

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: 7,000 SF
- Traffic Counts: 47,950 VPD @ I-29 & US Hwy 275
- Over 6.9 million visits in 2025*
- 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
3706 (#100)	5,000 SF	NNN	Contact Broker
3706 (#500)	2,000 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: \$12.83

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

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Lat/Lon: 41.2197/-95.8367

3626 Metro Dr Council Bluffs, IA 51501	3 mi radius	5 mi radius	Pottawatt amie
Population			
2025 Estimated Population	25,130	71,298	94,037
2030 Projected Population	24,756	70,295	93,217
2020 Census Population	24,938	71,720	93,667
2010 Census Population	25,177	71,300	93,158
Projected Annual Growth 2025 to 2030	-0.3%	-0.3%	-0.2%
Historical Annual Growth 2010 to 2025	-	-	-
2025 Median Age	39.7	38.2	39.7
Households			
2025 Estimated Households	10,482	29,268	38,109
2030 Projected Households	10,463	29,230	38,180
2020 Census Households	10,250	28,821	37,284
2010 Census Households	10,116	28,299	36,774
Projected Annual Growth 2025 to 2030	-	-	-
Historical Annual Growth 2010 to 2025	0.2%	0.2%	0.2%
Race and Ethnicity			
2025 Estimated White	86.5%	84.8%	88.0%
2025 Estimated Black or African American	1.6%	2.7%	2.1%
2025 Estimated Asian or Pacific Islander	1.4%	1.4%	1.2%
2025 Estimated American Indian or Native Alaskan	0.6%	0.7%	0.5%
2025 Estimated Other Races	9.8%	10.4%	8.2%
2025 Estimated Hispanic	11.5%	12.5%	9.8%
Income			
2025 Estimated Average Household Income	\$98,005	\$91,526	\$98,948
2025 Estimated Median Household Income	\$74,488	\$70,500	\$72,826
2025 Estimated Per Capita Income	\$40,927	\$37,797	\$40,267
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	3.2%	3.3%	2.8%
2025 Estimated Some High School (Grade Level 9 to 11)	6.9%	6.6%	5.8%
2025 Estimated High School Graduate	32.8%	33.3%	33.7%
2025 Estimated Some College	21.6%	21.2%	21.7%
2025 Estimated Associates Degree Only	11.8%	11.2%	11.8%
2025 Estimated Bachelors Degree Only	16.1%	16.4%	16.4%
2025 Estimated Graduate Degree	7.6%	7.9%	7.8%
Business			
2025 Estimated Total Businesses	1,272	2,508	3,485
2025 Estimated Total Employees	15,871	31,532	36,326
2025 Estimated Employee Population per Business	12.5	12.6	10.4
2025 Estimated Residential Population per Business	19.8	28.4	27.0