



**HEARTLAND
PROPERTIES, INC.**

FOR LEASE

**HISTORIC
HUGHES IRONS
BUILDING**



ADDRESS:

157-2 W Broadway
Council Bluffs, IA 51503

SPACE AVAILABLE

1970 SF

LEASE RATE

\$12 PSF, NNN

ZONING

C-4 Commercial Dist.

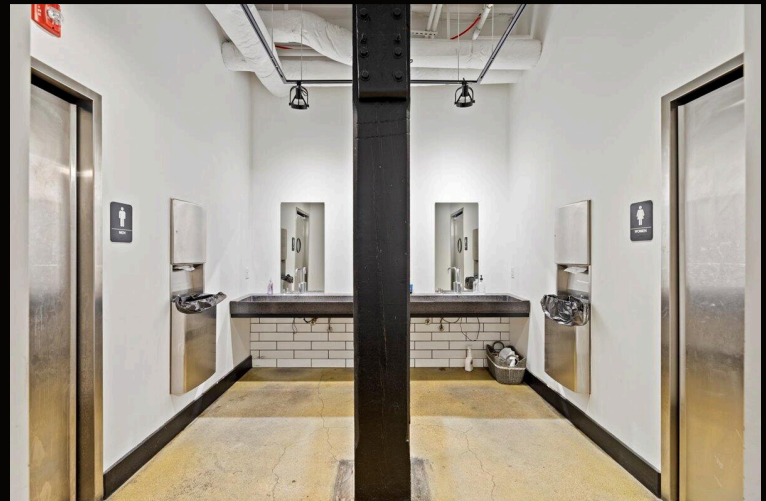
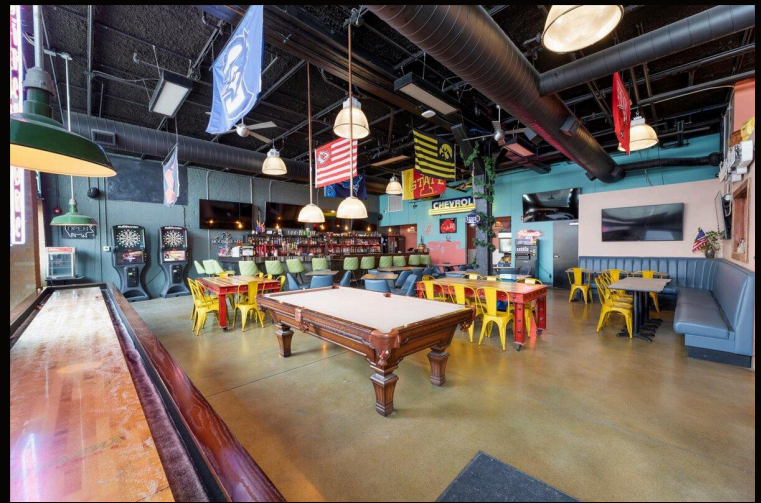
Property Highlights:

- High visibility on the bustling “One Hundred Block”
- Most recent user was a bar/lounge, but this blank canvas has potential for many use types.
- Lots of vehicle and foot traffic, easy access for pedestrians and motorists.
- Modern build-out with industrial / contemporary finishes



TRAFFIC COUNTS

This stunning contemporary industrial space in the historic Hughes Iron Building is one of a kind! Availability in the anchor property at the West end of the 100 Block in Downtown Council Bluffs is a rare opportunity to showcase your business concept and truly make a statement. This close knit and vibrant downtown district is filled with customers and community events making it a great location for your next big success! This unique space offers diversified opportunities for different uses. Previously a bar/lounge space, however fixtures have been removed leaving it as a blank canvas, Landlord is open to a diverse array of potential uses including office or retail.



*****The Council Bluffs One Hundred Block has been recognized as a hub for numerous community events. This historic area in Council Bluffs, Iowa, boasts a cluster of businesses, shops, and venues, making it a popular choice for festivals, markets, and various community gatherings. Local organizations frequently arrange events in this district, aiming to foster community engagement and support for local businesses.**



Scan QR code for virtual walk through



Learn more about the One Hundred Block



COUNCIL BLUFFS STATS

58,843

*EMPLOYEES
IN AREA*

36.3

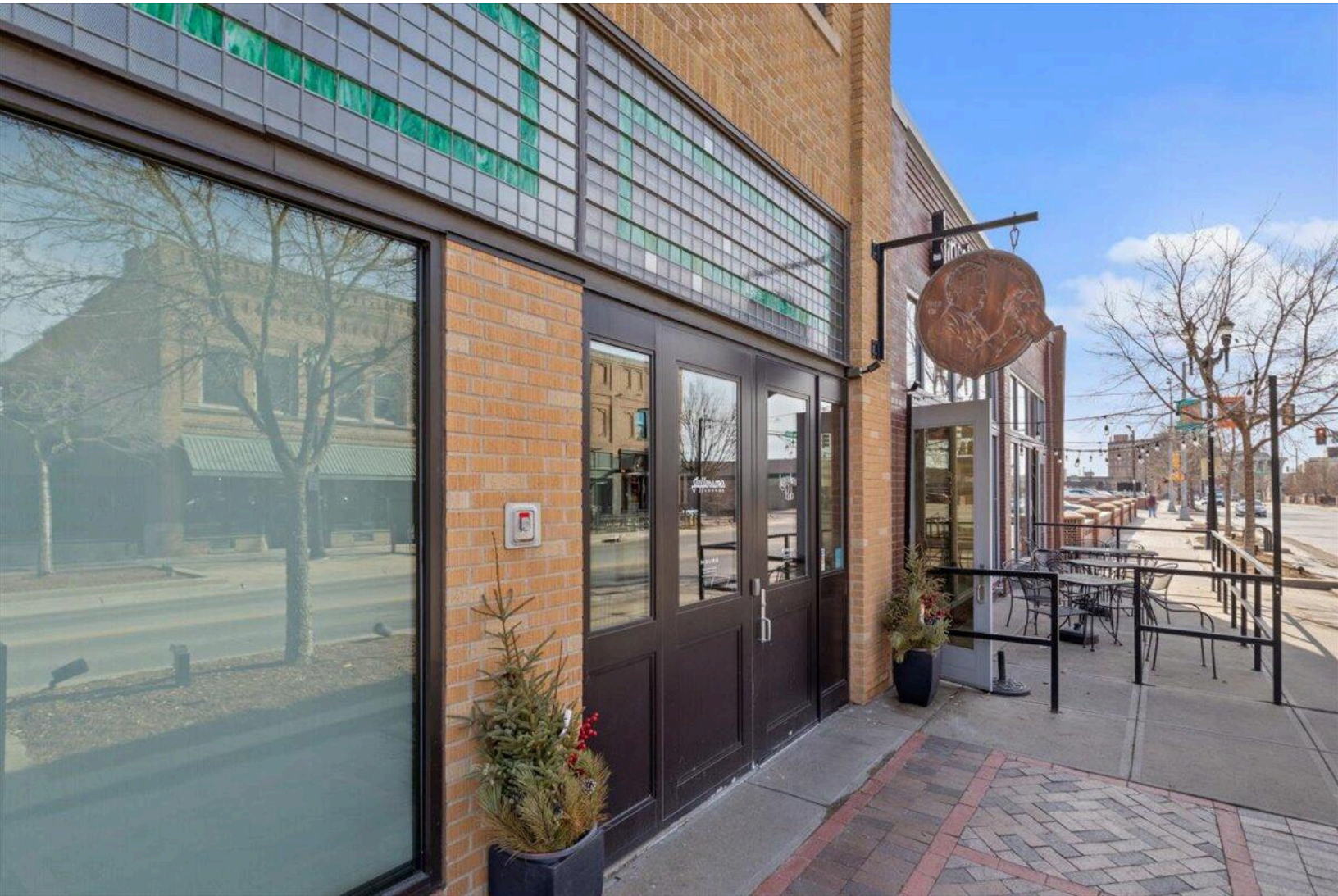
MEDIAN AGE

3,707

*BUSINESSES
IN AREA*

10,100

*VEHICLES
PER DAY*



CONTACT US

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PROPERTIES, INC.**

**HANWRIGHT
EDWARDS
GROUP**

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.

