



2,860 SF Retail and/or Office Space
Lease Rate: \$10.00 - \$12.00 PSF NNN

Move-in ready for office user! Conveniently located on Main Street in Downtown Council Bluffs. Public parking lot located directly across the street for customers and employees.

Current condition of the space available is office, however, owner is open to change.

Holly Jones
Director or Retail Services
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Availability

Lease Rate	\$10.00 - \$12.00 SF NNN
Total Available	2,860 SF
Operating Expenses (NNN)	\$3.45 PSF

Property Highlights

Building Size	6,142 SF
Year Built	1900
Zoning	CC
Parking	Public parking across the street
Clearance Height	12

Demographics

	Population	Median HH Income	No. of Households
1-mile	13,665	\$41,101	5,552
3-mile	55,873	\$47,892	22,178
5-mile	94,976	\$48,178	36,751





29 S. Main Street / Council Bluffs, IA

This aerial map of Kanesville, Iowa, highlights the location of the Kanesville Community Center. The center is marked with a red pushpin at the intersection of S Main St and W Broadway. The map shows a grid of streets including W Kanesville Blvd, W Broadway, S Main St, S 4th St, S 5th St, S 6th St, S 7th St, S 8th St, N 6th St, N 7th St, N 8th St, N 9th St, N 10th St, N 11th St, N 12th St, N 13th St, N 14th St, N 15th St, N 16th St, N 17th St, N 18th St, N 19th St, N 20th St, N 21st St, N 22nd St, N 23rd St, N 24th St, N 25th St, N 26th St, N 27th St, N 28th St, N 29th St, N 30th St, N 31st St, N 32nd St, N 33rd St, N 34th St, N 35th St, N 36th St, N 37th St, N 38th St, N 39th St, N 40th St, N 41st St, N 42nd St, N 43rd St, N 44th St, N 45th St, N 46th St, N 47th St, N 48th St, N 49th St, N 50th St, N 51st St, N 52nd St, N 53rd St, N 54th St, N 55th St, N 56th St, N 57th St, N 58th St, N 59th St, N 60th St, N 61st St, N 62nd St, N 63rd St, N 64th St, N 65th St, N 66th St, N 67th St, N 68th St, N 69th St, N 70th St, N 71st St, N 72nd St, N 73rd St, N 74th St, N 75th St, N 76th St, N 77th St, N 78th St, N 79th St, N 80th St, N 81st St, N 82nd St, N 83rd St, N 84th St, N 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