



Accelerating success.



Retail Opportunity

Dave Ulferts

Vice President | Nebraska
+1 402 763 1753
dave.ulferts@colliers.com

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

1823 W Broadway St Council Bluffs, IA 51501

6,208 total square feet available

Freestanding retail building available for lease. Excellent visibility and high traffic counts.

Ideal users include financial advisors, bank, insurance, retailers needing a showroom and/or medical users.

High quality finishes with modern feel.

Available September 1, 2026.

Copyright © 2025 Colliers International. 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.

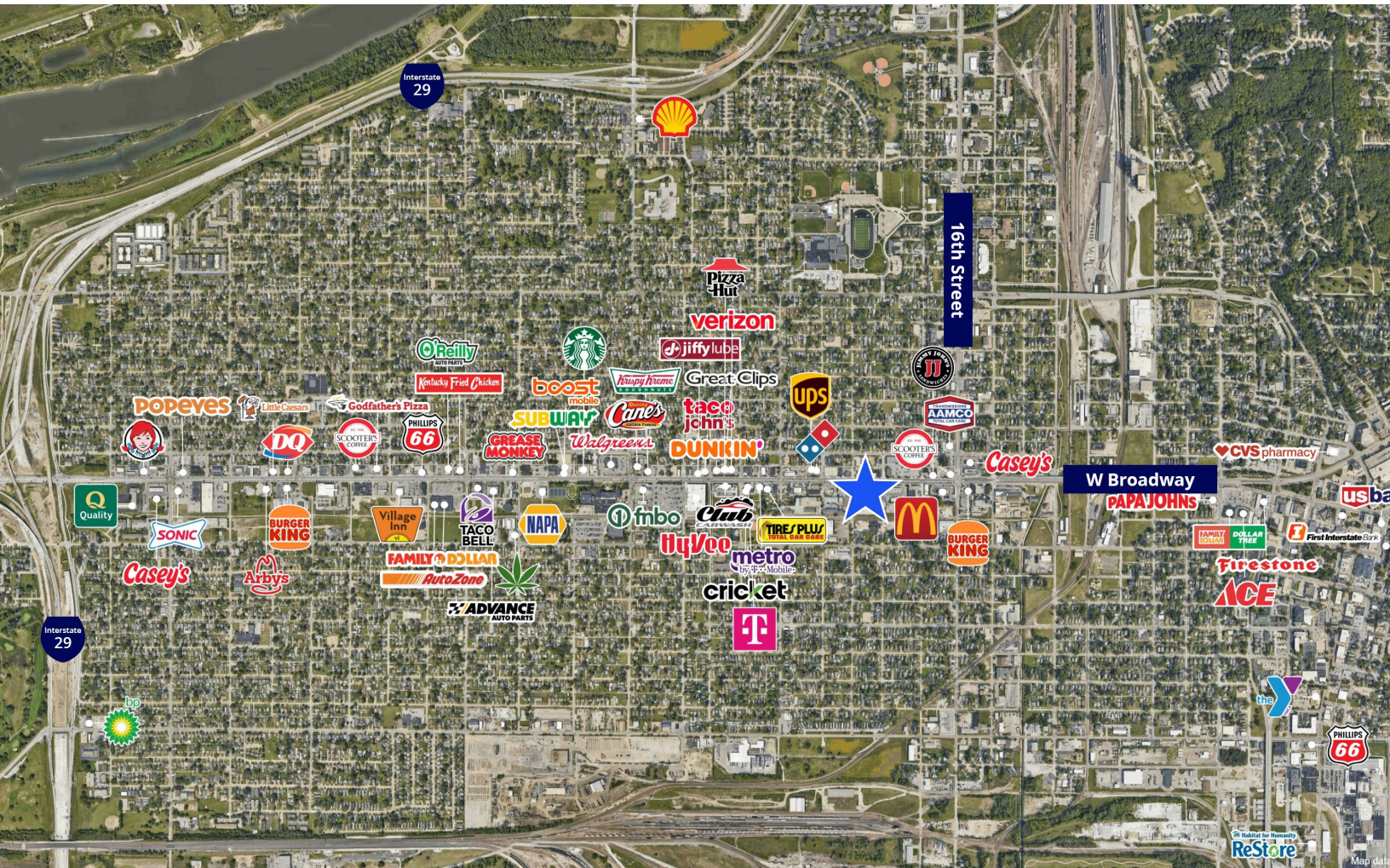
Aerial

1823 West Broadway Street, Council Bluffs, IA 51501



Aerial

1823 West Broadway Street, Council Bluffs, IA 51501



For Lease

Retail Space

1823 West Broadway Street, Council Bluffs, IA 51501

Type of Listing	Retail For Lease
Price	\$24.75, PSF
Operating Type	NNN
Estimated Expenses	\$5.56, 2025
Available	August 1, 2026
SF Available	6,208 SF
Total Building SF	6,208 SF
Year Built/Renovated	1997 / 2011
Parking	Ample, cross easement with center

Construction

HVAC	Yes
Ceiling Height	12'
Sprinkler	Yes, wet
Restrooms	Yes

Location

Intersection	19th St & W Broadway St
Submarket	Council Bluffs

Contact us:

Dave Ulferts

Vice President | Nebraska
+1 402 763 1753
dave.ulferts@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