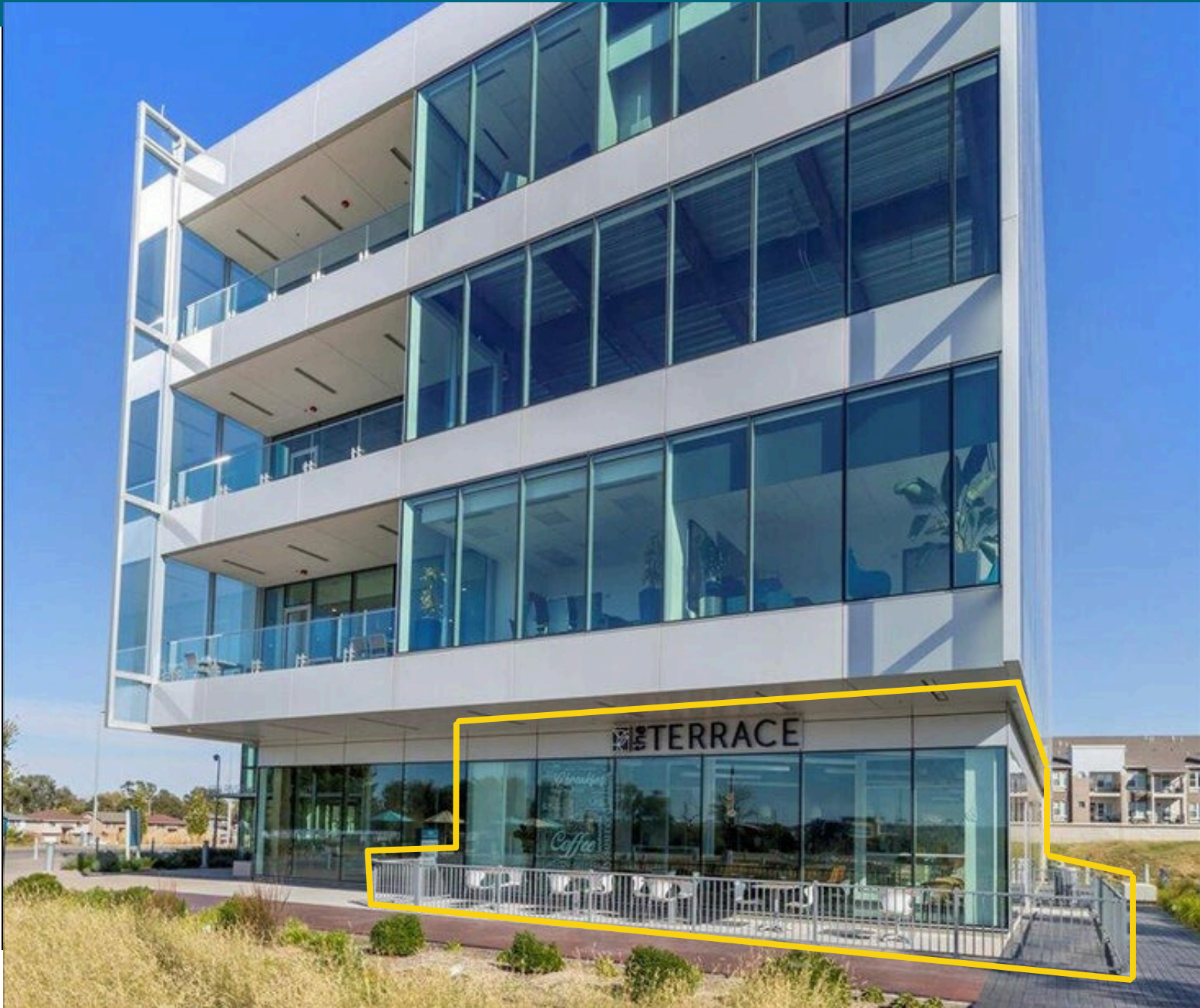




**HEARTLAND
PROPERTIES, INC.**

FOR SUBLEASE

**4201 RIVERS EDGE
COUNCIL BLUFFS, IA**



ADDRESS:

4201 Rivers Edge Suite 100
Council Bluffs, IA 51501

LEASE RATE

\$12 PSF + NNN \$14.22

SPACE AVAILABLE

2753 SF

PARKING

Adjacent Parking Garage

PROPERTY DETAILS



SITE DETAILS

Site Area: 2753 SF / Plus Patio
Zoning District: C-4 Commercial
Special Zoning: Opportunity Zone
Walking Score: Very Walkable
Transit Score: City Bus Available
Bike Score: Some Bike Infrastructure
Traffic Count: 40,850 VPD (41st ST/I-480)

OTHER FEATURES

All Equipment, Furnishings and Inventory Can be Included
Class A Main Floor Space
Turn Key Restaurant, Cafe, Bar or Pub
Covered and Uncovered Patio Seating
Modern High End Finishes
Rapidly Developing Location

RIVERS EDGE DETAILS

Evolution of River's Edge:

- Restoration (2007)
- Bob Kerrey Pedestrian Bridge (2008)
- Tom Hanafan River's Edge Park (2013)
- Loessfest (2013-2018)
- River's Edge Pavilion (2017)
- 4200 Office Building (2019)
- Several Apartments/ Townhomes/ Businesses (ongoing)
- Belles' Play Garden (2021)
- Woodland Restoration (2021)

Future Plans for River's Edge

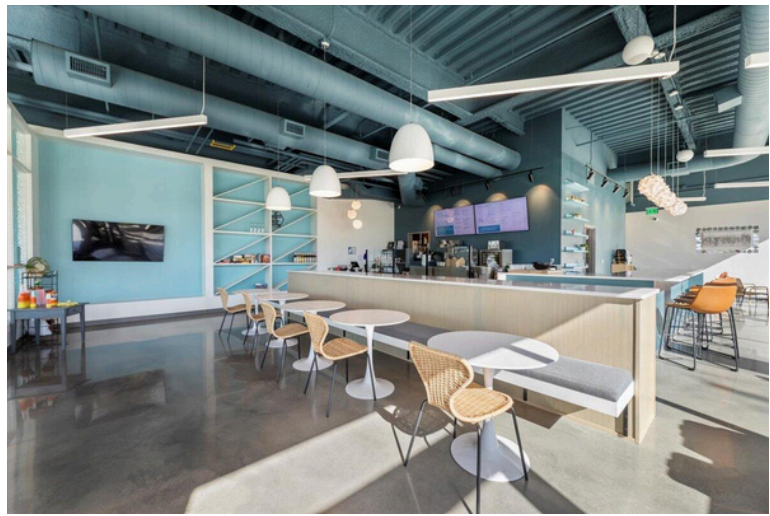
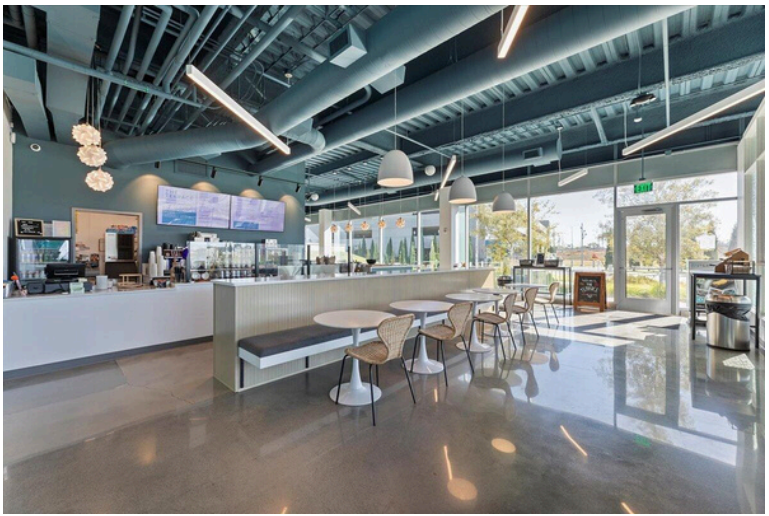
- Tree Top Walk (2025)
- Adventure Tower (2025)
- Pier (TBD)
- Dog Park (TBD)

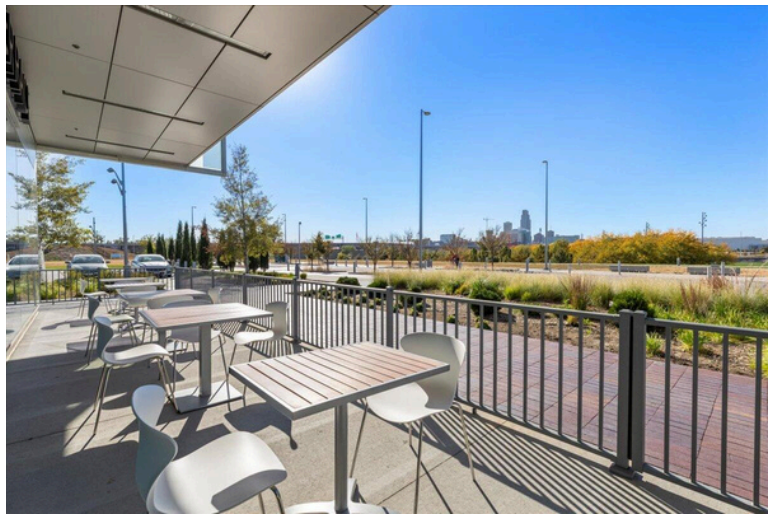
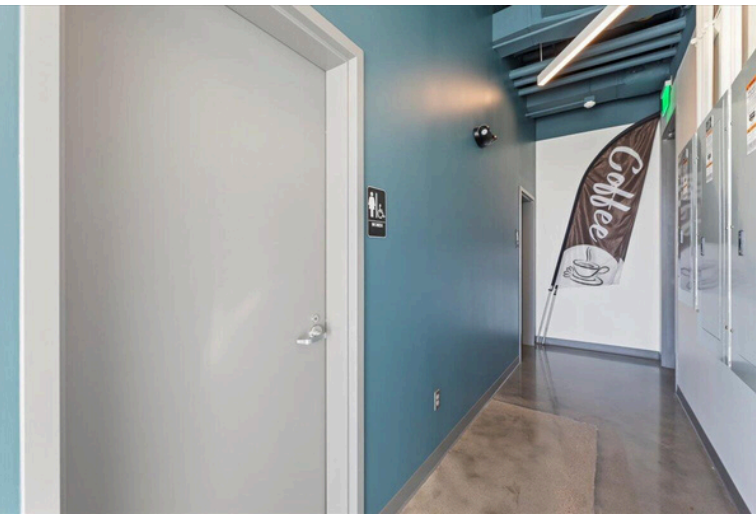
📞 402-690-2489

📞 402-516-6670

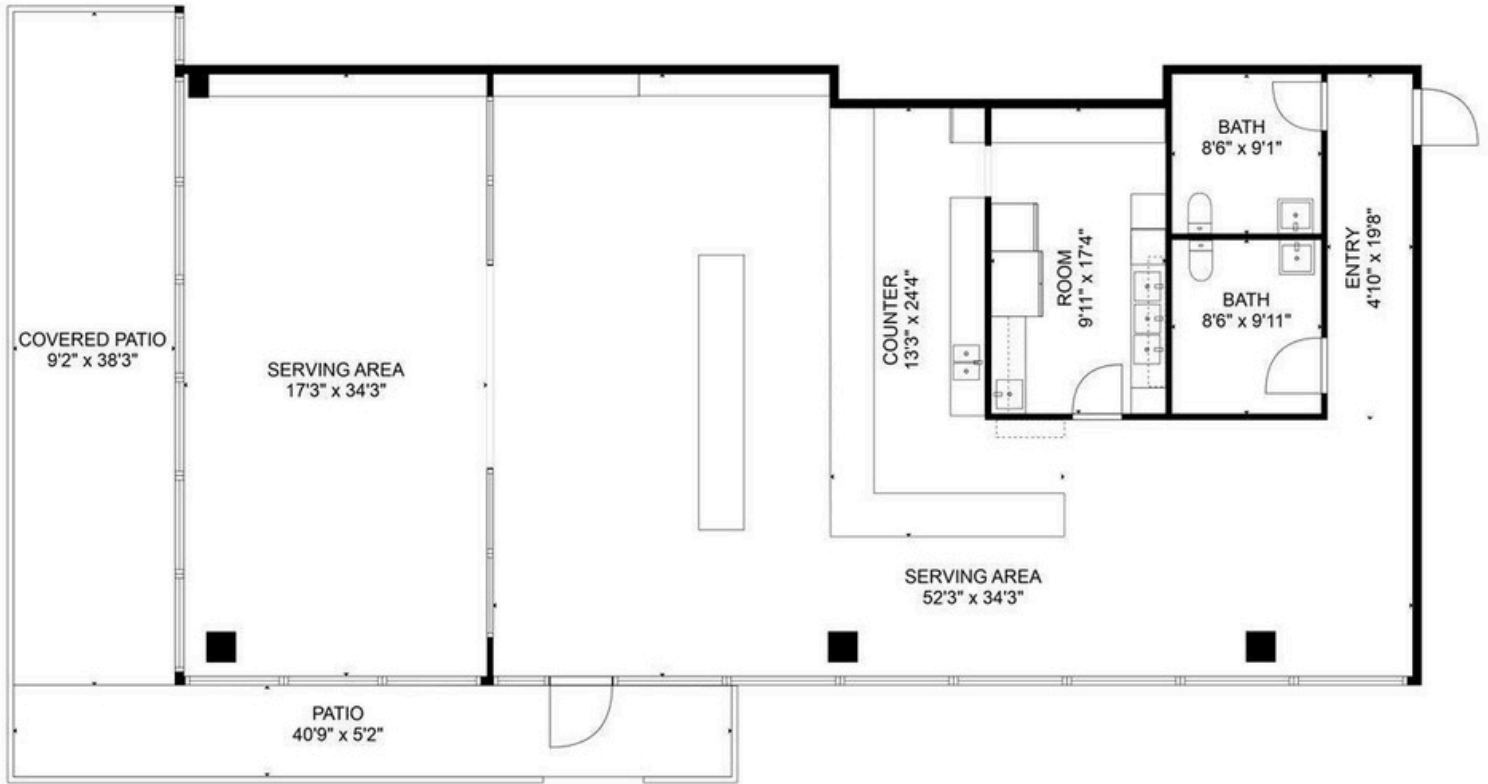
📱 @heartlandpropertiesinc

🌐 www.heartlandproperties.com





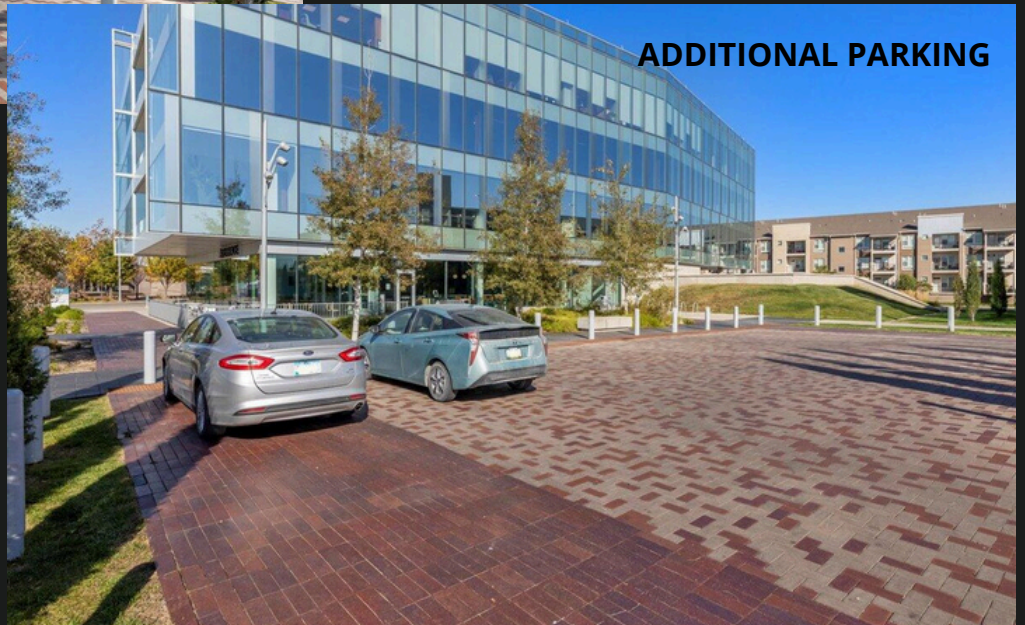
FLOORPLAN



PARKING GARAGE



ADDITIONAL PARKING



Ring of 3 miles



19

Bakers (Retail)



92

Bars and Pubs



40

Coffee Shops



0

Juice Bars



3

Doughnut Shops



9

Ice Cream Parlors



31

Pizza Restaurants



287

Other Restaurants

93,263

Population

38,245

Households

2.27

Avg Size Household

31.9

Median Age

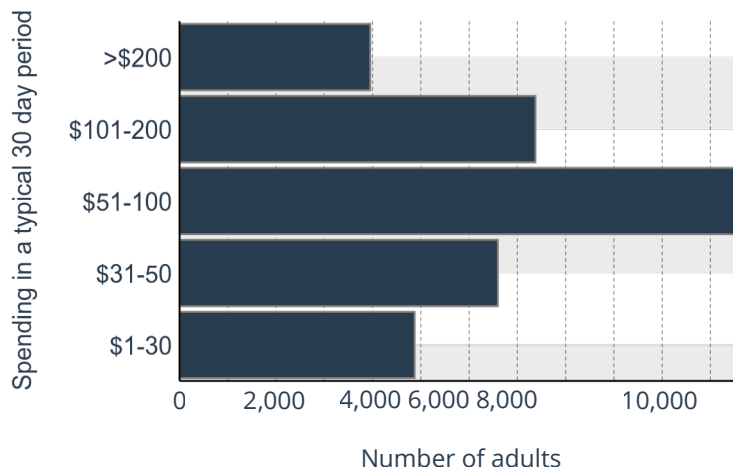
\$52,273

Median Household Income

\$172,766

Median Home Value

Family Restaurants Market Potential Annual Household Spending



\$2,595

Meals at Restaurants

\$472

Food & Drink on Trips

Local Business Summary

3,691

Total Businesses

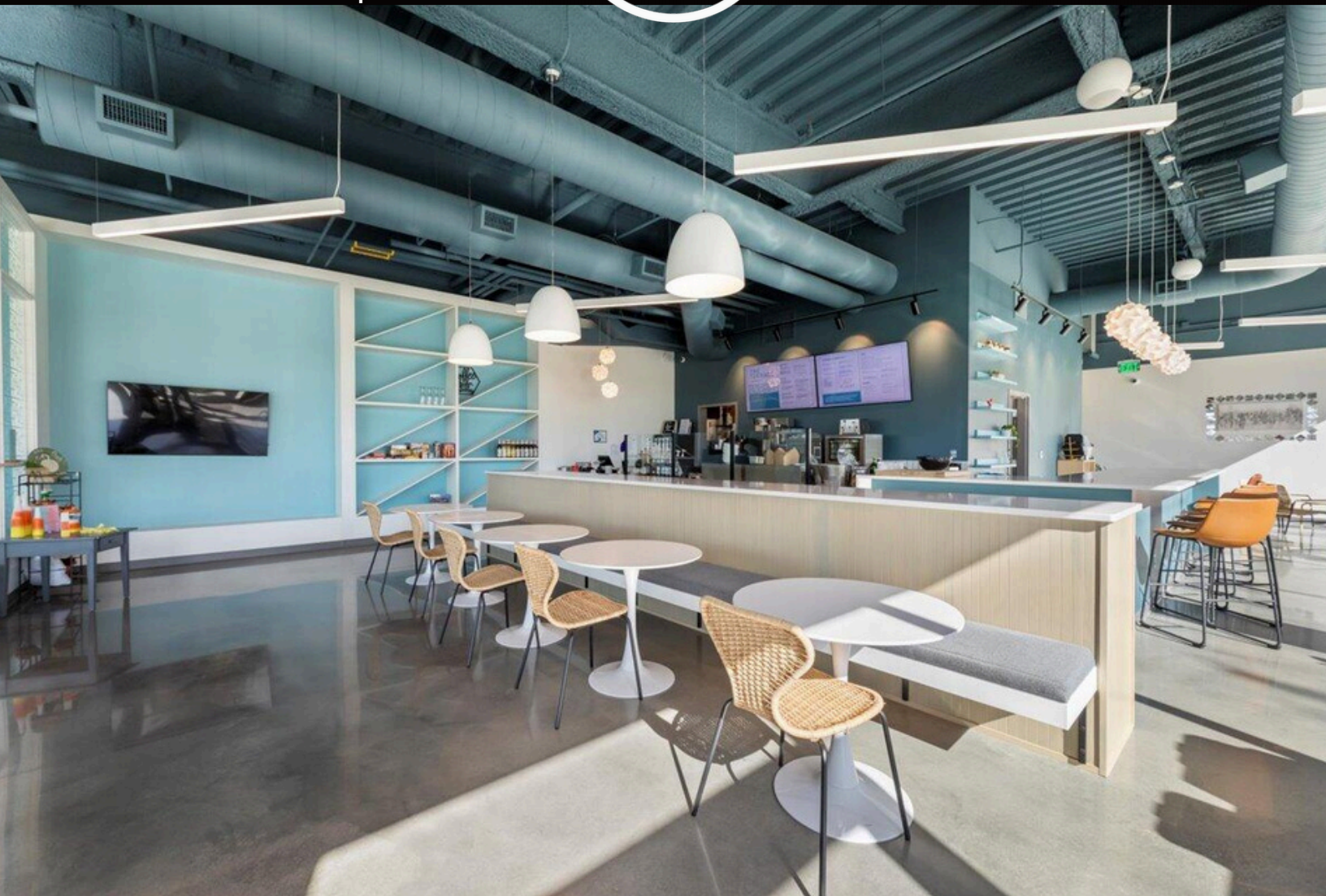
82,707

Total Employees

535 W BROADWAY SUITE 100
COUNCIL BLUFFS, IA 51503
712-325-0445
www.HeartlandProperties.com



**HEARTLAND
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**HEARTLAND
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Information contained herein is taken from sources deemed reliable. Every effort has been made to assure accuracy. However, the information is NOT guaranteed. Any item that you believe to be important regarding your decision to purchase or lease the subject property should be independently verified.

