

12 MENARD DR

12 Menard Dr | Council Bluffs, IA
FOR LEASE



PRIME RETAIL SPACE FOR LEASE \$20/SF 2464 SF

Lisa Marie Pringle
BHGRE Commercial
Realtor
(402) 660-9078
lisa.pringle@betteromaha.com
20150747



HIGHLIGHTS

- Flexible floor plan – ready for tenant buildout
- 1.23-acre lot with 53 on-site parking spaces
- Zoned P-C (Planned Commercial) – retail, medical, service, office
- Recently renovated in 2020/ 2025
- 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

Tenant

Papa Murphy

Better Homes & Gardens

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











