



Accelerating success.



For Sale or Lease

Retail Opportunity

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1823 W Broadway St Council Bluffs, IA 51501

6,208 total square feet available

Freestanding retail building available for sale or lease. Excellent visibility and high traffic counts.

Ideal users include financial advisors, banks, insurance, retailers needing a showroom and/or medical users.

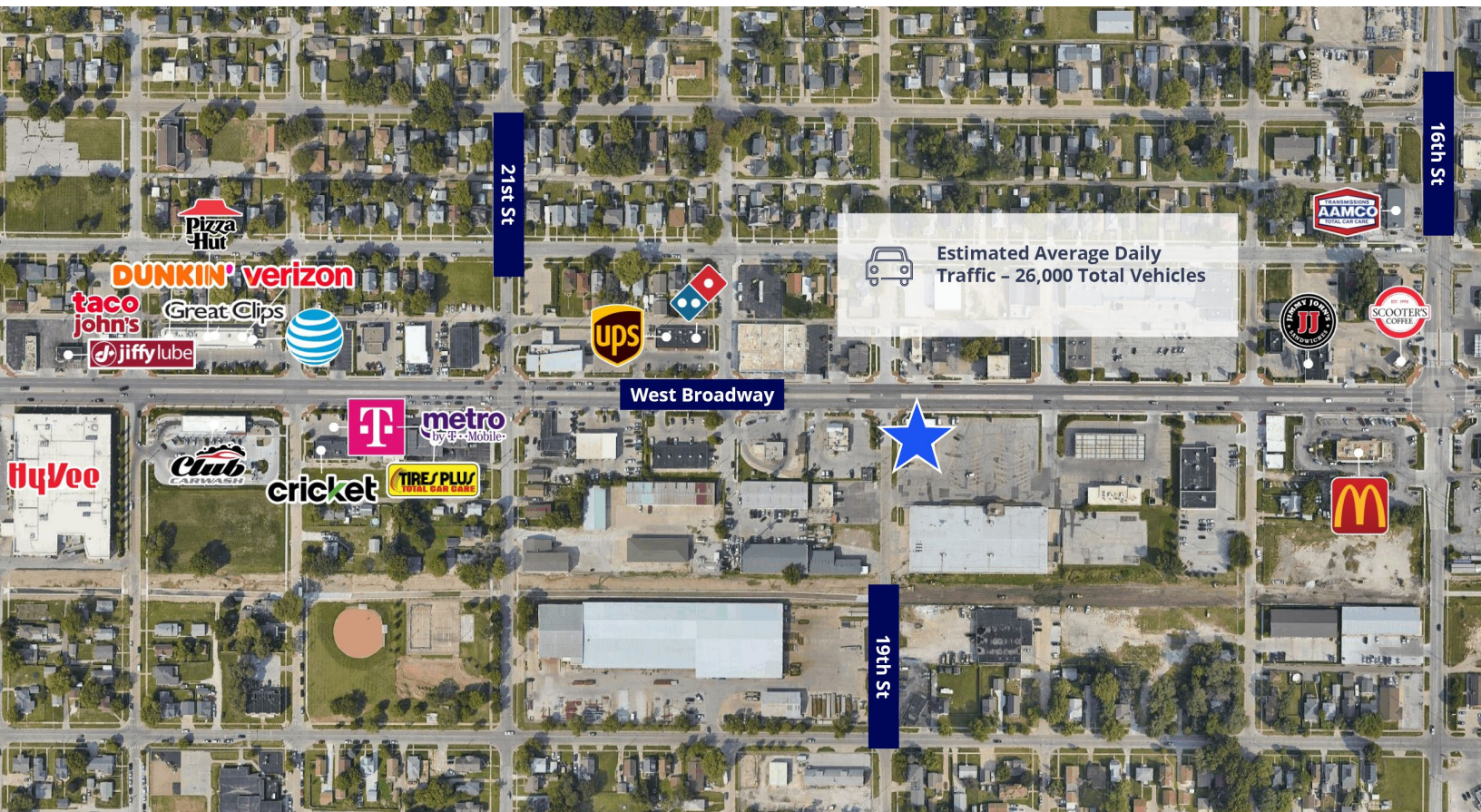
High quality finishes with modern feel.

Available December 1, 2026.

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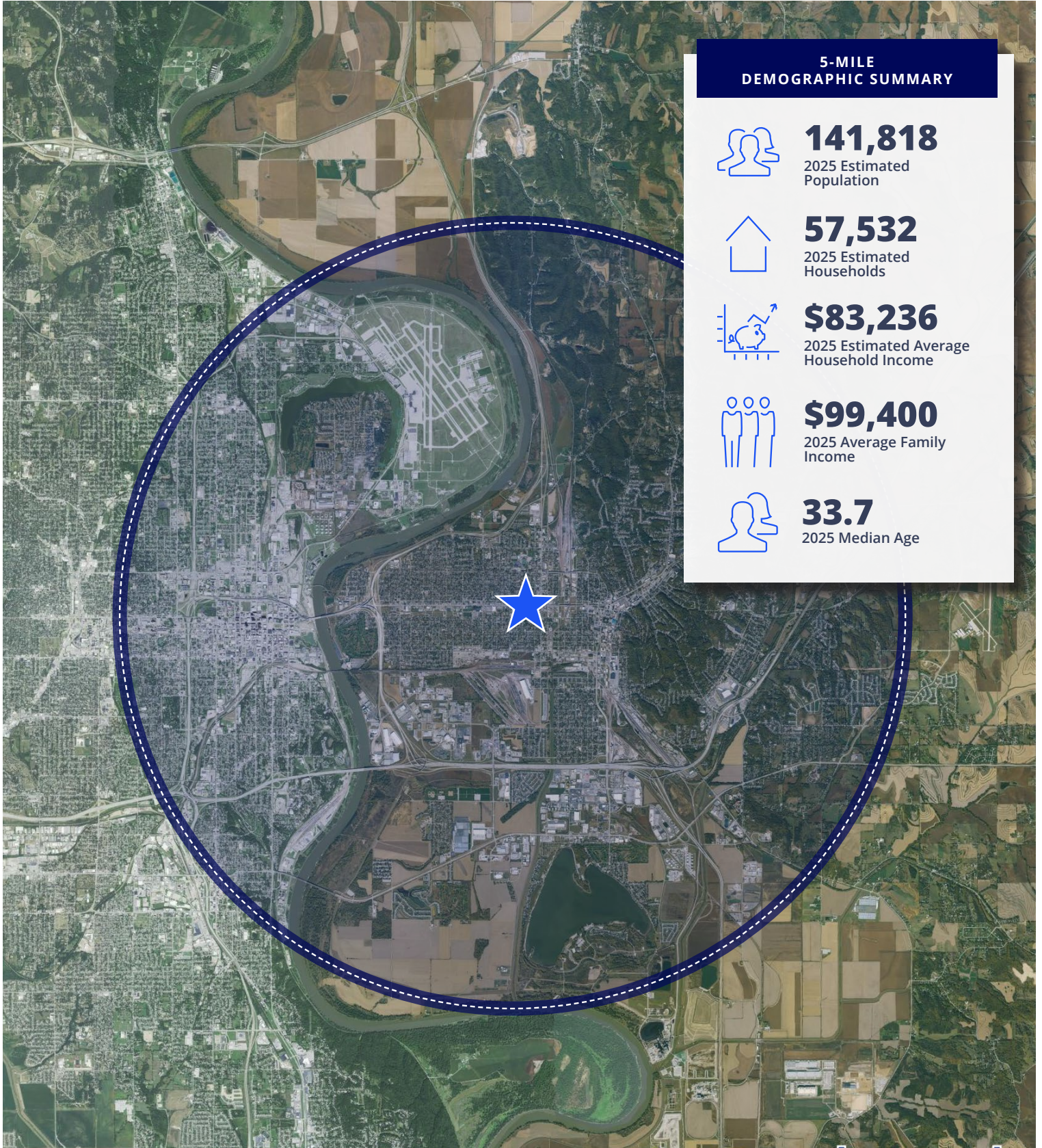
Aerial

1823 West Broadway Street, Council Bluffs, IA 51501



Aerial

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5-MILE DEMOGRAPHIC SUMMARY



141,818

2025 Estimated
Population



57,532

2025 Estimated
Households



\$83,236

2025 Estimated Average
Household Income



\$99,400

2025 Average Family
Income



33.7

2025 Median Age

For Sale or Lease

Retail Space

1823 West Broadway Street, Council Bluffs, IA 51501

Type of Listing	Retail For Sale or Lease
Sale Price	\$1,397,000 (\$225.00/PSF)
Lease Price	\$17.00, PSF
Operating Type	NNN
Estimated Expenses	\$5.56, PSF (2026)
Available	December 1, 2026
SF Available	6,208 SF
Total Building SF	6,208 SF
Year Built/Renovated	1997 / 2011
Parking	Ample, cross easement with center

Construction

HVAC	Yes
Ceiling Height	12'
Sprinkler	Yes, wet
Restrooms	Yes

Location

Intersection	19th St & W Broadway St
Submarket	Council Bluffs

Contact us:

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