

New Retail Development – Council Bluffs, IA

I-80 & Madison,
Council Bluffs, IA 51503

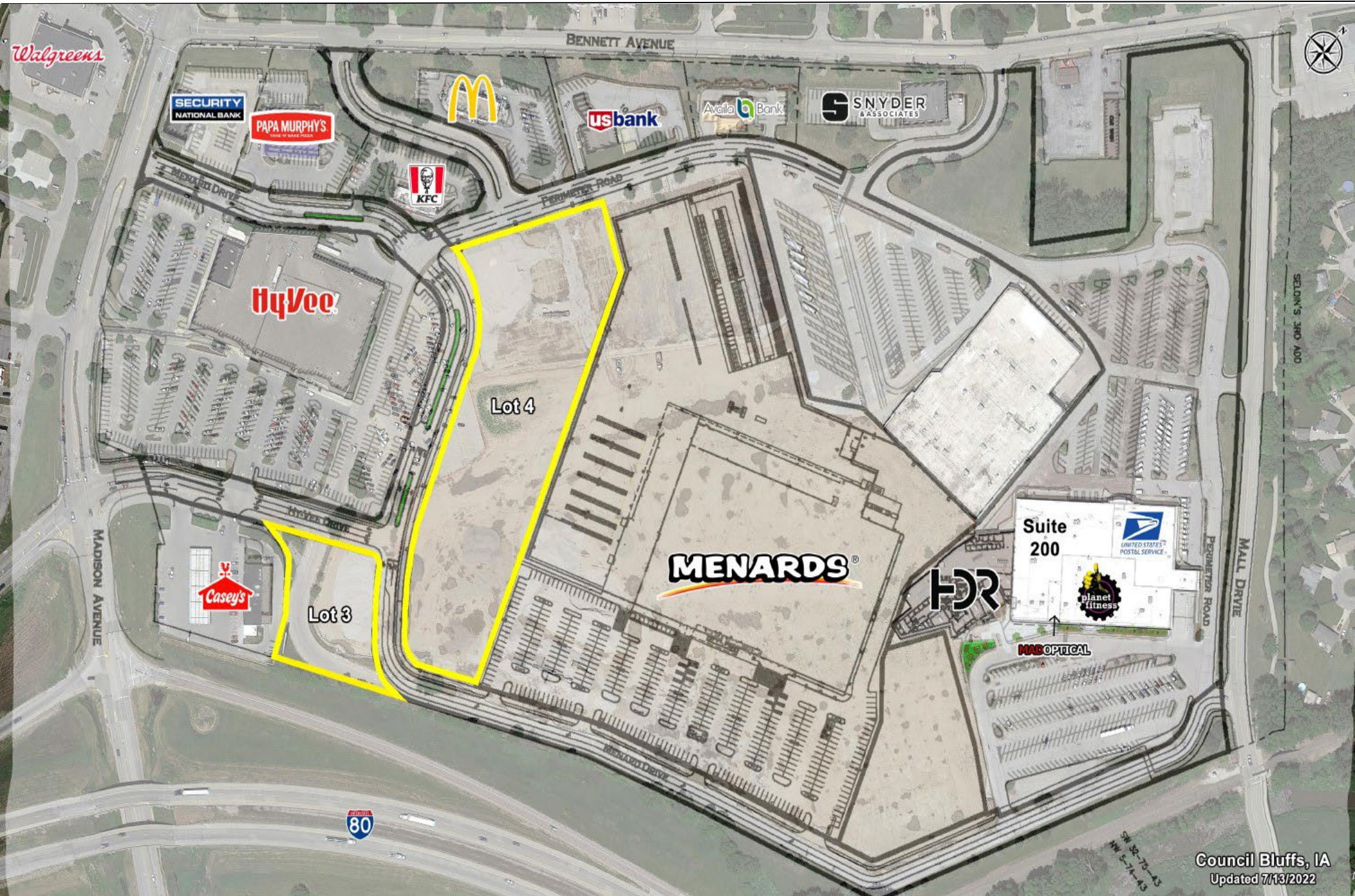


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 ALRIG USA

Council Bluffs, IA
Updated 7/13/2022

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Available for Lease

Property Address

I-80 & Madison, Council Bluffs, IA 51523

Property Highlights

- Brand-new free-standing retail development consisting of **2,628 SF** with a drive-thru available for lease
- Anchored by Menards and strategically located along I-80 and Madison
- Nearby retailers include Menards, Walmart, Sam’s Club, Dairy Queen, Advanced Auto Parts and Aldi
- Retail & restaurant opportunities available

City Overview



The Union Pacific Railroad Museum is in Council Bluffs and is top sight in the city



The Lake Manawa State Park was named after a 772-acre oxbow lake flood in 1881



The Black Angel Statue is in the heart of the city and popular for selfies amongst tourists

Property Availability

2,628 SF + Drive- Thru

Demographics	1 Mile	3 Mile	5 Mile
 Population	4,968	40,261	68,414
 Households	2,066	15,892	27,128
 Average HH Income	\$84,533	\$71,932	\$70,158
 Daytime Employment	2,197	23,379	34,009

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