

# FOR LEASE

**7 S. 4TH ST  
COUNCIL BLUFFS, IA**



## DESIRABLE FLEX SPACE AVAILABLE

### **SPACE AVAILABLE**

8500 SF

### **LEASE RATE**

\$8 PSF + NNN \$4.66

\$4.66 INCLUDES ALL UTILITIES

360 VIEW



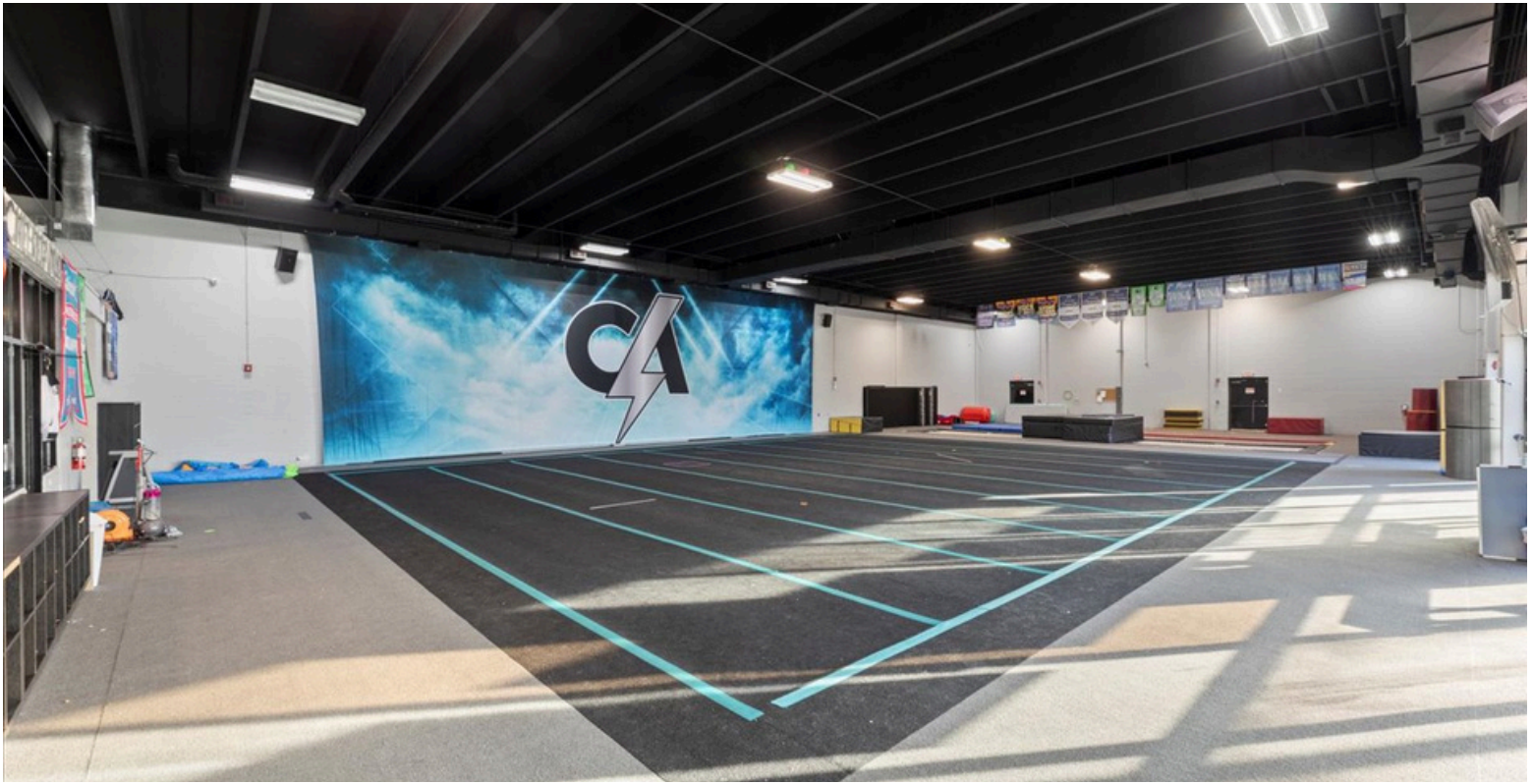
### **PARKING**

20+

### **DATE AVAILABLE**

JUNE 2025

# PROPERTY DETAILS



## SITE DETAILS

- Site Area: 8500 SF including Gym, 4 Offices & Common Area
- Zoning District: C-4 Commercial
- Walkability: Highly Walkable
- Transit: City Bus Available
- Biking: Limited Bike Infrastructure
- Traffic Counts: 12,800 VPD

## OTHER FEATURES

- Full size Gym Space
- 20 foot ceilings
- 4 Offices
- Shared bathroom
- Common area
- Separate entrance
- Additional storage area could be converted into usable space
- Full frontage windows for advertisement

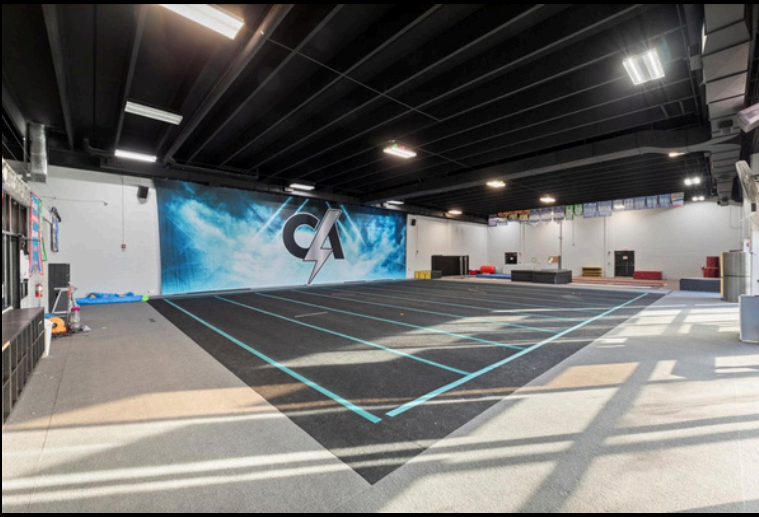
## PROPERTY HIGHLIGHTS

This well-established commercial space has served as a cheerleading gym for the past seven years and is located within a vibrant family entertainment destination. It shares the building with the iconic Hub Trampoline Park and the newly opened Hub Patio restaurant and mini bowling, attracting a diverse range of visitors, from families with young children to seniors. Together, these attractions draw thousands of visitors on weekends and steady foot traffic throughout the week. The property includes a covered parking garage, providing convenient access for both customers and staff.

## NNN INCLUDES

- Gas, Electricity, Water, Trash, Fiber Internet
- Building Insurance, Property Tax
- CAM Charges
- Snow Removal





## Prime Commercial Opportunity in a Vibrant Mixed-Use Area

Located in the heart of downtown Council Bluffs, this space is part of a rapidly evolving district known for its blend of historic charm and modern development. The area features a growing business community, dining, retail, and entertainment venues, attracting both residents and visitors. With easy access to major highways, proximity to Omaha, and a covered parking garage, this location offers both convenience and high visibility, making it an exceptional leasing opportunity.

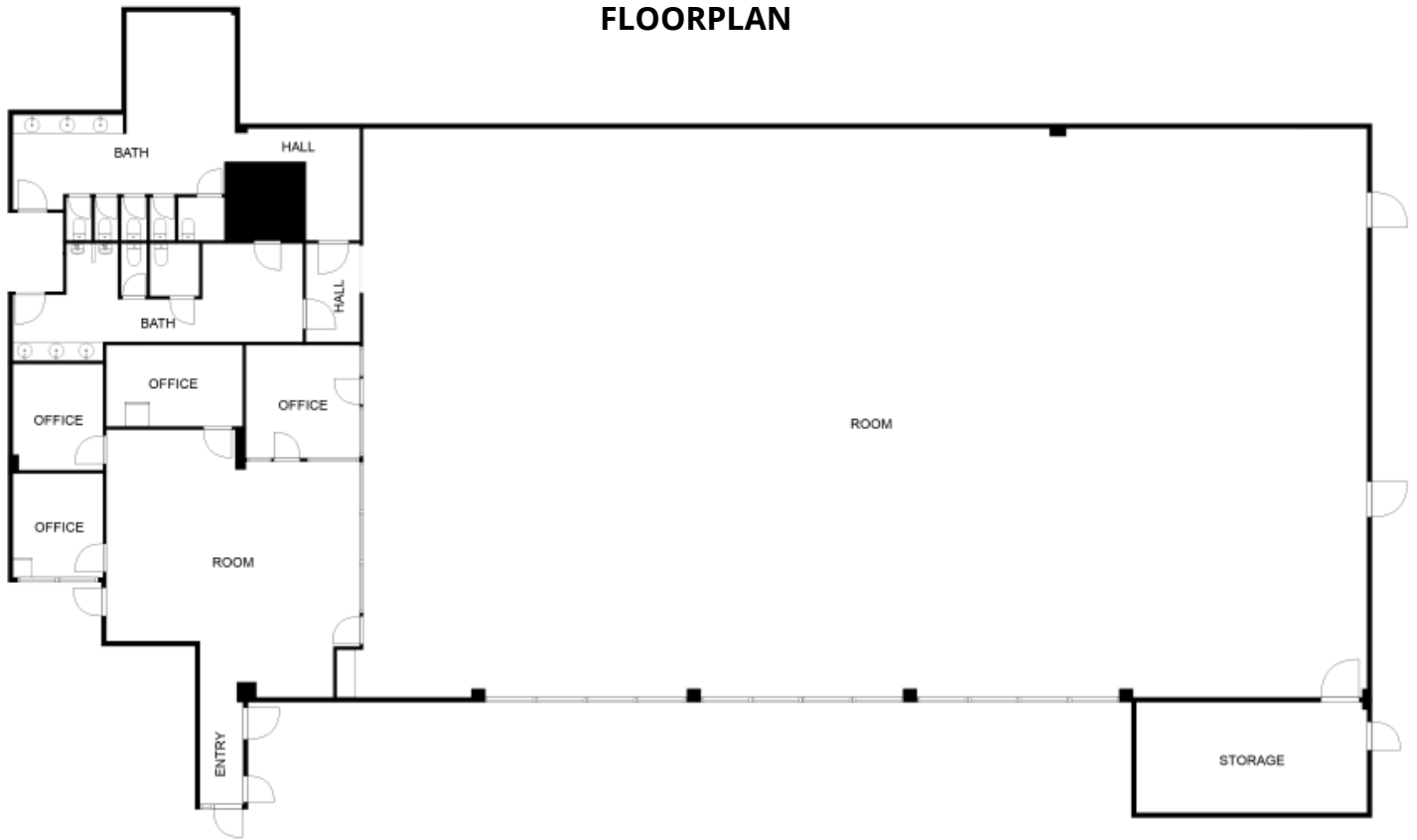




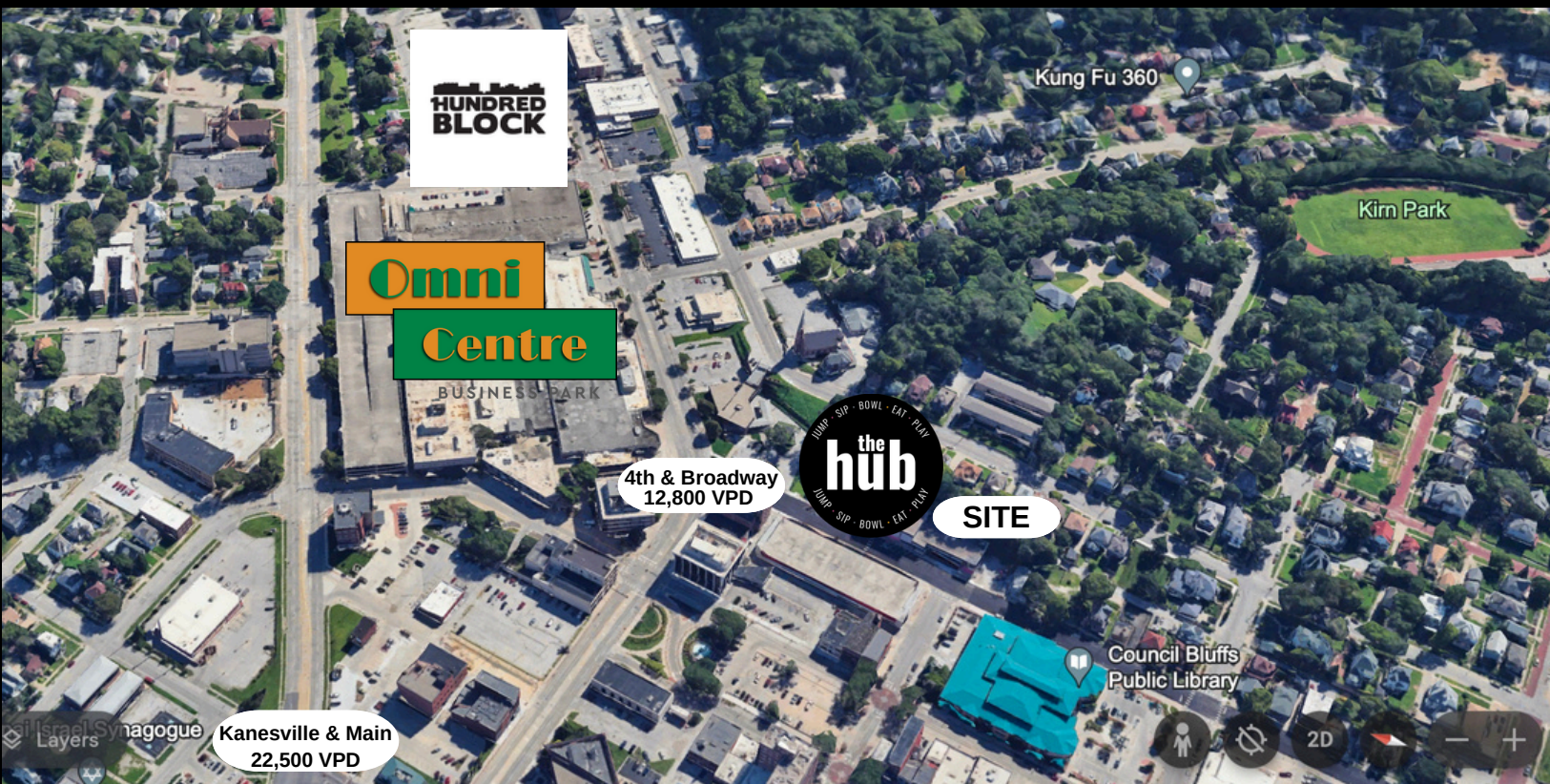




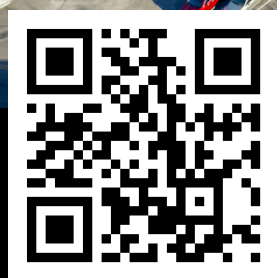
# FLOORPLAN







# TRAFFIC COUNTS



SCAN HERE

*Leverage neighboring businesses to attract customers and grow your own*



535 W BROADWAY SUITE 100  
COUNCIL BLUFFS, IA 51503  
712-325-0445  
www.HeartlandProperties.com



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PROPERTIES, INC.



*Full frontage windows allow for prominent advertising and branding opportunities*

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. AMA

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