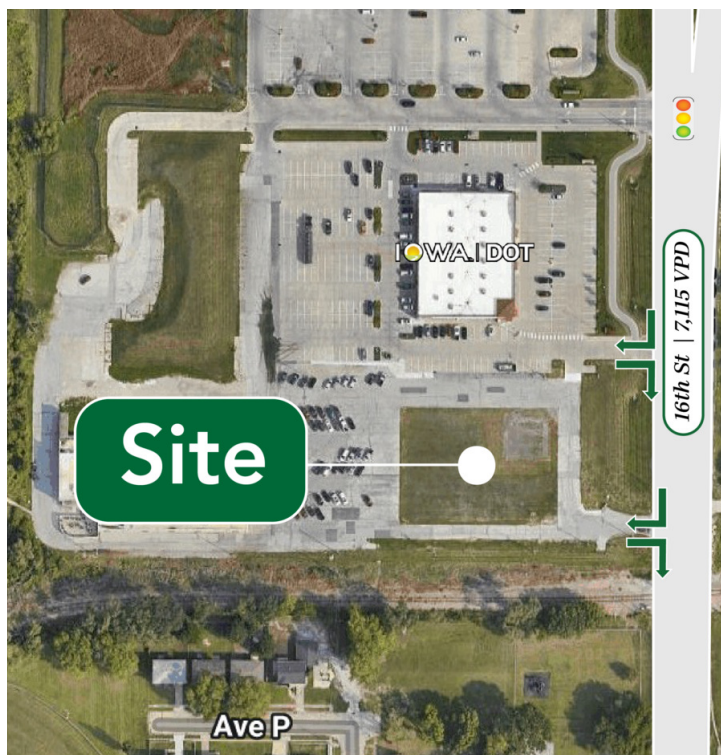


# WALMART OULOT

1702 N 16th St, Council Bluffs, IA 51501

## PROPERTY SUMMARY



## PROPERTY DESCRIPTION

This prime commercial lot offers an exceptional opportunity for development, strategically positioned near HWY 29 and anchored by a Walmart Supercenter. Located by a busy highway with 7,115 vehicles per day, this pad-ready site is zoned for a variety of uses. Featuring an impressive 264-feet of frontage, the lot ensures maximum exposure for any business. Expansion potential is available with additional acres nearby, providing flexibility for future growth.

## PROPERTY HIGHLIGHTS

- Prime retail-pad investment opportunity
- Out lot to high performing Walmart
- Expansion potential is available with additional acres nearby

## OFFERING SUMMARY

Sale Price:	Contact for Pricing
Lease Rate:	Negotiable
Lot Size:	1.51 Acres



ACCESS Commercial, LLC

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**AMBER OLSON**

Senior Broker Associate

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# WALMART OULOT

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## RETAIL MAP



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## LOCAL AERIAL



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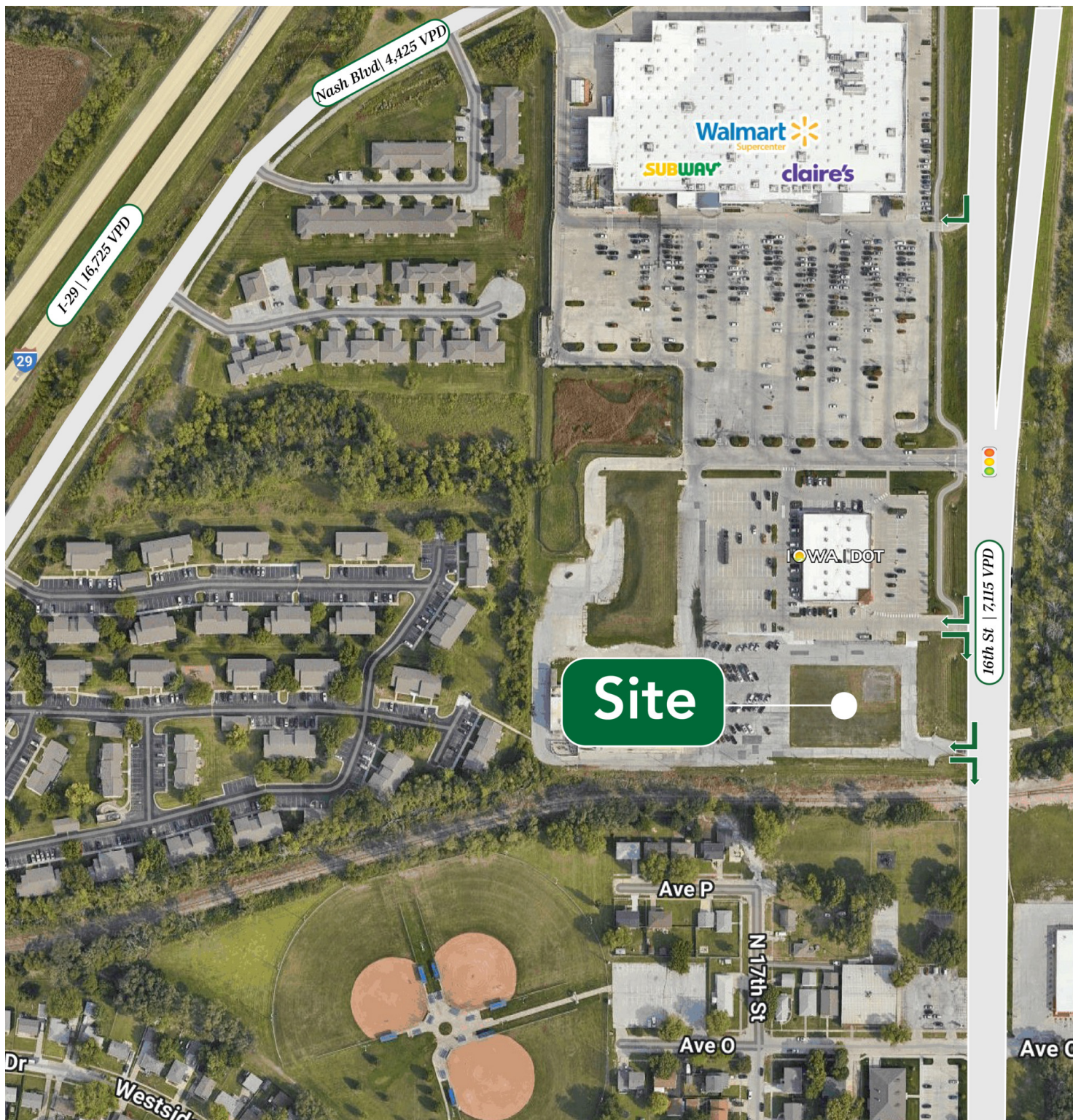
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## SITE



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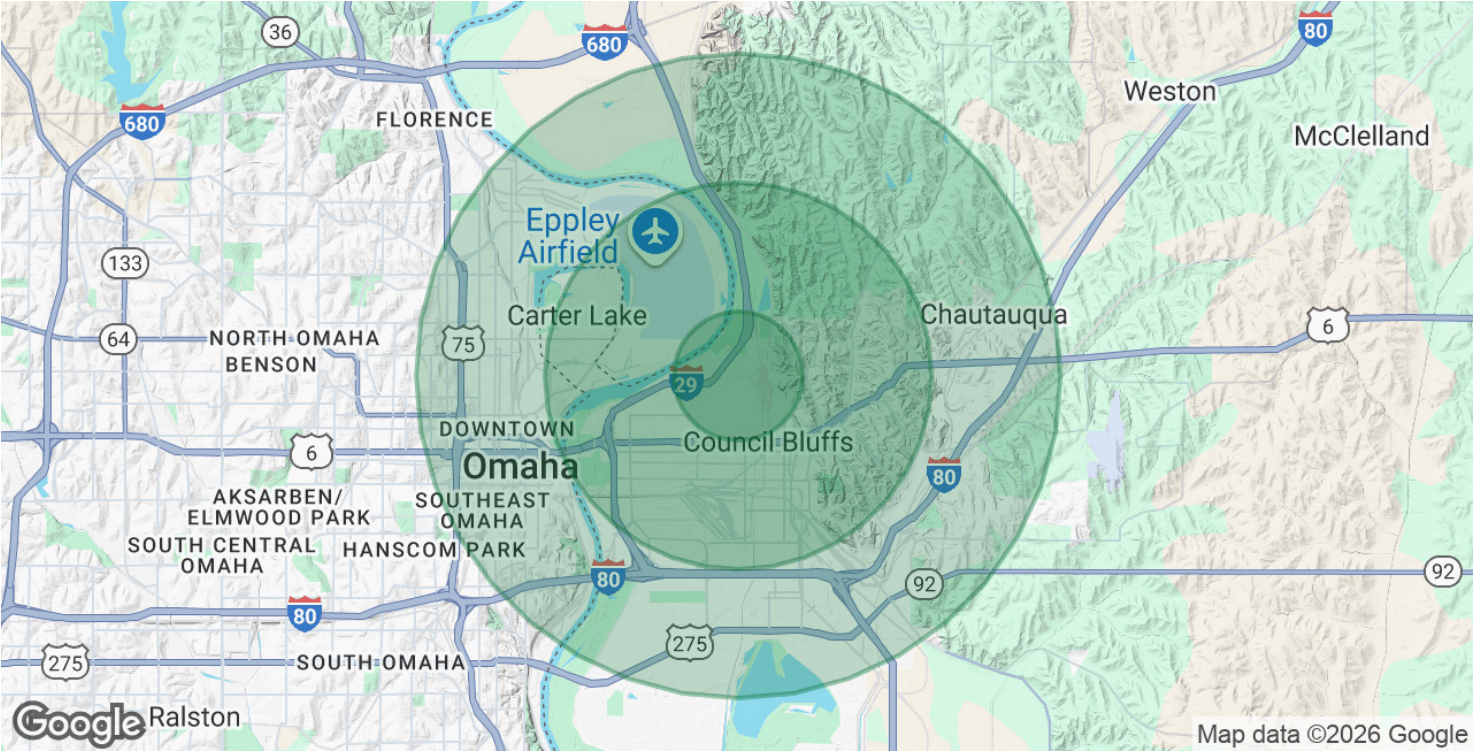
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## DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,996	51,614	122,231
Daytime Population	4,137	45,336	158,489
Employees in Area	3,497	25,412	60,448

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,854	20,689	48,775
Average HH Income	\$77,032	\$74,450	\$72,985
Median HH Income	\$61,640	\$60,377	\$56,620

Demographics data derived from AlphaMap



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## LISTING TEAM



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## PROFESSIONAL BACKGROUND

Amber brings 20 years of commercial real estate experience to our team at ACCESS. Her role as a Senior Brokerage Associate is primarily focused on shopping center leasing at a national and local level, with over three million square feet represented. Her industry expertise enhances our team through her knowledge of sales, landlord and tenant representation, relationship building, property management, and development. Amber majored in Business Administration at the University of Nebraska-Lincoln.

## RECENT TRANSACTIONS

- Golf Galaxy - 120th & L St, Omaha, NE
- Ace Hardware - Shadow Lake, Papillion, NE
- Barnes & Nobles - Shadow Lake, Papillion, NE
- Sierra - Manawa Centre, Council Bluffs, IA
- Ross Dress for Less - Manawa Centre, Council Bluffs, IA
- Homegoods - Manawa Centre, Council Bluffs, IA

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