



TURN KEY RESTAURANT AND BAR

1601 Harry Langdon Blvd, Council Bluffs, IA 51503

FOR SALE

FEATURES

- 2,810 square foot turn-key restaurant and bar available
- Commercial kitchen with walk-in cooler, hood system, and restaurant equipment included
- Prime location on a major commercial corridor, less than one mile from I-80 and historic Downtown Council Bluffs
- Next to Conagra Brands food production facility with over 800 employees
- Has served as a longstanding restaurant and bar with a solid customer base for breakfast, lunch, and dinner

Lot Size	Building Size	Sale Price	Available
0.26 ac	2,810 sf	\$450,000.00	Contact Broker

SITE DATA

Tenancy:	Single	Year Built:	1962
Number of Floors:	One	Year Renovated	2015
Zoning:	C-2	Parking:	20 Spaces
(General Commerical District)			

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Lat/Lon: 41.2463/-95.848

1601 Harry Langdon Blvd Council Bluffs, IA 51503	3 mi radius	10 mi radius	Pottawatt amie
Population			
2025 Estimated Population	53,723	379,873	93,789
2030 Projected Population	52,697	381,727	92,980
2020 Census Population	54,390	367,697	93,667
2010 Census Population	54,702	353,029	93,158
Projected Annual Growth 2025 to 2030	-0.4%	-	-0.2%
Historical Annual Growth 2010 to 2025	-0.1%	0.5%	-
2025 Median Age	38.5	33.7	39.5
Households			
2025 Estimated Households	22,194	153,097	37,962
2030 Projected Households	21,955	156,742	37,917
2020 Census Households	22,060	144,903	37,284
2010 Census Households	21,824	136,166	36,774
Projected Annual Growth 2025 to 2030	-0.2%	0.5%	-
Historical Annual Growth 2010 to 2025	0.1%	0.8%	0.2%
Race and Ethnicity			
2025 Estimated White	86.4%	64.7%	88.5%
2025 Estimated Black or African American	2.2%	13.6%	2.1%
2025 Estimated Asian or Pacific Islander	1.3%	3.7%	1.1%
2025 Estimated American Indian or Native Alaskan	0.6%	1.1%	0.5%
2025 Estimated Other Races	9.5%	16.9%	7.8%
2025 Estimated Hispanic	11.3%	20.0%	9.2%
Income			
2025 Estimated Average Household Income	\$88,468	\$89,624	\$98,207
2025 Estimated Median Household Income	\$67,689	\$68,373	\$71,687
2025 Estimated Per Capita Income	\$36,707	\$36,381	\$39,917
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	3.2%	7.0%	2.8%
2025 Estimated Some High School (Grade Level 9 to 11)	7.1%	5.9%	5.7%
2025 Estimated High School Graduate	34.7%	27.7%	33.7%
2025 Estimated Some College	22.0%	20.8%	21.7%
2025 Estimated Associates Degree Only	11.4%	8.5%	11.8%
2025 Estimated Bachelors Degree Only	14.7%	18.9%	16.4%
2025 Estimated Graduate Degree	6.9%	11.3%	7.8%
Business			
2025 Estimated Total Businesses	2,103	11,671	3,485
2025 Estimated Total Employees	25,622	170,613	36,326
2025 Estimated Employee Population per Business	12.2	14.6	10.4
2025 Estimated Residential Population per Business	25.5	32.5	26.9