

22nd & West Broadway St, Council Bluffs, IA FOR SALE AT \$525,000 OR LEASE OPTIONS AVAILABLE

RETAIL OPPORTUNITY
OMAHA MSA

St. James Company, LLC
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Property Features:

- HUGE UPSIDE INCOME POTENTIAL WITH UP TO 35,500+/- SF AVAILABLE.
- CITY PROPERTY TAX ABATMENT AND BUSINESS INCENTIVES AVAILABLE.
- CURRENT 15-YR NNN LEASE FROM REGIONAL BANK.
- HIGHLY VISIBLE LOCATION AND HIGH TRAFFIC COUNT OF 36,000 AADT.
- GREAT CENTRAL RETAIL LOCATION WITH CONVENIENT ACCESS TO VIBRANT DOWNTOWN OMAHA.
- 1 BLOCK FROM NEW HY-VEE SUPERMARKET / FIRST NATIONAL BANK OF OMAHA DEVELOPMENT.
- MINUTES FROM EPPLEY AIRPORT (OMA).



Demographics:

RADIUS	1 MILE	3 MILES	5 MILES
POPULATION	13,885	53,757	137,489
AVG. HH INCOME	\$48,466	\$50,366	\$46,676
AVERAGE AGE	36.1	34.2	34.2
% OWNER-OCCUPIED HOUSING UNITS	67.1%	55.2%	48.8%



HOW CAN WE HELP YOU?

Strategy. Implementation. Customer Satisfaction.

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