

METRO CROSSING

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

FOR LEASE



GOOGLE MAPS

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

FEATURES

- Total Center Size: 551,376 SF
- Total Available: 8,845 SF
- Traffic Counts: 47,950 VPD @ I-29 & US Hwy 275
- Over 6.7 million visits in 2023*
- 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

Suite	Space	Type	Available
3701 (#300)	1,645 SF	NNN	Immediately
3701 (#700)	2,200 SF	NNN	Immediately
3706 (#100)	5,000 SF	NNN	Contact Broker

* 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: \$11.61

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

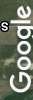
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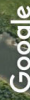


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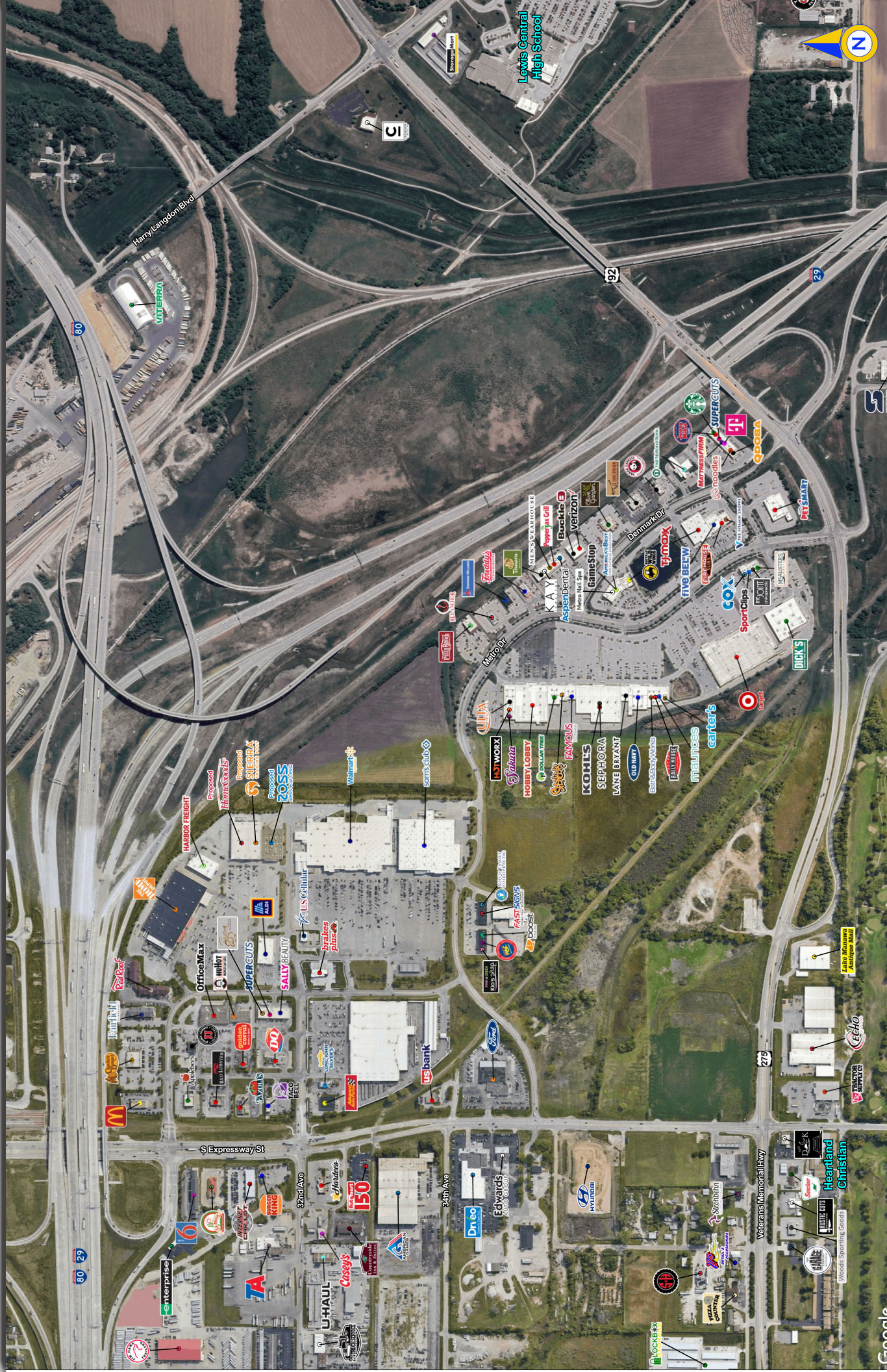
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Lat/Lon: 41.2227/-95.8404

3626 Metro Dr Council Bluffs, IA 51501	3 mi radius	5 mi radius	Pottawatt amie
Population			
2023 Estimated Population	28,809	76,276	93,201
2028 Projected Population	28,575	76,831	93,415
2020 Census Population	29,016	76,584	93,667
2010 Census Population	29,339	75,878	93,158
Projected Annual Growth 2023 to 2028	-0.2%	0.1%	-
Historical Annual Growth 2010 to 2023	-0.1%	-	-
2023 Median Age	39.0	37.4	39.2
Households			
2023 Estimated Households	11,835	30,864	37,484
2028 Projected Households	11,627	30,788	37,179
2020 Census Households	11,823	30,656	37,284
2010 Census Households	11,686	29,904	36,774
Projected Annual Growth 2023 to 2028	-0.4%	-	-0.2%
Historical Annual Growth 2010 to 2023	-	0.2%	0.1%
Race and Ethnicity			
2023 Estimated White	87.1%	83.7%	87.8%
2023 Estimated Black or African American	2.1%	2.4%	2.0%
2023 Estimated Asian or Pacific Islander	1.3%	2.5%	2.2%
2023 Estimated American Indian or Native Alaskan	0.6%	0.7%	0.5%
2023 Estimated Other Races	8.9%	10.6%	7.6%
2023 Estimated Hispanic	10.2%	12.9%	8.9%
Income			
2023 Estimated Average Household Income	\$90,764	\$88,890	\$95,614
2023 Estimated Median Household Income	\$65,865	\$65,251	\$67,840
2023 Estimated Per Capita Income	\$37,385	\$36,218	\$38,666
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	4.9%	4.3%	3.5%
2023 Estimated Some High School (Grade Level 9 to 11)	6.9%	7.0%	5.9%
2023 Estimated High School Graduate	31.5%	32.0%	32.3%
2023 Estimated Some College	22.9%	22.3%	22.7%
2023 Estimated Associates Degree Only	11.1%	11.2%	11.9%
2023 Estimated Bachelors Degree Only	15.2%	15.5%	16.2%
2023 Estimated Graduate Degree	7.6%	7.7%	7.6%
Business			
2023 Estimated Total Businesses	1,384	2,631	3,389
2023 Estimated Total Employees	17,699	34,833	36,319
2023 Estimated Employee Population per Business	12.8	13.2	10.7
2023 Estimated Residential Population per Business	20.8	29.0	27.5