



3271 Marketplace Drive | Council Bluffs, IA 51501

\$8-\$10 PSF

Property Features

- 85,139 VPD
- Commercial lots for sale in Council Bluffs
- Easy access from I-80 with opportunity for signage along I-80
- Located near At Home, JCPenney, Petco, & future Chick-Fil-A

12915 West Dodge Road
Omaha, NE 68154
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AVAILABLE LOTS

LOT #	SIZE	PRICE	PRICE PSF
Lot 4	2.8377 AC	\$1,237,000.00	\$10.00 PSF
Lot 5	3.0027 AC	\$1,045,440.00	\$8.00 PSF
Lot 9	4.32 AC	\$1,505,432.00	\$8.00 PSF

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2020 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	3,231	46,037	154,871
Total Households	1,174	18,162	58,090
Average HH Income	\$59,650	\$56,467	\$61,940

LOCATED NEARBY:

At Home
 VF Outlet
 Boot Barn
 Party City
 Petco
 Shoe Carnival
 JOANN Fabrics
 JCPenney
 Culver's
 Texas Roadhouse
 Chick-Fil-A (planned)