

FOR SALE



ACCESS Commercial, LLC

Council Bluffs, IA



FREESTANDING RESTAURANT BUILDING

PROPERTY HIGHLIGHTS:

- Located right on the corner of Broadway Street in Council Bluffs with high traffic counts of 25,176 VPD
- Monument sign included
- Great visibility with easy access off Broadway
- 5 Minute drive to downtown
- Opportunity for Owner/User or to renew current tenant's lease (current tenant is month to month)
- Restaurant improvements in place
- Steller National Placer.ai data with #1 Walgreens and Club Car Wash in Iowa and #2 McDonalds and #3 Arby's in Iowa

ADDRESS:

2935 W Broadway,
Council bluffs, IA 51501

SALE PRICE:

\$1.2 Million

BUILDING SIZE:

5,082SF

LOT AVAILABLE:

0.76 Acres

CONTACT LISTING AGENTS FOR MORE INFORMATION:

Justin Costello
costello@accesscommercial.com
C: (402) 216-7018

Amber Olson
amber@accesscommercial.com
C: (402) 618 - 5523

Kirk Hanson
kirk@accesscommercial.com
C: (402) 616-2580

WWW.ACCESSCOMMERCIAL.COM

facebook.com/accesscommercial
instagram.com/accessretail
linkedin.com/access-commercial-llc

View to SW



DEMOGRAPHICS:

	1 Mile	3 Mile:	5 Mile:
Daytime Population	7,392	84,386	153,004
Population	15,753	73,805	182,558
Average HH Income	\$81,418	\$79,528	\$79,280

33.1
MEDIAN
AGE

25,176
VEHICLES PER
DAY

95,186
EMPLOYEES
IN AREA

5,934
BUSINESSES
IN AREA

CONTACT LISTING AGENTS FOR MORE INFORMATION:

Justin Costello
costello@accesscommercial.com
C: (402) 216-7018

Amber Olson
amber@accesscommercial.com
C: (402) 618 - 5523

Kirk Hanson
kirk@accesscommercial.com
C: (402) 616-2580

WWW.ACCESSCOMMERCIAL.COM



ACCESS Commercial, LLC

2 LOCAL TENANTS & PLACER DATA



640K visits past 12 months
Ranked #1 / 69 in Iowa
98th percentile Nationwide



408K visits past 12 months
Ranked #1/ 5 in Iowa
95th percentile Nationwide



1.3 Million visits past 12 months



872K visits past 12 months
Ranked #2 / 141 in Iowa
95th percentile Nationwide



229K visits past 12 months
Ranked #2 / 25 in Iowa
95th percentile Nationwide



CONTACT LISTING AGENTS FOR MORE INFORMATION:

Justin Costello
costello@accesscommercial.com
C: (402) 216-7018

Amber Olson
amber@accesscommercial.com
C: (402) 618 - 5523

Kirk Hanson
kirk@accesscommercial.com
C: (402) 616-2580



ACCESS Commercial, LLC



CONTACT LISTING AGENTS FOR MORE INFORMATION:

Justin Costello
 costello@accesscommercial.com
 C: (402) 216-7018

Amber Olson
 amber@accesscommercial.com
 C: (402) 618 - 5523

Kirk Hanson
 kirk@accesscommercial.com
 C: (402) 616-2580



ACCESS is focused on growth opportunities through a select grouping of strategic partnerships. We strive to maximize value for every stakeholder involved in our projects, and have a proven track record of over 400 successfully completed projects across 40 states. We focus on forming deep relationships with our clients and believe durable success in our industry requires the right mixture of talents and virtues, collaboration, and relentless execution.



JUSTIN COSTELLO
BROKERAGE ASSOCIATE

Justin supports the ACCESS Brokerage team to list and transact deals efficiently and seamlessly. He assists with tenant representation, administrating initial marketing strategy of the property, and acts as a crucial piece of our team approach with every partner. Justin is gleaning experience from the Brokerage team while completing his degree in Psychology. He previously played on the University of Nebraska-Lincoln basketball team and with this experience, brings a strong work ethic and respect to the integrity of our team values.



AMBER OLSON
SENIOR BROKERAGE ASSOCIATE

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. She is a licensed Real Estate Agent in the State of Nebraska and has been a member of the International Council of Shopping Centers (ICSC) since 2008.



KIRK HANSON
PRINCIPAL

Kirk is responsible for all business development and brokerage activities for Access and affiliated companies. He holds a Bachelor's Degree in Finance from the University of Nebraska at Lincoln and is a licensed broker in Nebraska, Iowa, Missouri and North Dakota. He is also a long-time member of the International Council of Shopping Centers (ICSC) and the Entrepreneurs Organization (EO).

Kirk lives in Omaha, Nebraska with his wife and two sons. He enjoys spending his free time with his family and fishing.



CONTACT LISTING AGENTS FOR MORE INFORMATION:

Justin Costello
costello@accesscommercial.com
C: (402) 216-7018

Amber Olson
amber@accesscommercial.com
C: (402) 618 - 5523

Kirk Hanson
kirk@accesscommercial.com
C: (402) 616-2580

WWW.ACCESSCOMMERCIAL.COM

 facebook.com/accesscommercial

 instagram.com/accessretail