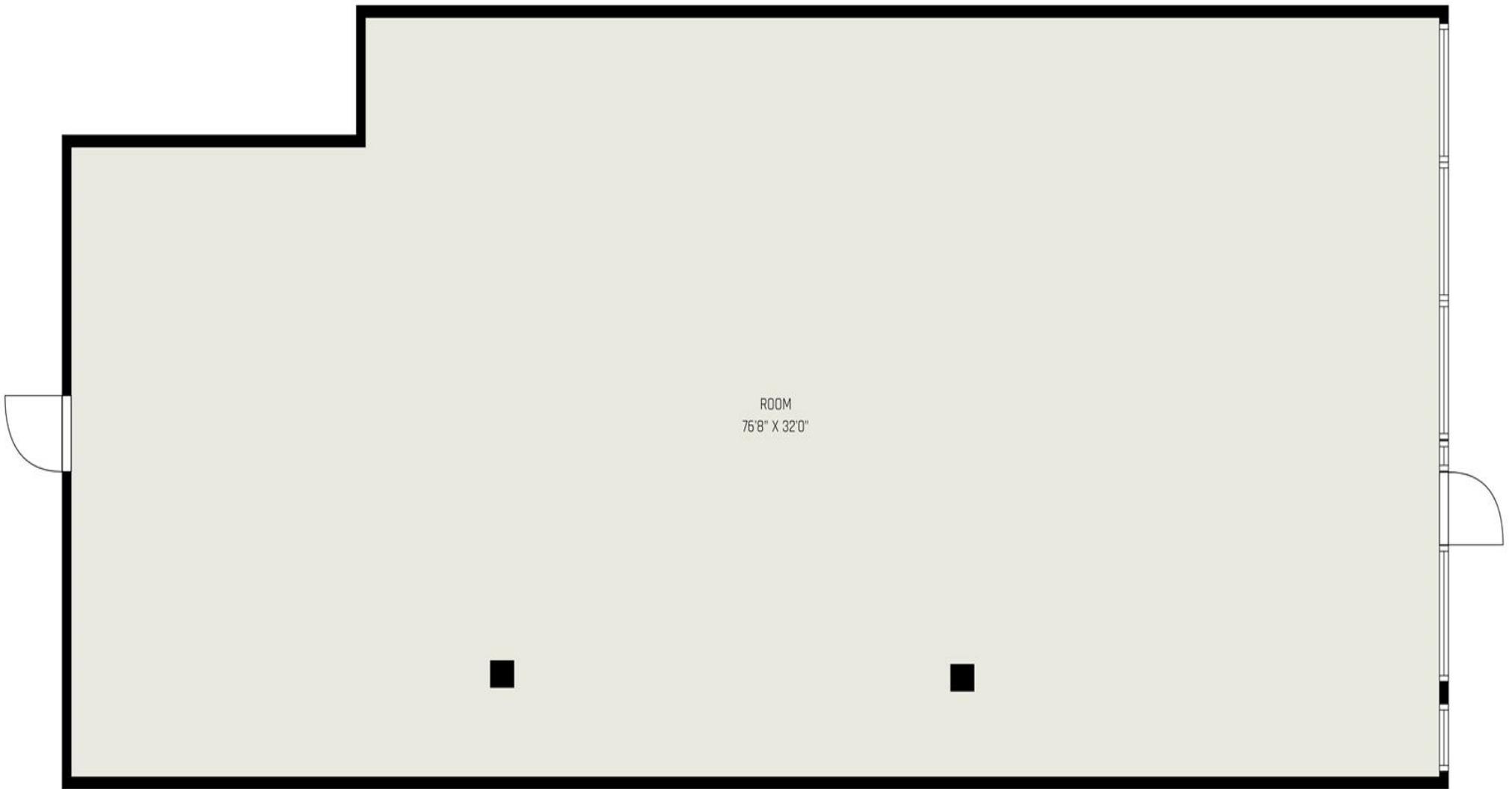
Ample On Site Parking

- 53 surface parking spots

Just off I-80 & Madison Exit

- The property is located in a bustling commercial area in Council Bluffs, IA, surrounded by a variety of retail stores including close proximity to Hy-Vee Grocery store

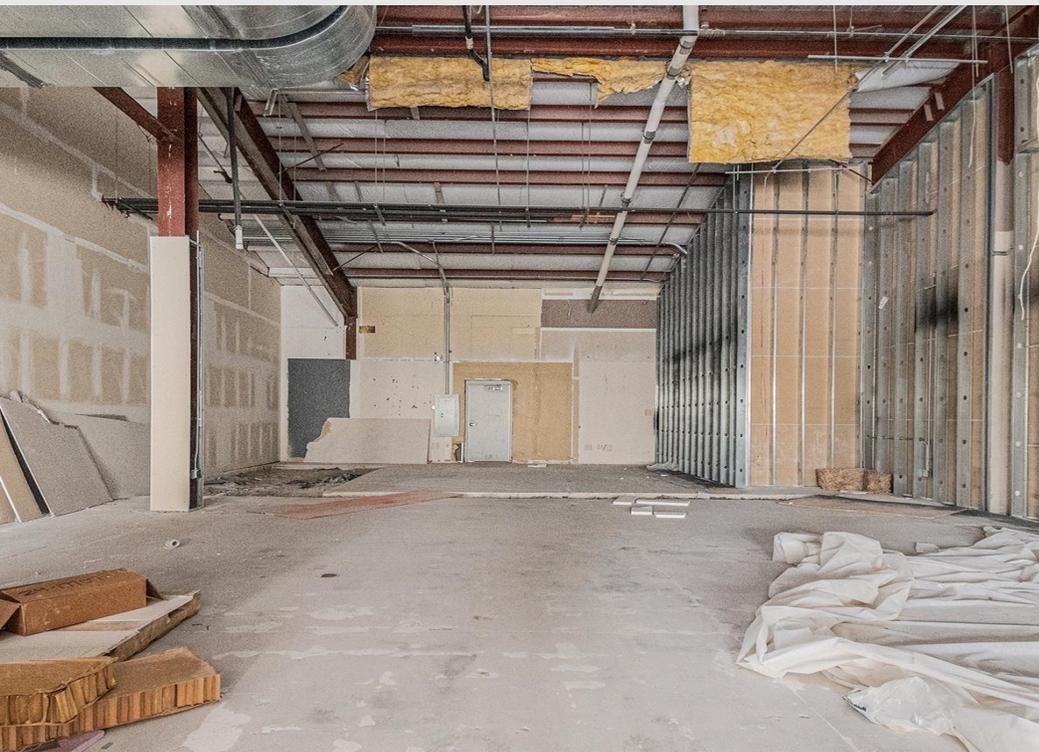




ROOM
76'8" X 32'0"









53 shared surface Parking spots

