

3125 Manawa Centre Drive

Council Bluffs, IA 51501



ACCESS Commercial, LLC

RETAIL | FOR LEASE



PROPERTY HIGHLIGHTS



ADDRESS:

3125 Manawa Centre Dr
Council Bluffs, IA 51501



SPACE AVAILABLE:

9,066 SF



LEASE RATE:

Negotiable



ZONING:

Commercial



ACCESS Commercial, LLC

www.accesscommercial.com
10730 Pacific Street, Suite 230
Omaha, NE 68114 | 402.502.1983

ABOUT THE PROPERTY

Prime End Cap Space – Last Remaining Bay!
Don't miss this rare opportunity to secure the final available bay in a top-performing power center that has seen over 7.2 million visits in the past year (Placer.ai). This redeveloped multi-tenant building boasts a high-traffic lineup featuring national retailers like ROSS Dress for Less, HomeGoods, and Sierra Trading Post. Ideally positioned adjacent to retail giants including Home Depot, Walmart, Sam's Club, Menards, Harbor Freight, and ALDI, this location benefits from exceptional consumer draw—including one of Iowa's Top 10 performing Walmarts, generating over 2.6 million visits over the past 12 months (Placer.ai). With outstanding visibility from interstates I-80 and I-29, this end cap space offers maximum exposure and foot traffic in a proven retail destination.

Kirk Hanson

kirk@accesscommercial.com
402.616.2580

Rocky Pryor

rocky@accesscommercial.com
402.616.2580



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MARKET MAP



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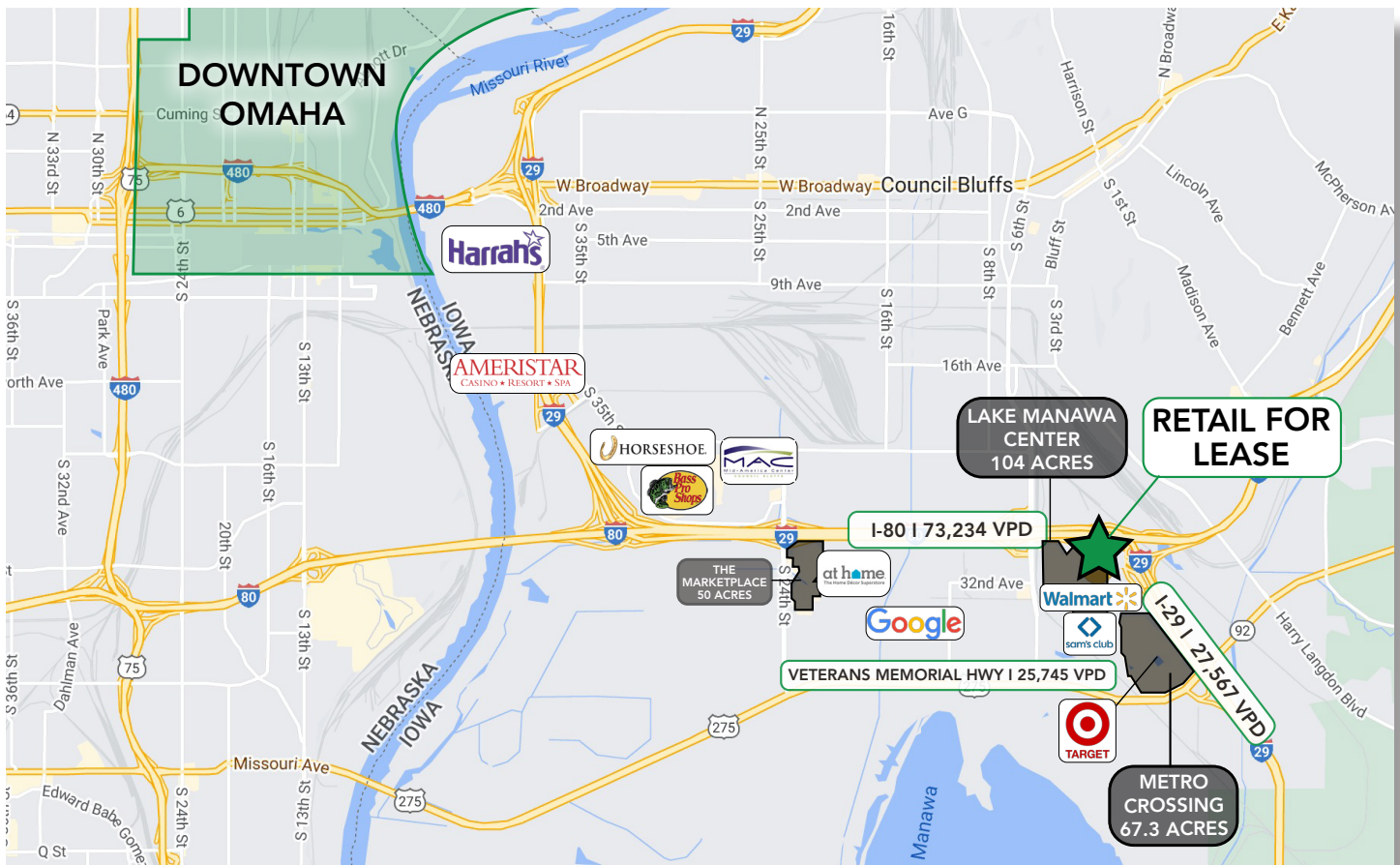
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LOCAL AERIAL



	Population	Median HH Income	No. of Households	Daytime Population	Employees In The Area	Businesses In The Area
1-mile	2,532	\$69,182	1,076	4,714	3,959	286
3-mile	36,389	\$69,458	15,109	32,686	20,604	1,688
5-mile	84,978	\$68,546	34,672	70,289	41,383	3,017

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SITE PLAN



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DRONE PHOTOS



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INTERIOR PHOTOS



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LISTING TEAM



Kirk Hanson

Principal

Kirk is responsible for all business development and brokerage activities for Access and affiliated companies. He holds a Bachelor's Degree in Finance from the University of Nebraska at Lincoln and is a licensed broker in Nebraska, Iowa, Missouri and North Dakota. He is also a long-time member of the International Council of Shopping Centers (ICSC) and the Entrepreneurs Organization (EO).



Rocky Pryor

Broker Associate

Rocky attended the Jesuit School of Rockhurst University where he was named the Vice President of the Nonprofit Leadership Alliance on campus and enjoyed competing in speech competitions. Rocky has 7+ years of experience being a dynamic brokerage associate in development and tenant representation across the Midwest.

ACCESS is focused on growth opportunities through a select grouping of strategic partnerships. We strive to maximize value for every stakeholder involved in our projects, and have a proven track record of over 400 successfully completed projects across 40 states. We focus on forming deep relationships with our clients and believe durable success in our industry requires the right mixture of talents and virtues, collaboration, and relentless execution.



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