

# THE MARKETPLACE

3271 Marketplace Dr, Council Bluffs, IA 51501

**JUNIOR BOX SPACE  
AVAILABLE FOR LEASE  
OUTLOTS AVAILABLE FOR SALE**



**GOOGLE MAPS**

## FEATURES

- Roughly 2 million annual visitors to The Marketplace. *\*Data from Placer.ai*
- Join JCPenney, At Home, Petco, Texas Roadhouse, and other tenants at The Marketplace!
- Positioned at the SEC of Interstate 80 and 24th Street, this shopping center has exposure to over 50,000 VPD.
- Within 1/2 mile of Amazon Fulfillment Center with 500 employees.
- Nearby sporting venues such as the Council Bluffs Recreation and Soccer Complex, Iowa West Sports Plex/Field House, which draw thousands throughout the year for events.
- Major Behavioral Health Hospital (96-bed) planned in the area to open in 2026.

Suite / Lot	Space	Lease Rate Sale Price	Type	Available
A-3	20,000 SF	\$14.00 PSF	NNN	Immediately
A-7	15,000 SF	\$14.00 PSF	NNN	Contact Broker
Lot 2	0.75 AC / 34K SF Box	\$7.00 PSF	-	Immediately
Lot 5	3 Acres	\$8.00 PSF	-	Immediately
Lot 9	2+/- Acres	\$7.00 PSF	-	Immediately

## SITE DATA

<b>Gas/Electrical:</b>	Tenant	<b>Rent Escalator:</b>	TBD	<b>Zoning:</b>	P-C
<b>Sewer/Water:</b>	Tenant	<b>Lease Term:</b>	5-10 Years	<b>Year Built:</b>	2008
<b>Janitorial/Maint:</b>	Tenant	<b>Lease Form:</b>	Landlord's	<b>Ceiling Height:</b>	14+ Ft
<b>Finisher Allowance:</b>	TBD	<b>Total NNN:</b>	\$6.55	<b>Parking:</b>	5.00/1,000 SF

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# THE MARKETPLACE

3271 Marketplace Dr, Council Bluffs, IA 51501

The Lerner Company

BROKERAGE • DEVELOPMENT • MANAGEMENT  
TENANT REPRESENTATION • INVESTMENT SALES

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**CHAINLINKS**  
RETAIL ADVISORS



Google



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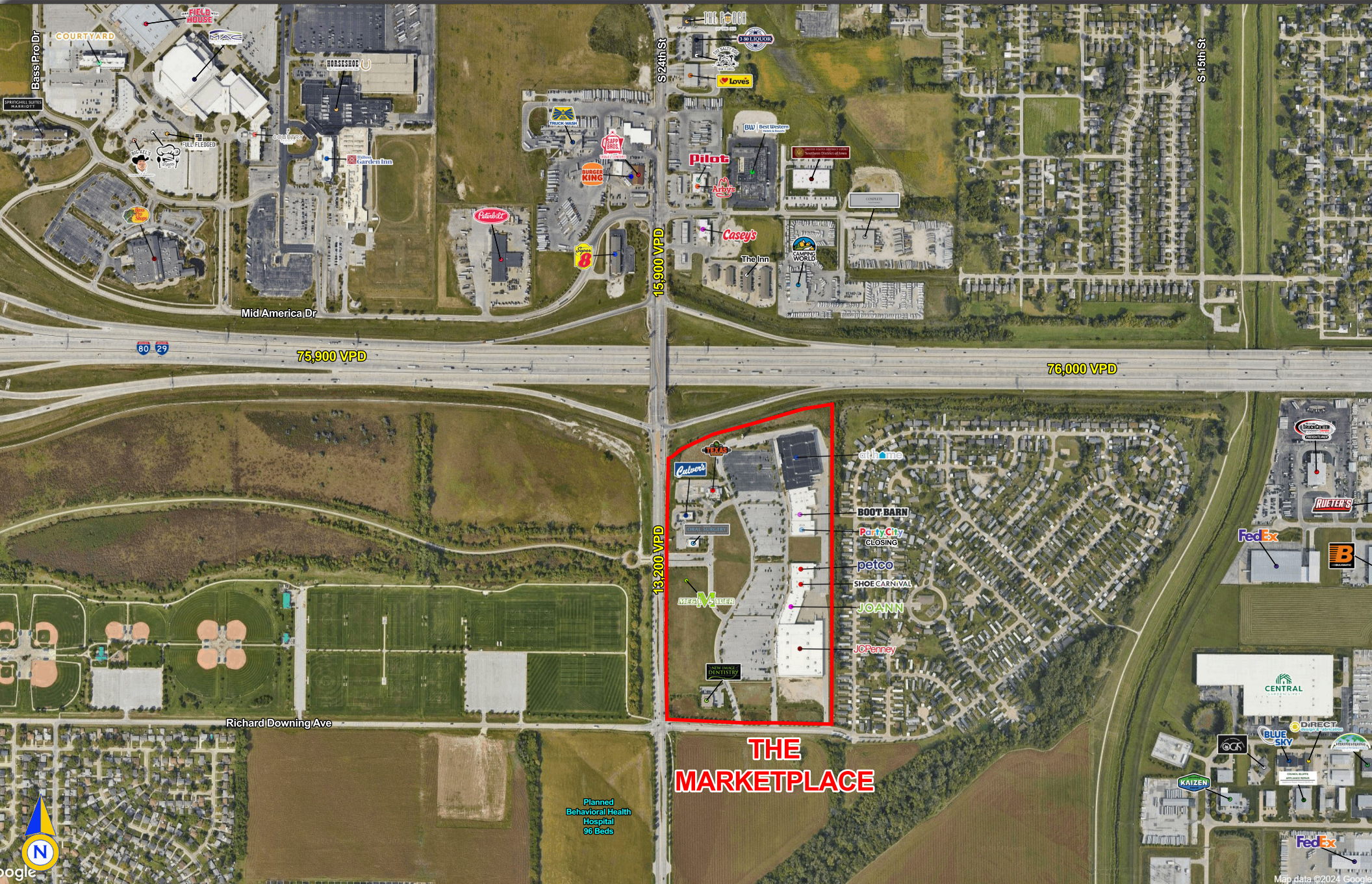
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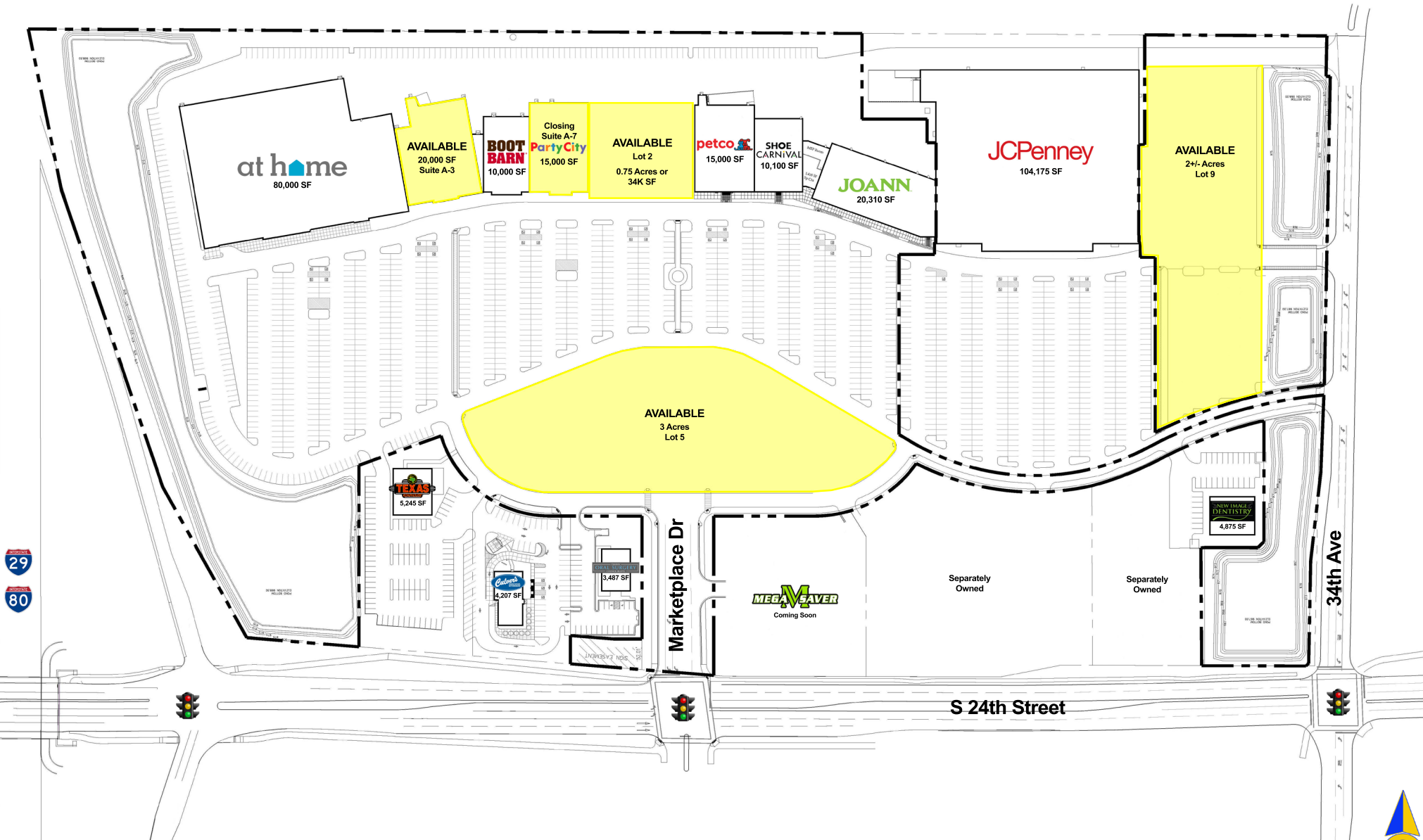
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Lat/Lon: 41.2297/-95.8759

3271 Marketplace Dr Council Bluffs, IA 51501	3 mi radius	10 mi radius	Pottawatt amie
<b>Population</b>			
2024 Estimated Population	44,578	461,871	93,440
2029 Projected Population	44,783	474,733	93,856
2020 Census Population	44,982	449,980	93,667
2010 Census Population	45,281	428,347	93,158
Projected Annual Growth 2024 to 2029	-	0.6%	-
Historical Annual Growth 2010 to 2024	-0.1%	0.6%	-
2024 Median Age	37.0	34.6	39.6
<b>Households</b>			
2024 Estimated Households	18,802	188,024	38,009
2029 Projected Households	18,860	195,107	38,021
2020 Census Households	18,285	178,140	37,284
2010 Census Households	18,053	166,391	36,774
Projected Annual Growth 2024 to 2029	-	0.8%	-
Historical Annual Growth 2010 to 2024	0.3%	0.9%	0.2%
<b>Race and Ethnicity</b>			
2024 Estimated White	82.6%	67.9%	88.7%
2024 Estimated Black or African American	2.4%	12.3%	2.0%
2024 Estimated Asian or Pacific Islander	1.4%	3.6%	1.1%
2024 Estimated American Indian or Native Alaskan	0.9%	1.0%	0.5%
2024 Estimated Other Races	12.7%	15.2%	7.6%
2024 Estimated Hispanic	15.2%	17.7%	9.0%
<b>Income</b>			
2024 Estimated Average Household Income	\$78,485	\$95,375	\$96,726
2024 Estimated Median Household Income	\$59,544	\$73,406	\$71,766
2024 Estimated Per Capita Income	\$33,183	\$39,043	\$39,522
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	3.1%	4.7%	2.3%
2024 Estimated Some High School (Grade Level 9 to 11)	8.9%	5.5%	6.0%
2024 Estimated High School Graduate	34.9%	26.3%	33.0%
2024 Estimated Some College	20.9%	21.5%	22.1%
2024 Estimated Associates Degree Only	10.9%	8.9%	11.6%
2024 Estimated Bachelors Degree Only	14.7%	21.1%	17.2%
2024 Estimated Graduate Degree	6.7%	12.0%	7.8%
<b>Business</b>			
2024 Estimated Total Businesses	1,722	14,465	3,389
2024 Estimated Total Employees	24,146	210,362	36,319
2024 Estimated Employee Population per Business	14.0	14.5	10.7
2024 Estimated Residential Population per Business	25.9	31.9	27.6