



1235 E Pierce Street | Council Bluffs, IA 51503

\$498,000.00

Property Features

- Former Pizza Hut for sale in Council Bluffs, IA
- Former restaurant with hood in place
- Prime location just off E Kanesville Blvd
- Close to CHI Health Mercy Hospital, Methodist Jennie Edmundson Medical Plaza and Methodist Physicians Clinic as well as schools, YMCA, apartments and neighborhoods

13321 California Street, Suite 105
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Trenton B. Magid

Executive Vice President
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ADDRESS	SIZE (SF)	ASKING PRICE
1235 E Pierce Street, Council Bluffs, IA	2,420 SF	\$498,000.00

BUILDING DETAILS

Building Size	2,420 SF
Tenancy	Single
Year Built / Renovated	1968 /
Zoning	C-2
Lot Size	.29 AC
Parking Spaces	24
Traffic Count	4,920

LOCATION DETAILS

Market	Omaha / Council Bluffs
Submarket	Council Bluffs
County	Pottawattamie
Cross Streets	E Pierce & North Ave
Nearest Interstate	I-80

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	3,865	18,347	28,669
Total Population	9,138	45,674	75,530
Average HH Income	\$83,170	\$92,842	\$92,081



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