

**The Lerner Company**

BROKERAGE • DEVELOPMENT • MANAGEMENT  
TENANT REPRESENTATION • INVESTMENT SALES

A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS



# METRO CROSSING

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



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### Features:

- Over 550,000 SF project anchored by Dick's Sporting Goods, Target, Kohl's, Hobby Lobby, Old Navy, TJ Maxx, Bath & Body Works and other national tenants.
- Excellent access to I-29 & I-80.
- Trade area of over 166,600 people with a median household income above \$60,000.
- Connected to 1,000,000+ SF Lake Manawa Power Center with Walmart, Sam's Club, and Home Depot.
- Excellent track-record for retailers and restaurants with above national average sales.

### Total SF

551,376 SF

### Available SF

22,356 SF

### Date Available

Immediately

### Traffic Counts

I-29 & Hwy 275  
47,950 vpd

### Lease Terms

<b>Gas:</b>	Tenant	<b>Rent Escalator:</b>	TBD
<b>Sewer/Water:</b>	Tenant	<b>Lease Term:</b>	5+ years
<b>Electrical:</b>	Tenant	<b>Lease Form:</b>	Landlord's
<b>Janitorial:</b>	Tenant		
<b>Repairs/Maint.:</b>	Tenant		
<b>Lease Type:</b>	NNN		
<b>NNN's:</b>	Tenant		
<b>R.E. Taxes:</b>	\$5.99		
<b>Insurance:</b>	\$0.23		
<b>CAM:</b>	\$3.95		
<b>Total NNN:</b>	\$10.17		
<b>Finish Allowance:</b>	TBD		

### Site Data

<b>Zoning:</b>	CC
<b>Year Built:</b>	2008
<b>Center Entrances:</b>	3
<b>Pylon Signs:</b>	2
<b>Interstate Access:</b>	Yes
<b>Signalized:</b>	Yes
<b>Parking:</b>	7.04/1,000 SF



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- KOHL'S
- OLD NAVY
- TJ-MAXX
- HOBBY LOBBY
- PETSMART
- DICK'S
- target
- ULTA
- MATTRESS FIRM
- FIVE BELOW
- DOLLAR TREE

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Map data ©2020 Google

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# METRO CROSSING

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

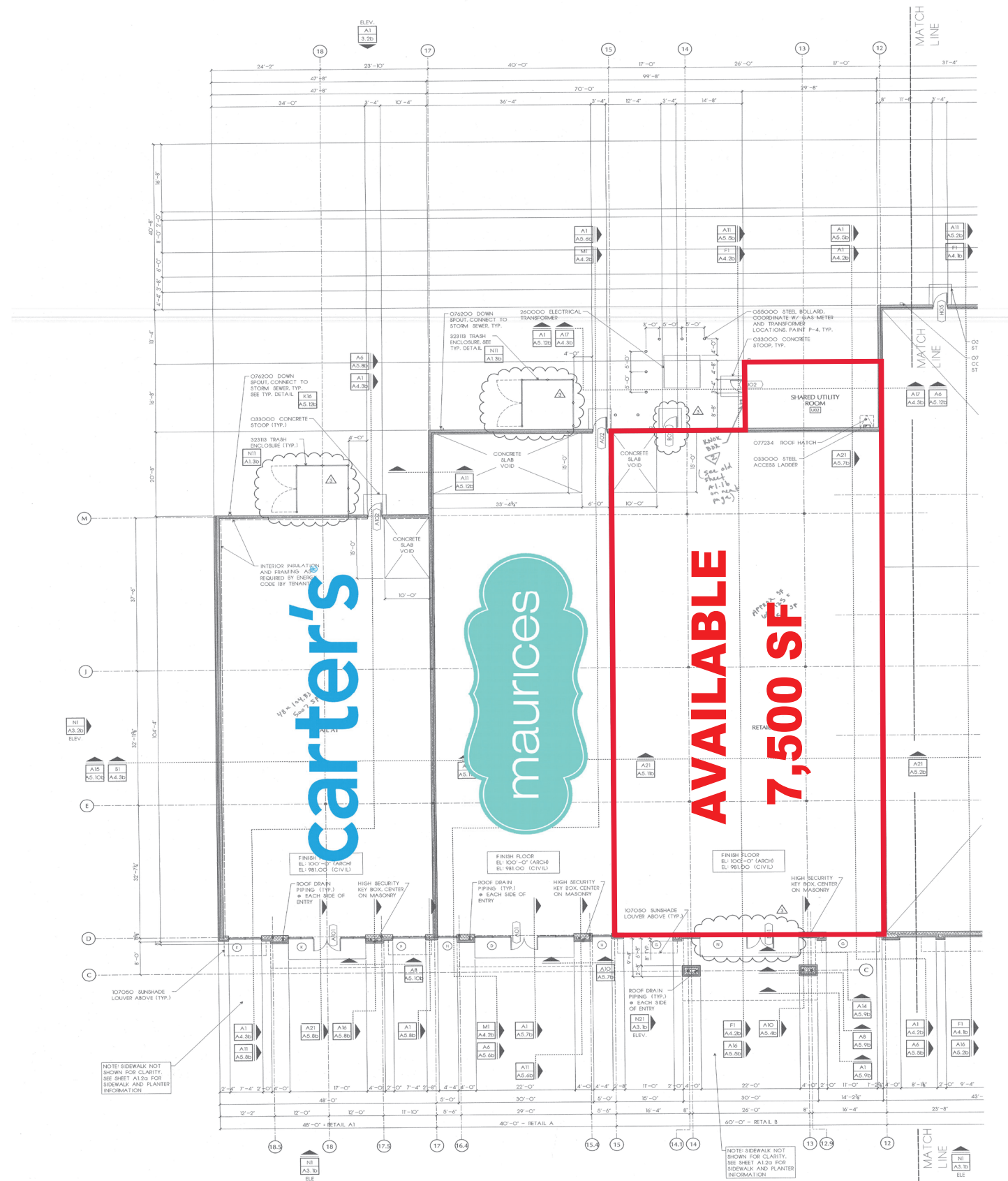
### The Lerner Company

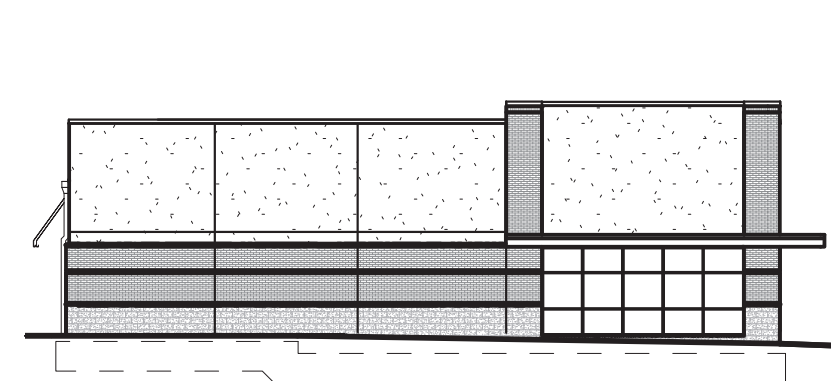
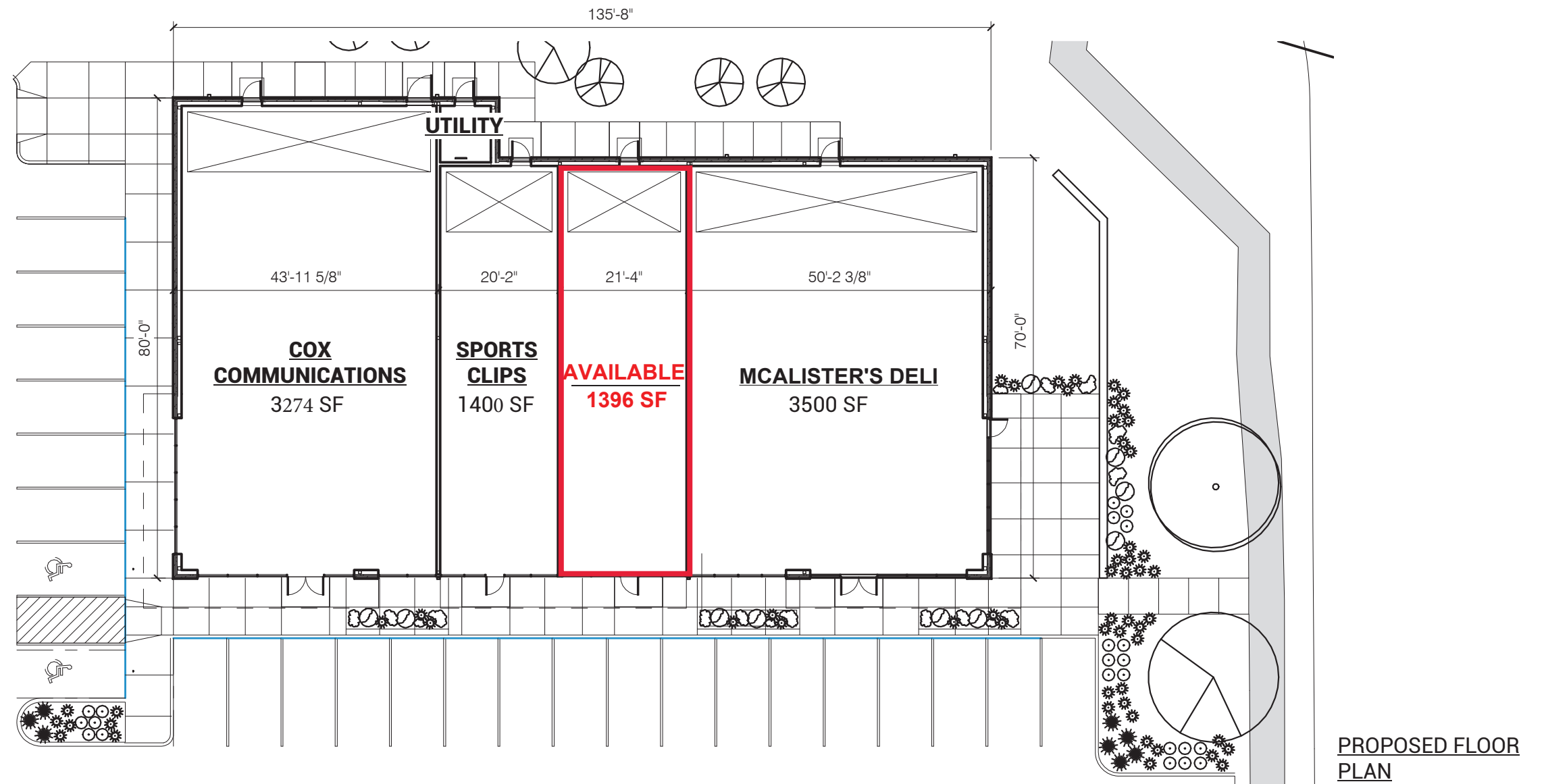
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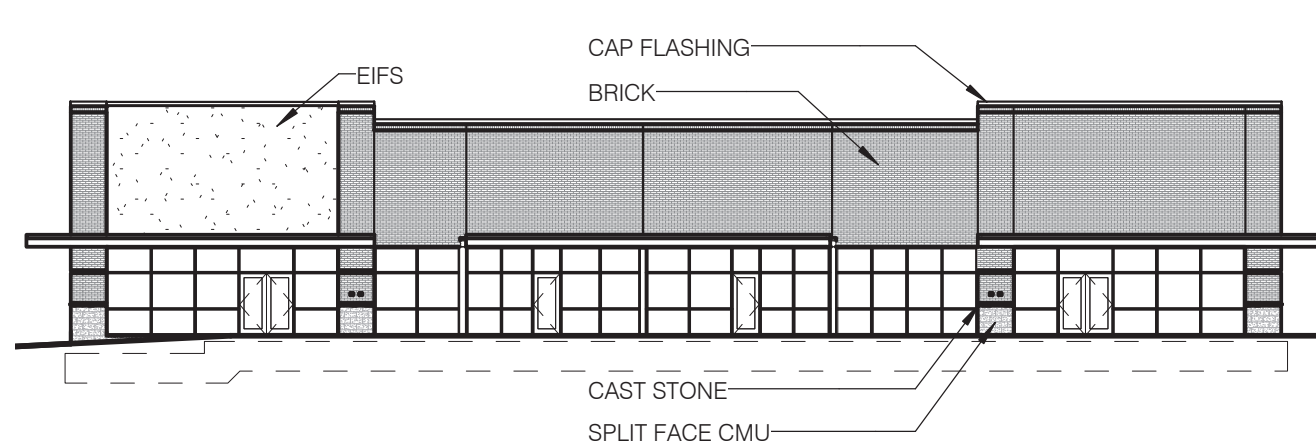
Suite	Space	Rent	Min. Rent	Type	Avail.
0B0	7,500 SF	\$15.00	\$9,375	NNN	Immediately
18B1	1,777 SF	\$15.00	\$2,222	NNN	Immediately
0B2	1,645 SF	\$24.00	\$3,290	NNN	Immediately
01E2	2,378 SF	\$24.00	\$4,756	NNN	Immediately
01B	1,960 SF	\$24.00	\$3,920	NNN	Immediately
102	1,396 SF	\$28.00	\$3,258	NNN	Immediately
0B6	2,200 SF	\$28.00	\$5,133	NNN	Check with Broker
01E	3,500 SF	\$18.00	\$5,250	NNN	Check with Broker



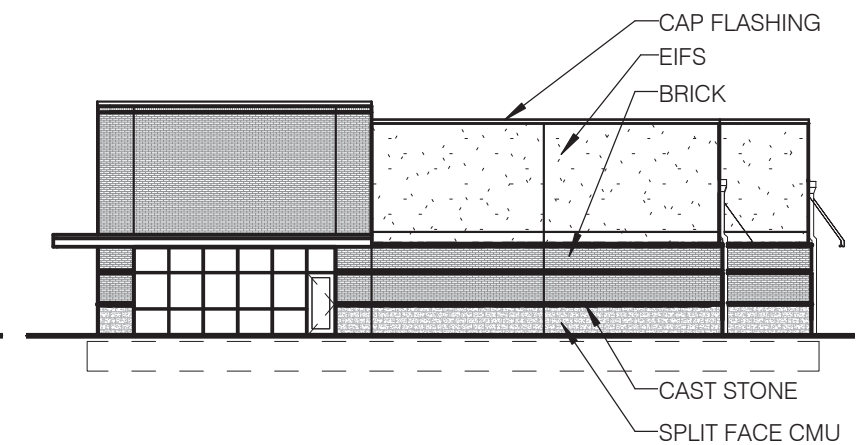




PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION





Lat/Lon: 41.2207/-95.8321

RS1

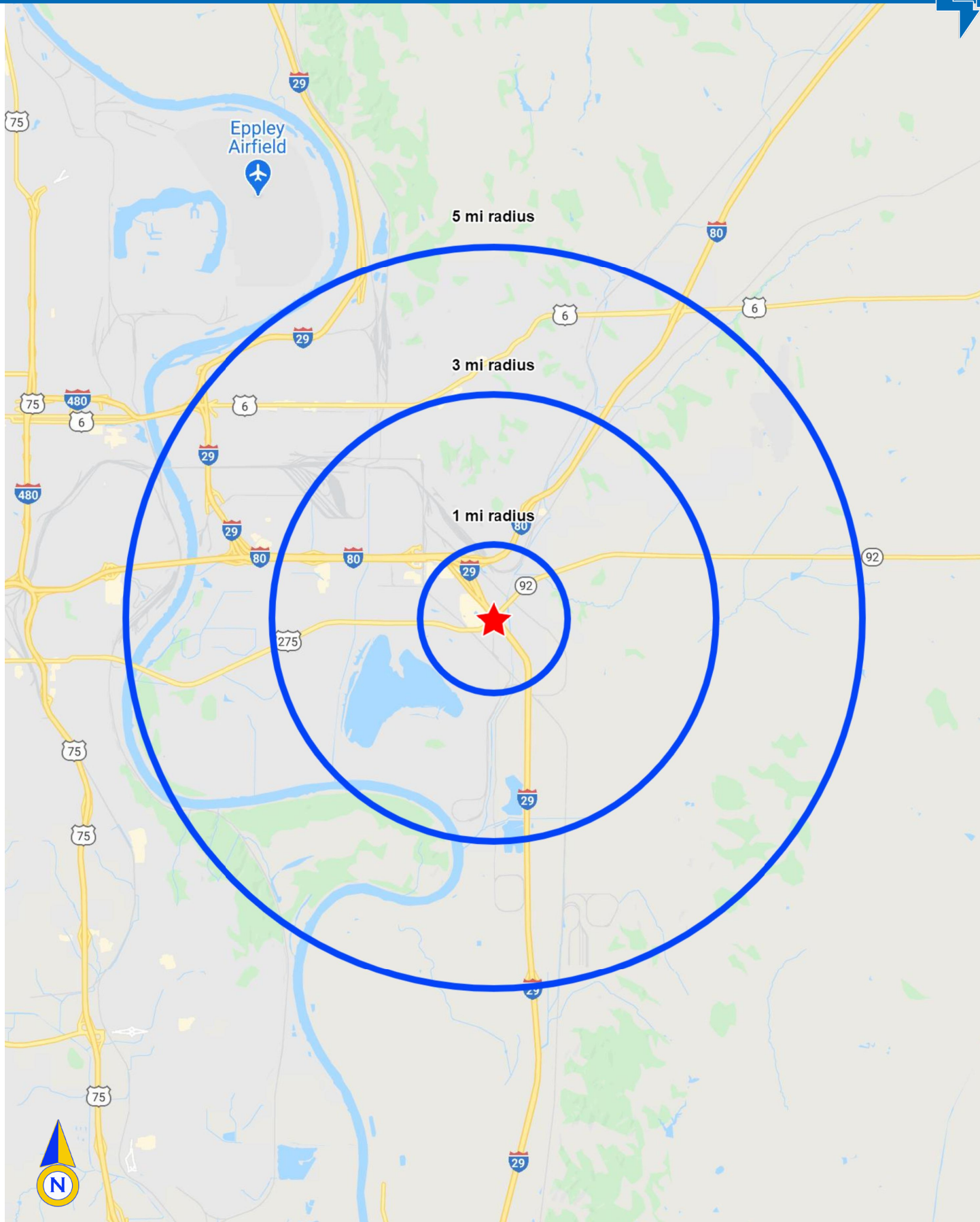
I-29 & US-275		1 mi radius	3 mi radius	5 mi radius
Council Bluffs, IA 51503				
POPULATION	2020 Estimated Population	533	24,027	68,304
	2025 Projected Population	525	24,154	68,317
	2010 Census Population	548	24,248	68,511
	2000 Census Population	414	22,621	64,479
	Projected Annual Growth 2020 to 2025	-0.3%	0.1%	-
	Historical Annual Growth 2000 to 2020	1.4%	0.3%	0.3%
	2020 Median Age	41.9	40.8	38.3
HOUSEHOLDS	2020 Estimated Households	220	9,988	27,861
	2025 Projected Households	220	10,204	28,299
	2010 Census Households	221	9,784	27,189
	2000 Census Households	157	8,747	25,067
	Projected Annual Growth 2020 to 2025	-	0.4%	0.3%
	Historical Annual Growth 2000 to 2020	2.0%	0.7%	0.6%
RACE AND ETHNICITY	2020 Estimated White	91.5%	89.8%	88.7%
	2020 Estimated Black or African American	1.6%	1.6%	2.5%
	2020 Estimated Asian or Pacific Islander	0.7%	1.3%	1.2%
	2020 Estimated American Indian or Native Alaskan	0.7%	0.5%	0.6%
	2020 Estimated Other Races	5.6%	6.8%	7.1%
	2020 Estimated Hispanic	6.8%	9.9%	9.9%
INCOME	2020 Estimated Average Household Income	\$66,557	\$76,297	\$74,453
	2020 Estimated Median Household Income	\$61,006	\$64,113	\$63,148
	2020 Estimated Per Capita Income	\$27,558	\$31,884	\$30,590
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	7.3%	3.8%	3.7%
	2020 Estimated Some High School (Grade Level 9 to 11)	4.3%	7.4%	7.5%
	2020 Estimated High School Graduate	28.0%	30.5%	33.3%
	2020 Estimated Some College	22.5%	23.0%	23.6%
	2020 Estimated Associates Degree Only	10.2%	11.6%	10.7%
	2020 Estimated Bachelors Degree Only	17.7%	15.9%	14.4%
	2020 Estimated Graduate Degree	9.8%	7.8%	6.9%
BUSINESS	2020 Estimated Total Businesses	164	1,247	2,856
	2020 Estimated Total Employees	3,366	16,238	34,916
	2020 Estimated Employee Population per Business	20.5	13.0	12.2
	2020 Estimated Residential Population per Business	3.2	19.3	23.9

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At The Lerner Company we are dedicated to one goal – providing our clients with the best talent and resources available to satisfy their needs and achieve their objectives. Our dedicated professionals have over 120 years of combined experience, either in retail or real estate.

We do not envision ourselves as Brokers. We see ourselves as Advisors, offering strategic advice and guidance, always placing our clients' needs before our own. Our team of qualified professionals is just that – a TEAM. Our team building and team approach to serving clients is not only encouraged, but also rewarded. Coming to work every day at The Lerner Company is a pleasure, not a contest.

Our quality team approach extends into our full service property management division. With over six decades of multi-property and retail management experience, our management portfolio currently exceeds four million square feet.

From identifying potential problems and finding solutions, to providing our clients with reliable contractors, our property management team works together to better serve you. We strive to meet your needs with customizable, hands-on service.

We encourage you to take advantage of our team experiences in development, financing, law, management, strategic planning, research, retailing or tenant representation. We pledge to be innovative and create value for your benefit and the benefit of our community.

We would further like to thank those of you who have built relationships with the Lerner Team over the years. We truly appreciate the trust and confidence you have bestowed upon us.

**Leasing • Tenant Representation • Development • Brokerage • Investments Sales • Property Management**

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**402-330-5480 (p) 402-330-3109 (f)**

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