



Retail Opportunity

Mike Potthoff

President, Principal Nebraska
+1 402 763 1751
Mike.Potthoff@colliers.com

Tree House 34th & W Broadway Street

14,800 Square Feet

West Broadway frontage retail located in front of 225 apartment units and 38 townhomes.

Property will be part of a \$6 million dollar trail system located on a lighted full access intersection.

Ideal location for health and wellness and service users.

11516 Miracle Hills Drive
Suite 400
Omaha, NE 68154
+1 402 345 5866
colliers.com

Copyright © 2021 Colliers Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

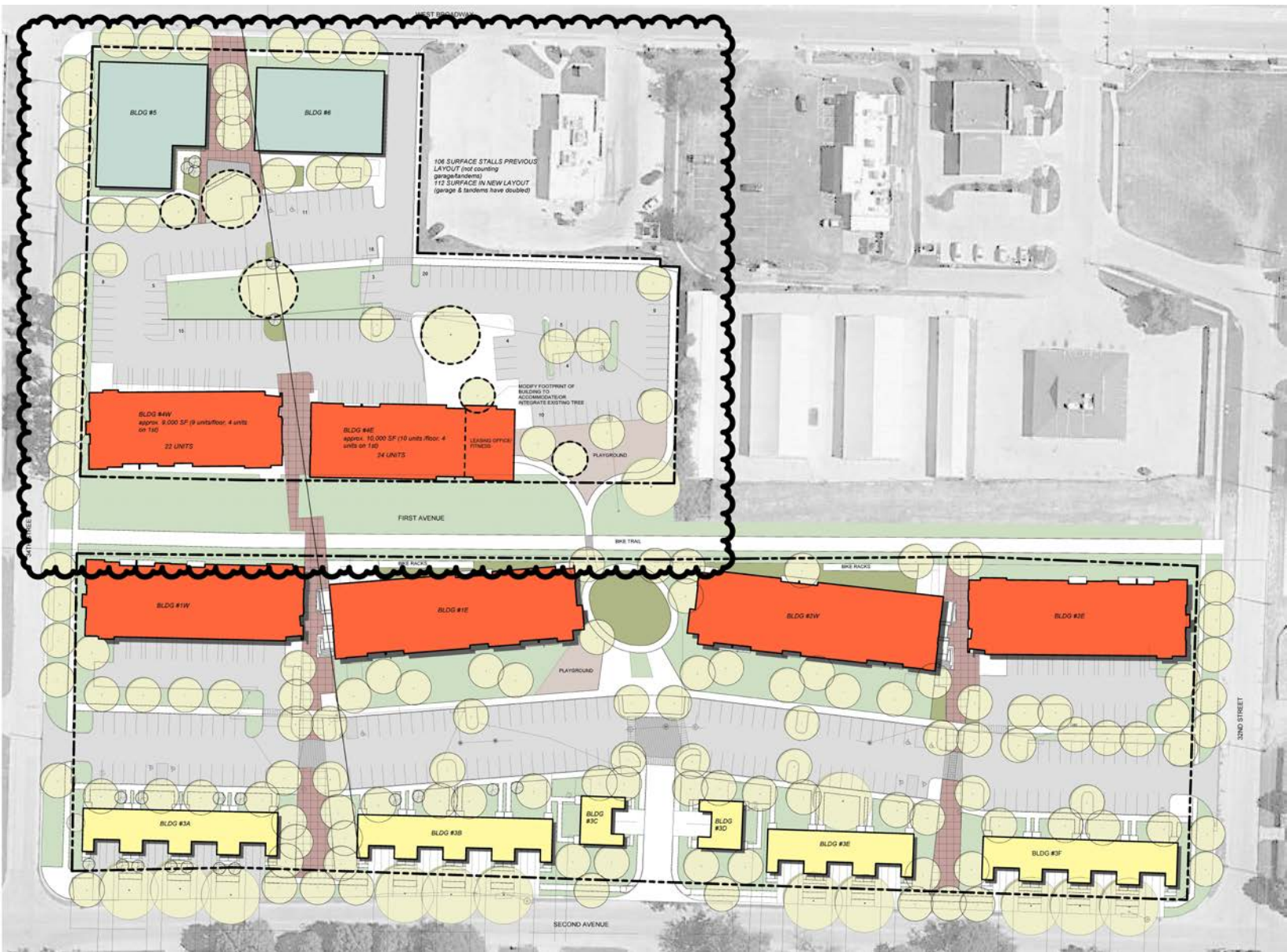
3D Aerial

Tree House – 34th & W Broadway St, Council Bluffs, IA 51501



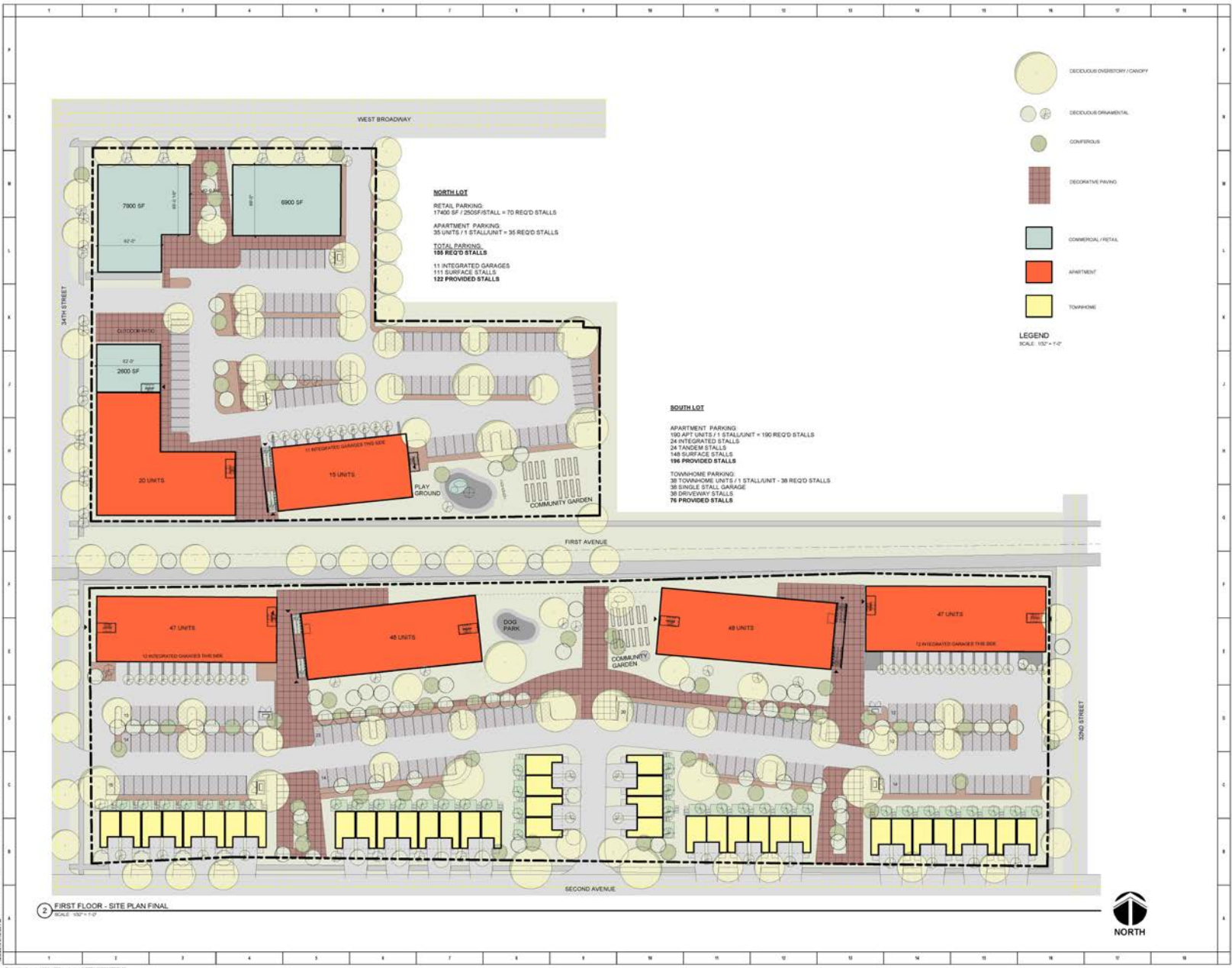
Site Plan – Option 1

Tree House – 34th & W Broadway St, Council Bluffs, IA 51501



Site Plan – Option 2

Tree House – 34th & W Broadway St, Council Bluffs, IA 51501



Aerial

Tree House – 34th & W Broadway St, Council Bluffs, IA 51501



For Lease

Tree House – 34th & W Broadway St, Council Bluffs, IA 51501

Type of Listing:	Retail for Lease
Price:	Call for details
Operating Type:	NNN
Est. Expenses:	\$6.50 PSF
Total SF Available:	14,800 SF
Total Building SF:	14,800 SF
Space Available:	Building 1: 1,500 – 6,900 SF
	Building 2: 1,500 – 7,900 SF
Traffic Counts:	23,000 ADT
Center Type:	Strip center
Parking:	4:1,000

Construction

Heat & A/C:	Yes
Ceiling Height:	TBD
Sprinkler:	TBD
Restrooms:	Per bay

Lease Specifics

Length of Lease:	5 – 10 years
TI Allowance:	Negotiable
Rent Escalator:	Negotiable
Lease Form:	Landlord

Location

Intersection:	34 th & West Broadway
Submarket:	Council Bluffs

Contact us:

Mike Potthoff

President, Principal | Nebraska
+1 402 763 1751
Mike.Potthoff@colliers.com

Information furnished is from sources deemed reliable, but is not guaranteed by Colliers International, or its agents, and is subject to change, corrections errors and omissions, prior sales or withdrawals without notice.

Colliers

11516 Miracle Hills Drive
Suite 400
Omaha, NE 68154
+1 402 345 5866