

METRO CROSSING

I-29 & US 275, Council Bluffs, IA 51501

FOR LEASE



#1 Most Visited Center in Omaha/Council Bluffs MSA*

FEATURES

- **Total Center Size:** 551,376 SF
- **Total Available:** 13,583 SF
- **Traffic Counts:** 47,950 VPD @ I-29 & US Hwy 275
- **Over 5 million visits in 2020***
- **Anchored by Dick's Sporting Goods, Target, Kohl's, Hobby Lobby, Old Navy, TJ Maxx, Bath & Body Works and other national tenants**
- **Connected to 1,000,000+ SF Lake Manawa Power Center anchored by Walmart, Sam's Club and Home Depot and Harbor Freight Tools**
- **Excellent track record for retailers and restaurants with above national average sales**

** Data from Placer.ai*

SITE DATA

Gas/Electrical: Tenant
Sewer/Water: Tenant
Janitorial/Maint: Tenant
Finisher Allowance: TBD

Rent Escalator: TBD
Lease Term: 5+ Years
Lease Form: Landlord's
Total NNN: \$10.31

Zoning: CC
Year Built: 2008
Center Entrances: 3
Parking: 7.04/1,000 SF

Agent: Mandi Backhaus
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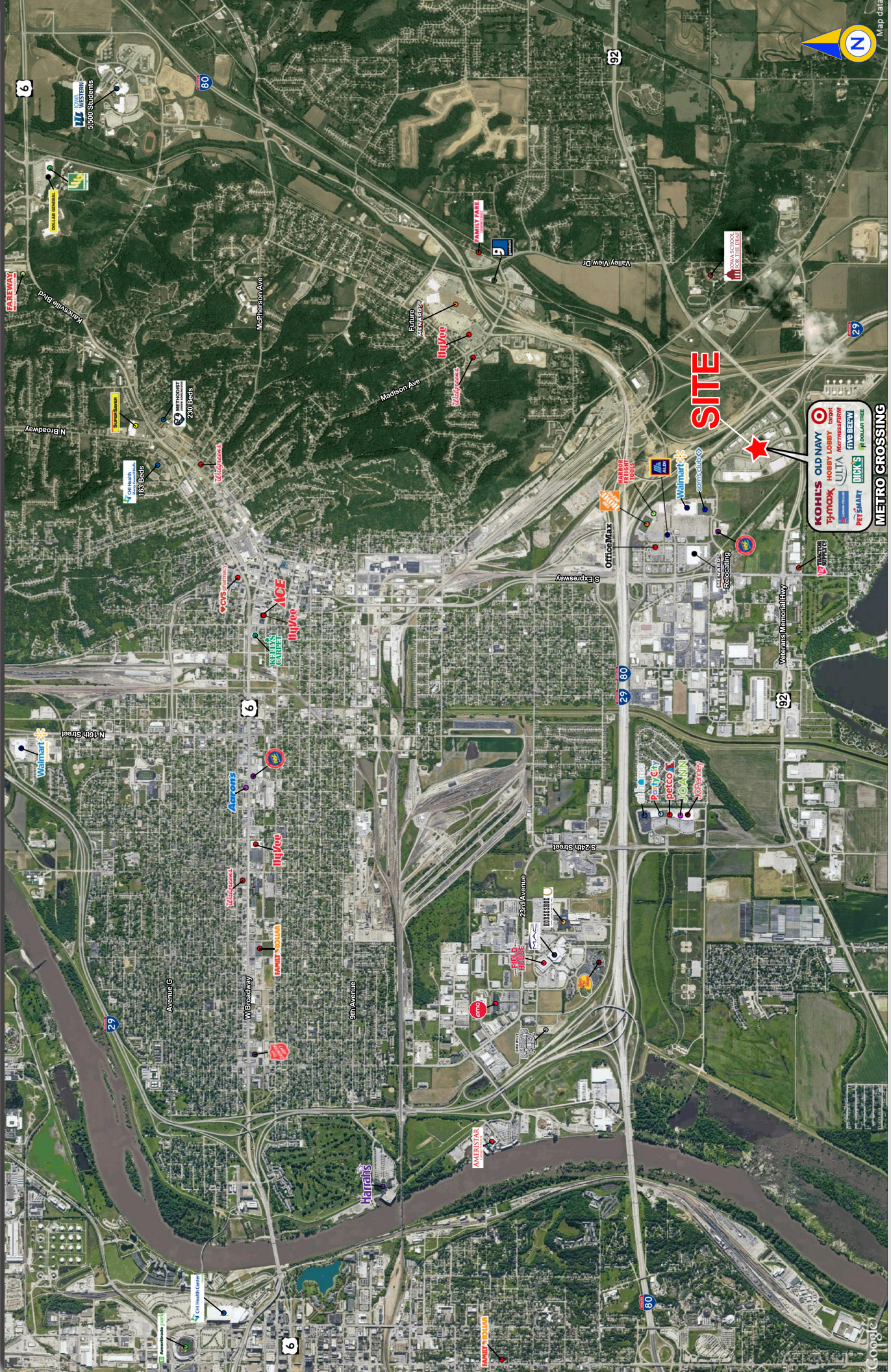
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Lat/Lon: 41.2227/-95.8404

3626 Metro Dr Council Bluffs, IA 51501	3 mi radius	5 mi radius	Pottawatt amie
Population			
2021 Estimated Population	29,520	76,847	93,869
2026 Projected Population	29,320	77,058	93,837
2010 Census Population	29,458	75,452	93,158
2000 Census Population	28,022	71,410	87,705
Projected Annual Growth 2021 to 2026	-0.1%	-	-
Historical Annual Growth 2000 to 2021	0.3%	0.4%	0.3%
2021 Median Age	39.1	37.8	39.2
Households			
2021 Estimated Households	12,109	31,110	38,079
2026 Projected Households	12,255	31,755	38,757
2010 Census Households	11,723	29,710	36,775
2000 Census Households	10,784	27,640	33,844
Projected Annual Growth 2021 to 2026	0.2%	0.4%	0.4%
Historical Annual Growth 2000 to 2021	0.6%	0.6%	0.6%
Race and Ethnicity			
2021 Estimated White	88.2%	86.7%	90.5%
2021 Estimated Black or African American	2.0%	2.6%	2.1%
2021 Estimated Asian or Pacific Islander	1.5%	1.2%	1.1%
2021 Estimated American Indian or Native Alaskan	0.6%	0.7%	0.5%
2021 Estimated Other Races	7.8%	8.7%	5.9%
2021 Estimated Hispanic	11.5%	12.6%	8.3%
Income			
2021 Estimated Average Household Income	\$71,903	\$70,735	\$78,767
2021 Estimated Median Household Income	\$57,648	\$59,296	\$62,932
2021 Estimated Per Capita Income	\$29,645	\$28,857	\$32,141
Education (Age 25+)			
2021 Estimated Elementary (Grade Level 0 to 8)	3.9%	4.0%	2.9%
2021 Estimated Some High School (Grade Level 9 to 11)	8.5%	8.4%	6.9%
2021 Estimated High School Graduate	31.5%	32.8%	32.7%
2021 Estimated Some College	22.5%	22.6%	23.2%
2021 Estimated Associates Degree Only	11.9%	10.9%	12.0%
2021 Estimated Bachelors Degree Only	14.5%	14.4%	15.3%
2021 Estimated Graduate Degree	7.2%	6.9%	7.0%
Business			
2021 Estimated Total Businesses	1,412	2,553	3,298
2021 Estimated Total Employees	20,063	35,807	40,382
2021 Estimated Employee Population per Business	14.2	14.0	12.2
2021 Estimated Residential Population per Business	20.9	30.1	28.5