



## I-80 & MADISON AVENUE

### 1839 MADISON AVENUE COUNCIL BLUFFS, IA

- Ground Lease - 1 Acre Pad Site Available
- Located on the Southeast corner of Interstate 80 & Madison Avenue
- Across from the new Menard's redevelopment center
- Direct access to Madison Avenue & Interstate 80 at a signalized intersection
- Average Daily Traffic: 30,850 VPD
- Call Broker For Pricing

#### DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION:	4,712	40,187	70,166
AHH INCOME:	\$134,166	\$94,309	\$92,223
AGE:	40.9	38.7	38.5

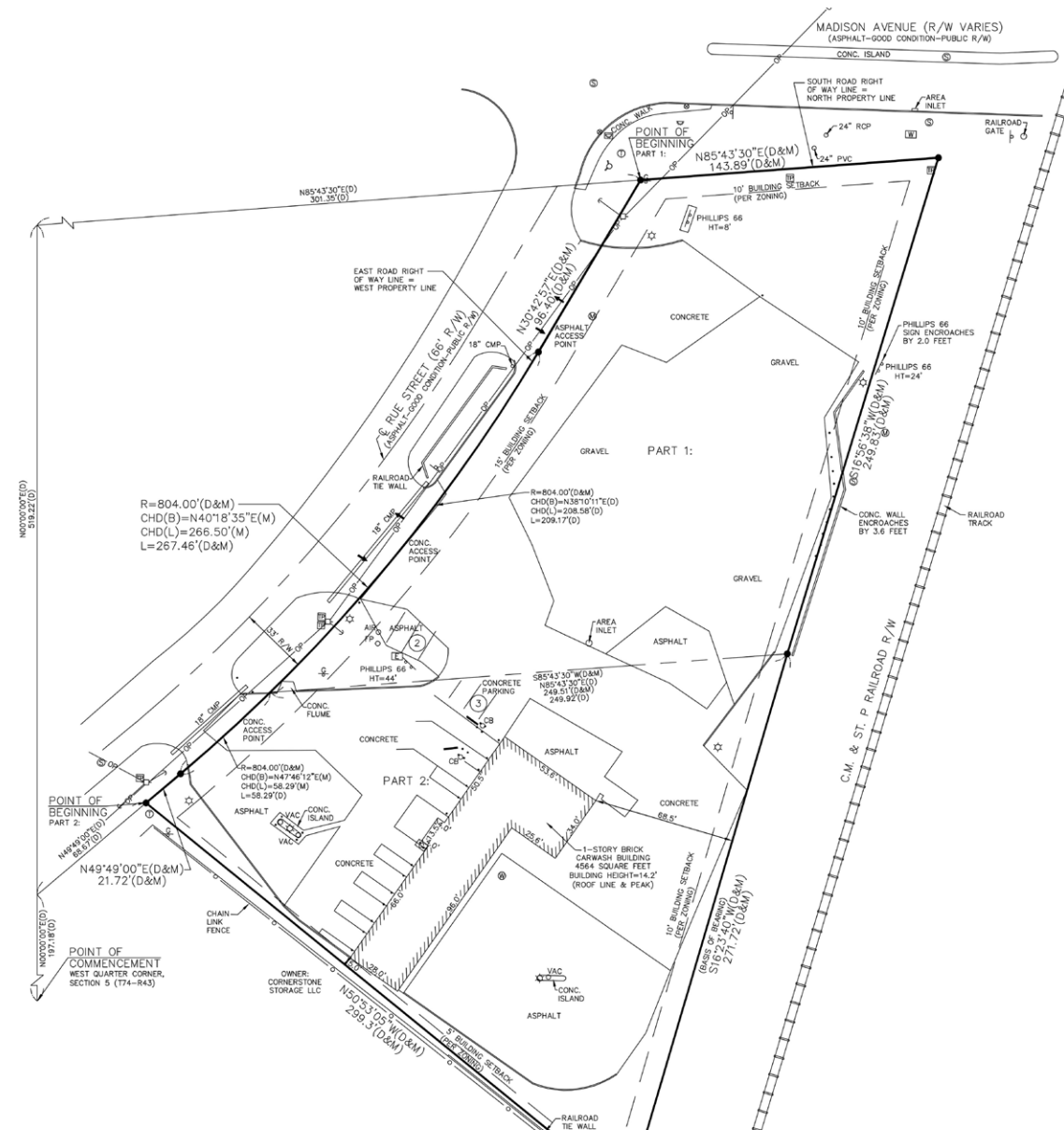




1839 Madison Avenue | Council Bluffs, IA







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