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FOR SUBLEASE

Retail Opportunity

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1817 West Broadway
Council Bluffs, IA 51501

50,455 total square feet available

Former Grocery Store on West Broadway in Council Bluffs, Iowa.

This 50,455 SF freestanding building offers immediate sublease availability on West Broadway, a high-traffic commercial corridor in Council Bluffs.

Configured for grocery use with existing infrastructure including loading docks and ample parking, the space is well-suited for a replacement grocer or alternative retail user seeking a turnkey big-box footprint with strong visibility and accessibility.

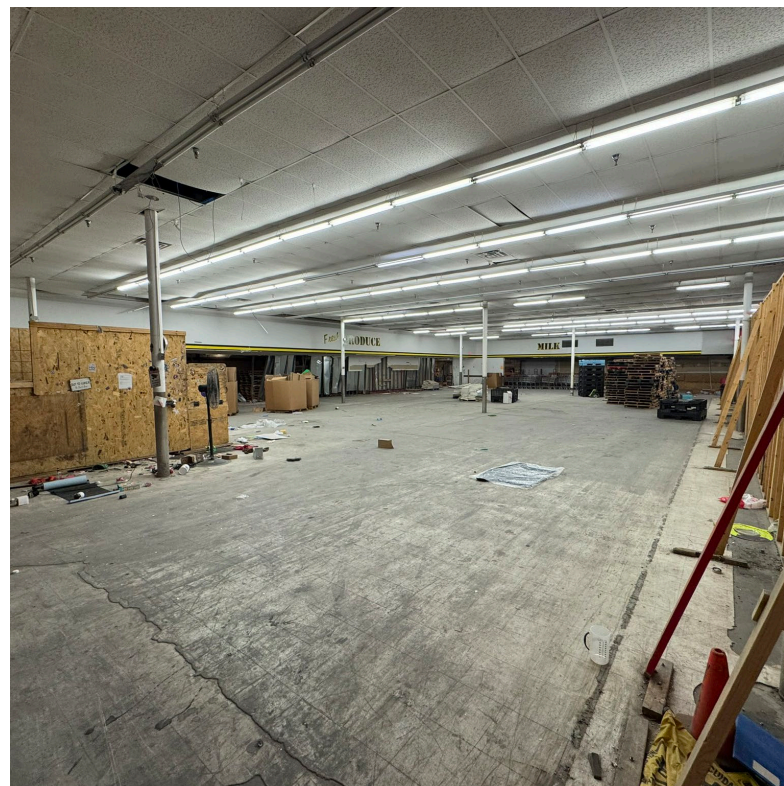
Potential for temporary storage.

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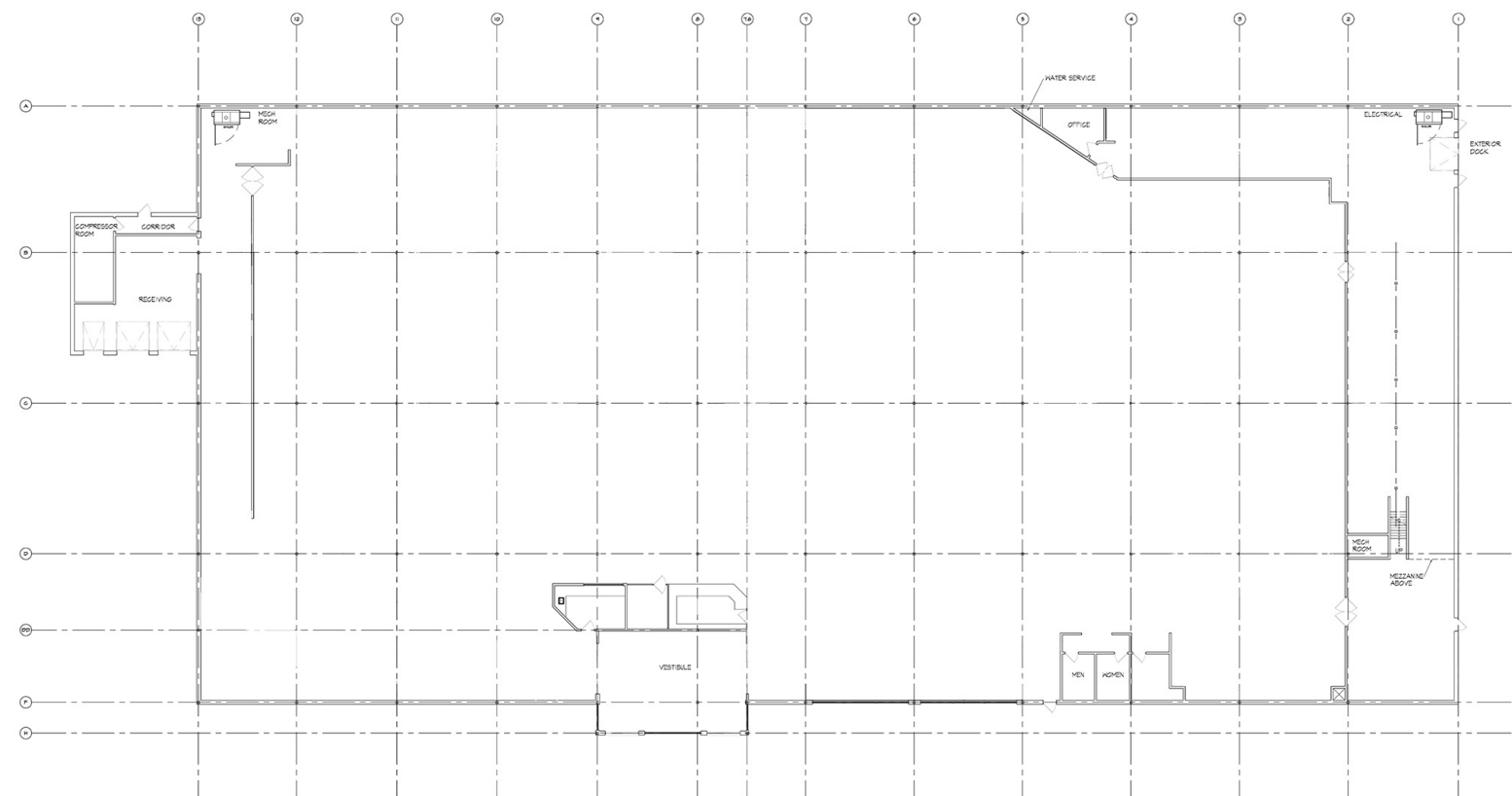
Images

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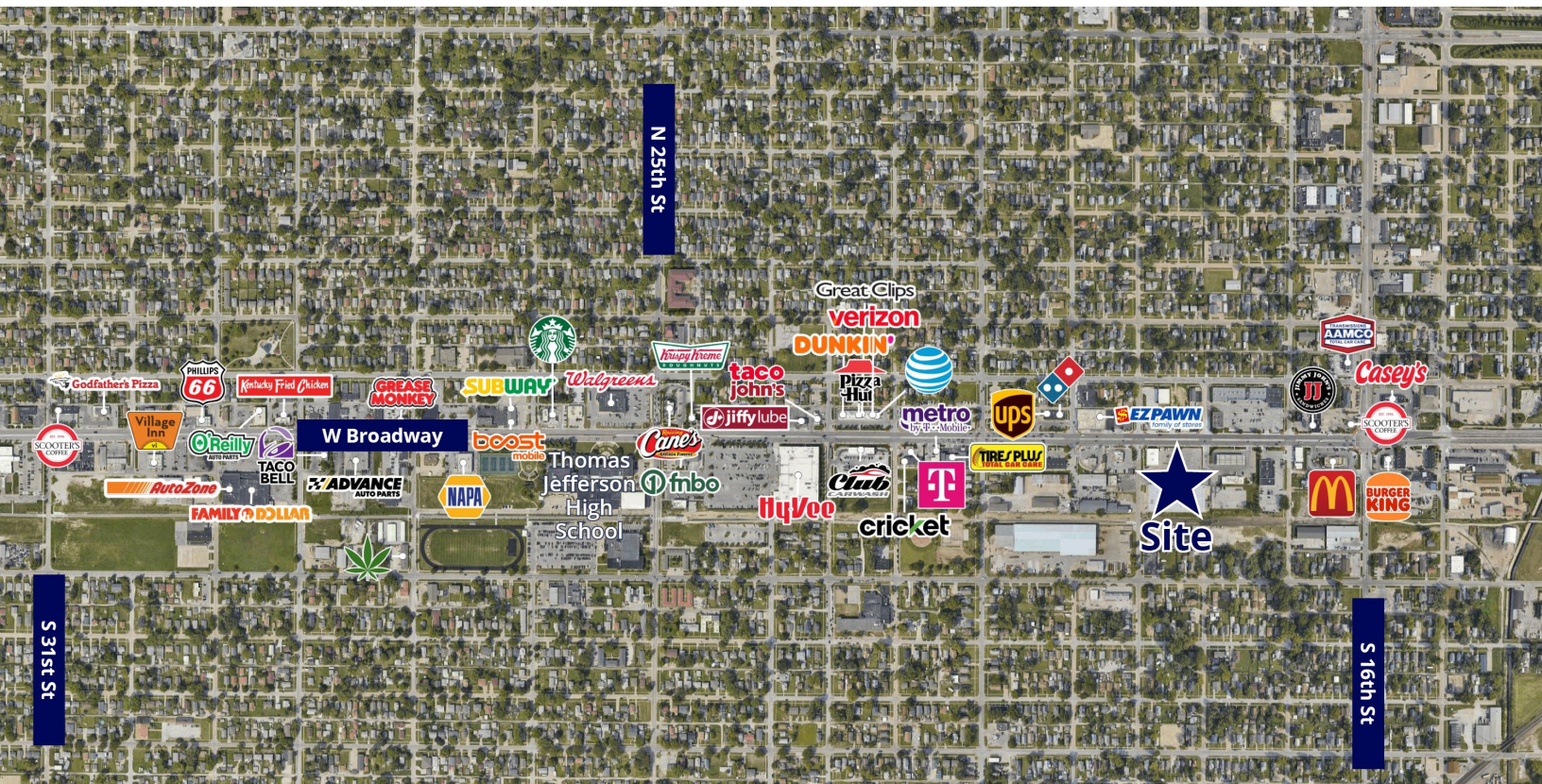
Floor Plan

1817 West Broadway | Council Bluffs, IA 51501



Aerials

1817 West Broadway | Council Bluffs, IA 51501



For SubLease

Retail Space

1817 West Broadway | Council Bluffs, IA 51501

Type of Listing:	Retail For Sublease
Lease Price:	\$3.50
Operating Type:	MG
Available:	Immediately
Total Building SF:	50,455 SF
Year Built:	1976
Parking:	4.67:1,000

Lease Specifics

Length of Lease:	March 31, 2028
TI Allowance:	Negotiable
Rent Escalator:	Negotiable
Lease Form:	Landlord's

Construction

HVAC:	Yes
Ceiling Height:	14'
Construction:	Block & steel
Sprinkler:	Yes, wet
Restrooms:	Yes

Location

Intersection:	18th & W Broadway
Submarket:	Downtown Council Bluffs

Contact us:

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