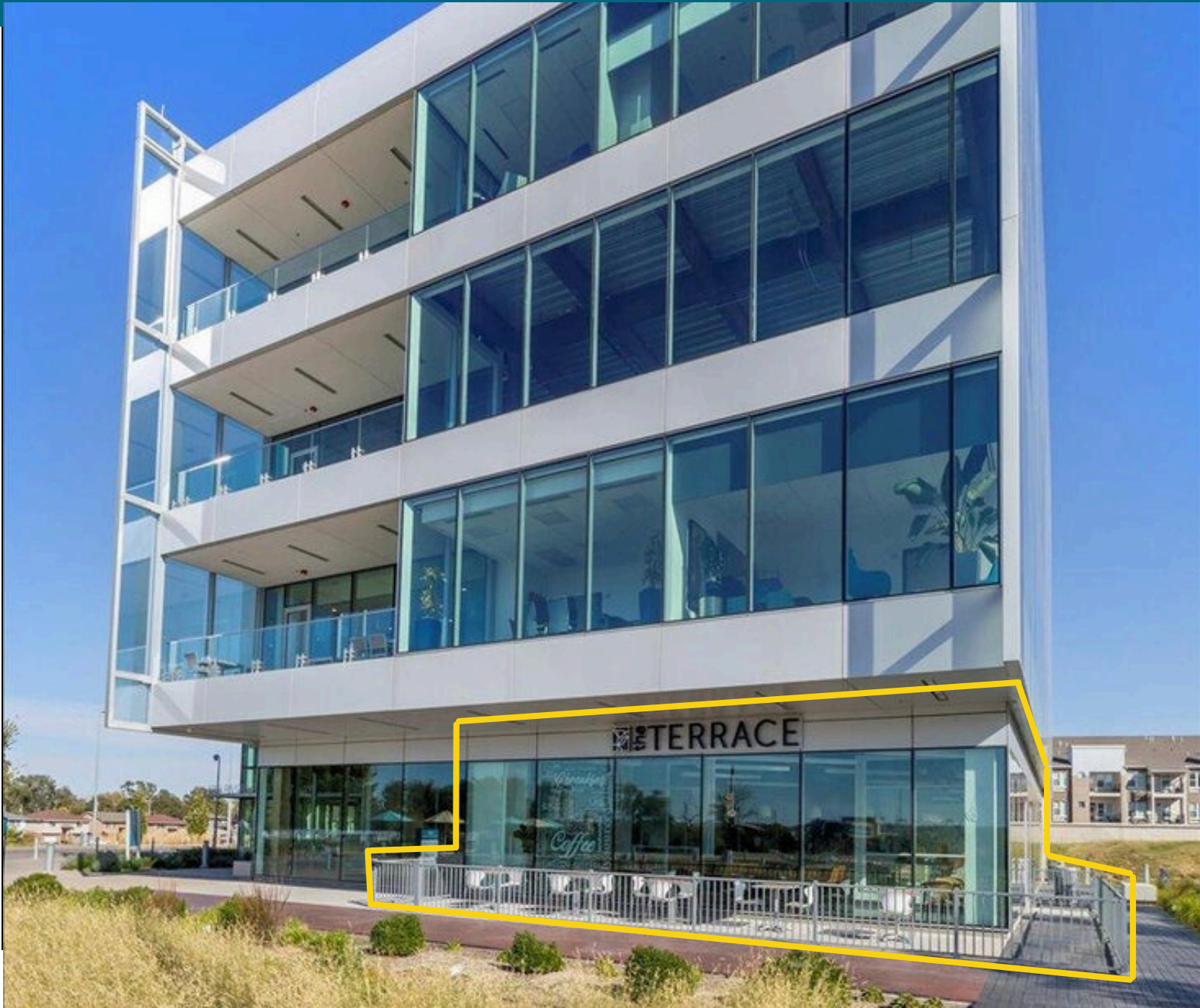




**HEARTLAND
PROPERTIES, INC.**

FOR SUBLEASE

**4201 RIVERS EDGE
COUNCIL BLUFFS, IA**



ADDRESS:

4201 Rivers Edge Suite 100
Council Bluffs, IA 51501

LEASE RATE

\$12 PSF + NNN Escallating

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

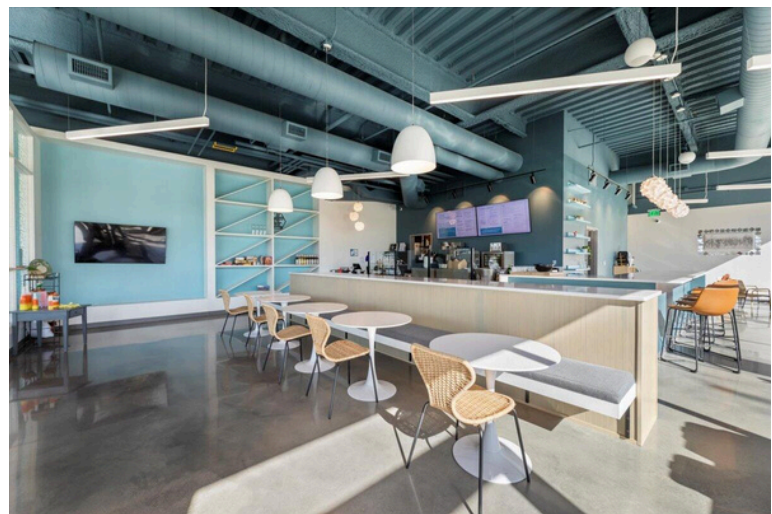
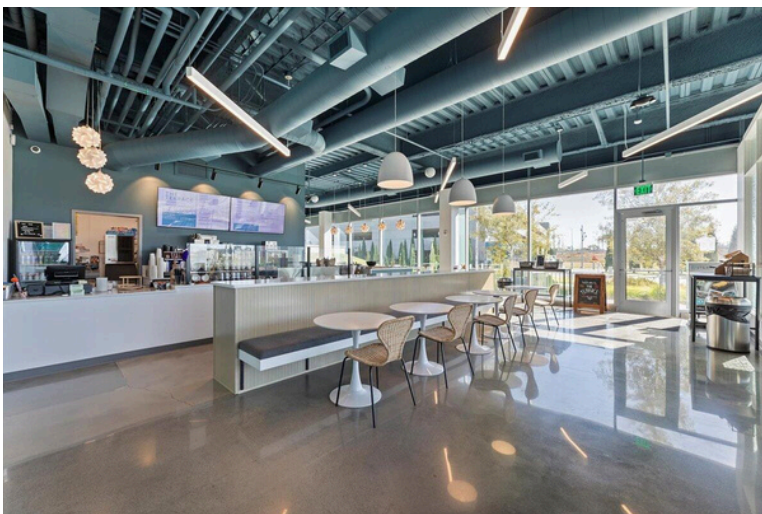
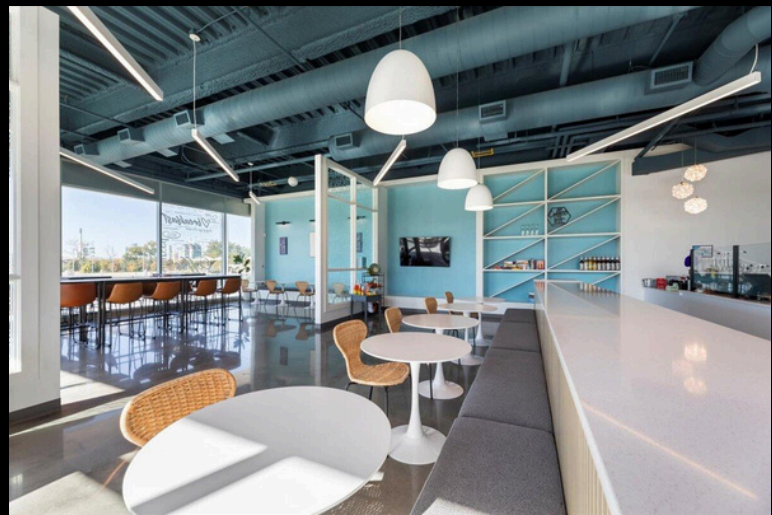
- Tree Top Walk (2025)
- Adventure Tower (2025)
- Pier (TBD)
- Dog Park (TBD)

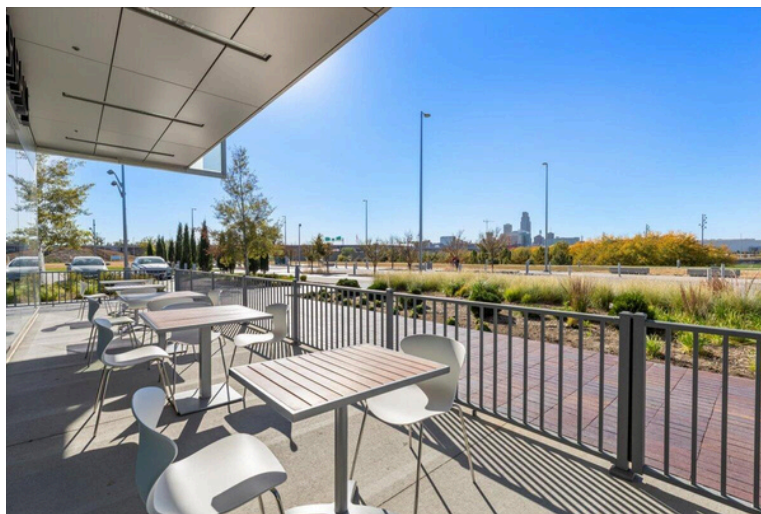
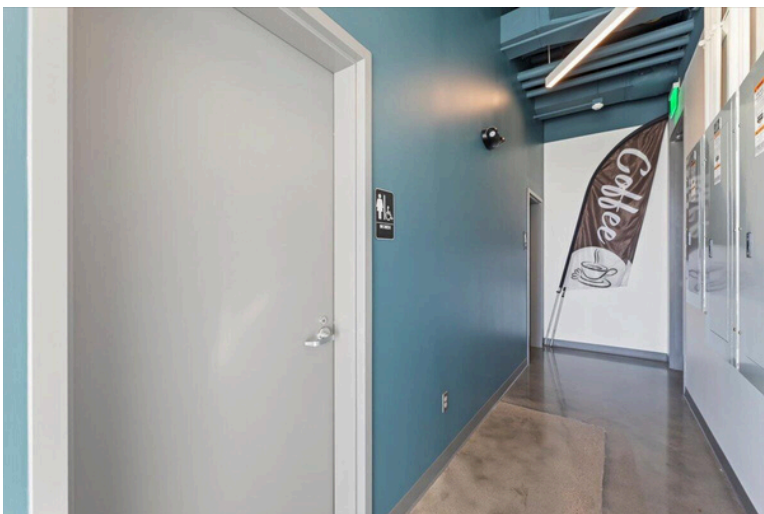
📞 402-690-2489

📞 402-516-6670

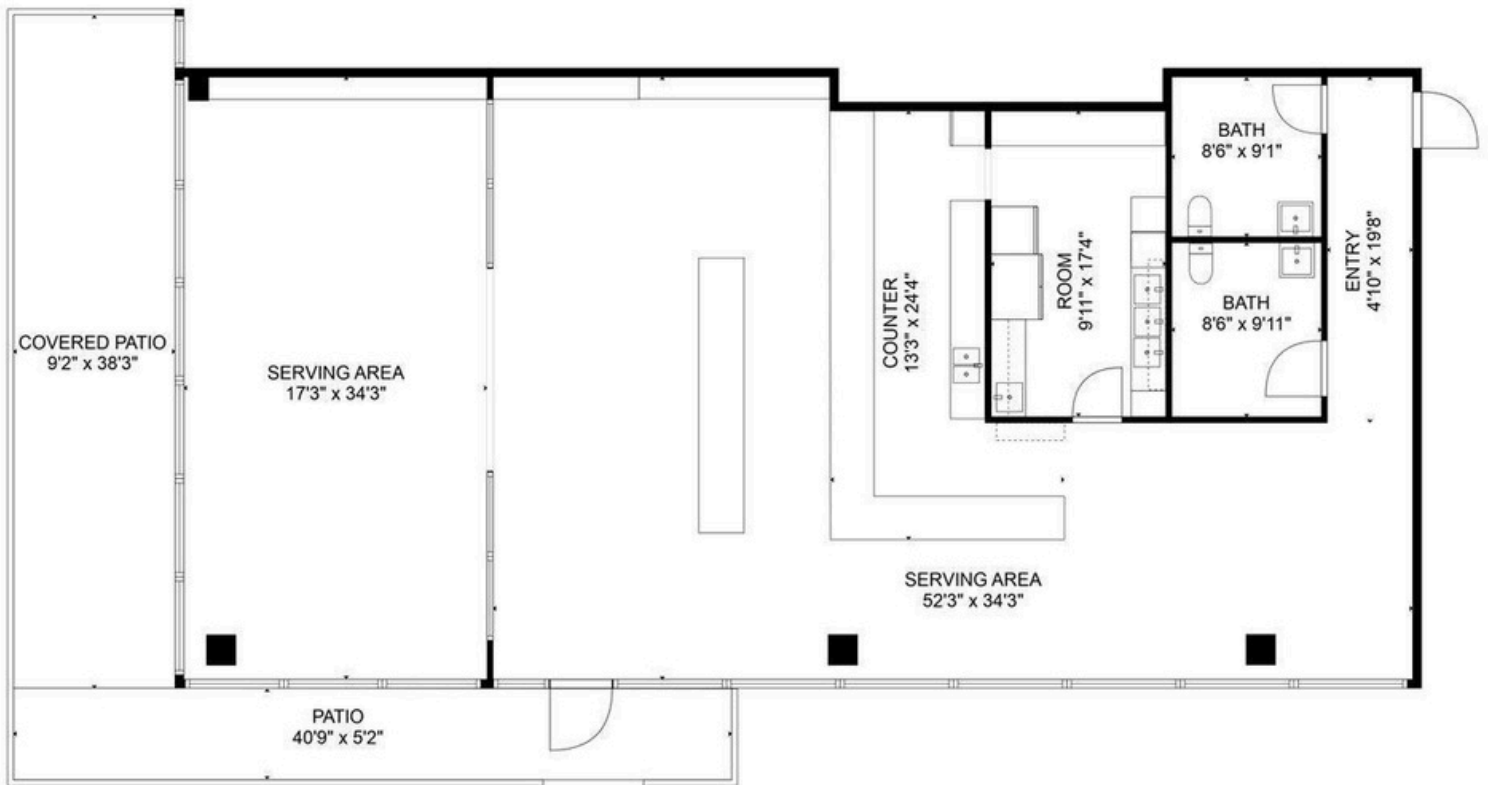
📱 @heartlandpropertiesinc

🌐 www.heartlandproperties.com





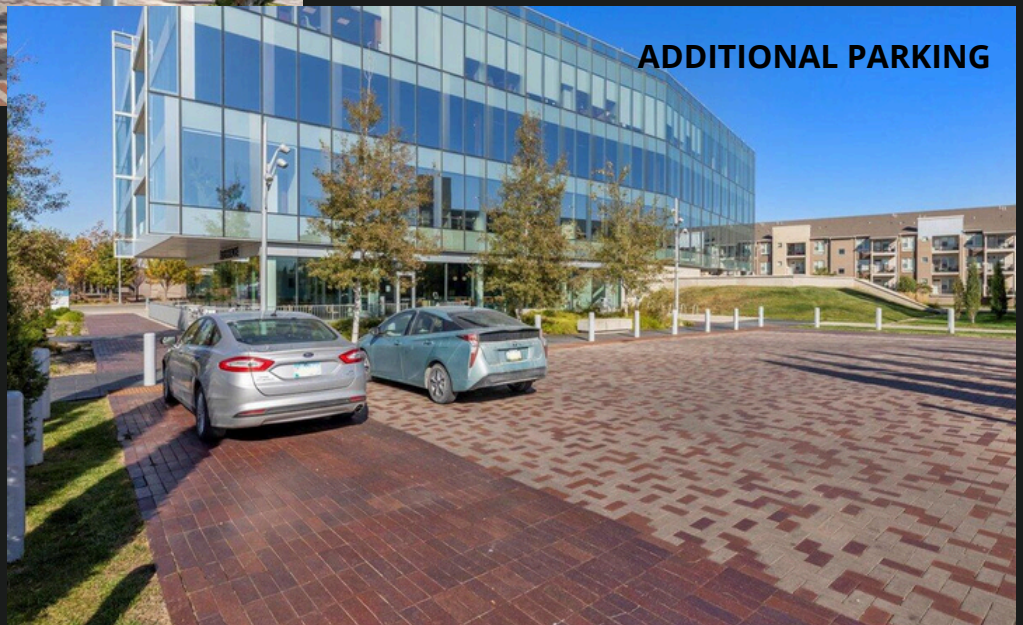
FLOORPLAN



PARKING GARAGE



ADDITIONAL PARKING



**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**

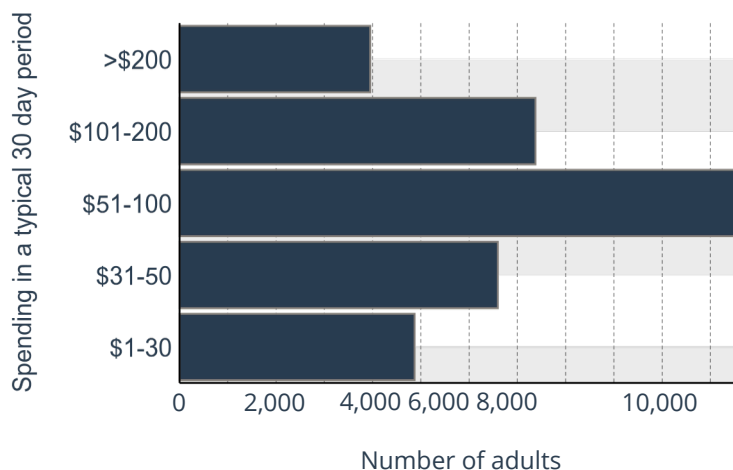
Population

38,245

Households

2.27Avg 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

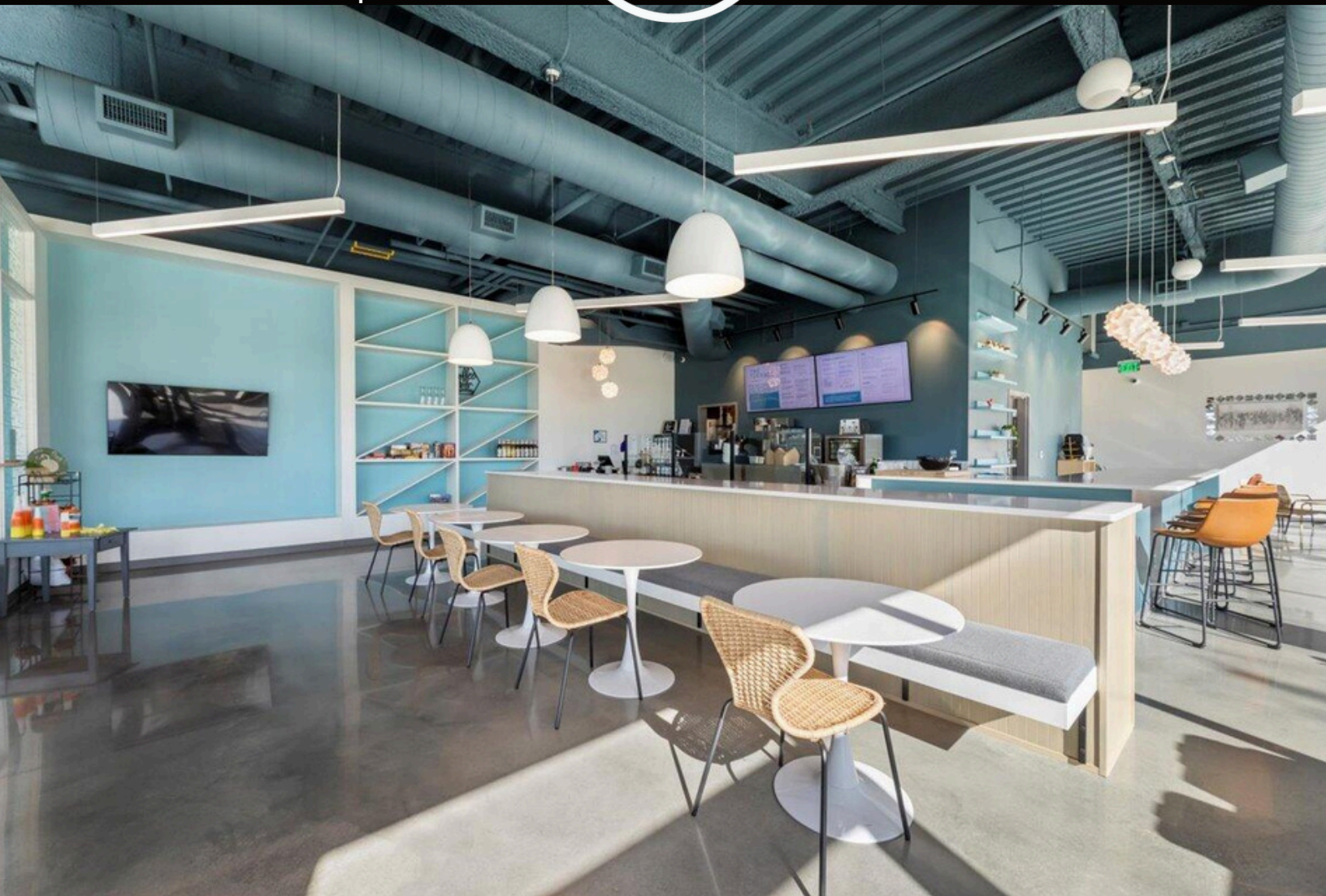
Local Business Summary

3,691Total
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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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.

