

For Sale

# Retail Property

2,215 SF



727 Veterans Memorial Highway | Council Bluffs, IA 51501

\$185,000

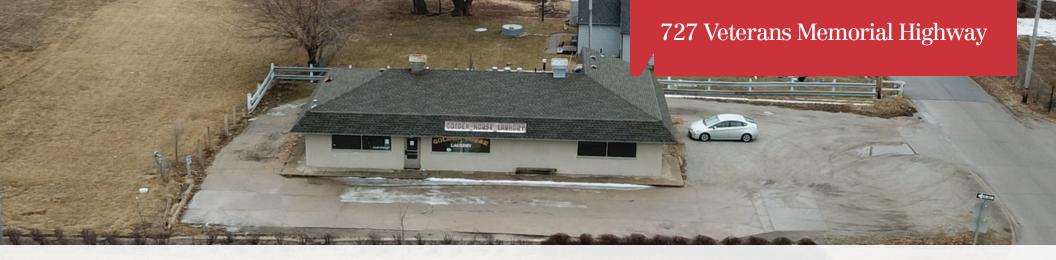
# **Property Features**

- Free-standing building
- Previously used as a laundromat
- Great owner user property
- Excellent location off Veterans Memorial Highway and just minutes from Interstate

13321 California Street, Suite 105 Omaha, NE 68154 402 255 6060 nainpdodge.com

#### Debra Graeve-Morrison

President 402 255 6087 dgraeve@npdodge.com



D:1	مدداه ا	~ D	1:040	~
Bull	lain	gъ	etail	S

**HVAC** 

Foundation

Occupancy	7. 10. 10.
Tenancy	-
Number of Floors	1
Year Built	1946
Construction Status	Existing
Sprinkler	
Restrooms	Yes

Gas forced

Slab on grade

# **Property Details**

Lot Size	0.29 Acres
Zoning	General Commercial/ C-2
Lot Frontage	130'
Traffic Count	13400

### **Location Details**

Market	Omaha/Council Bluffs
Submarket	Council Bluffs Ret
County	Pottawattamie
Cross Streets	9th Street & Veterans Memorial Highway

## Demographics

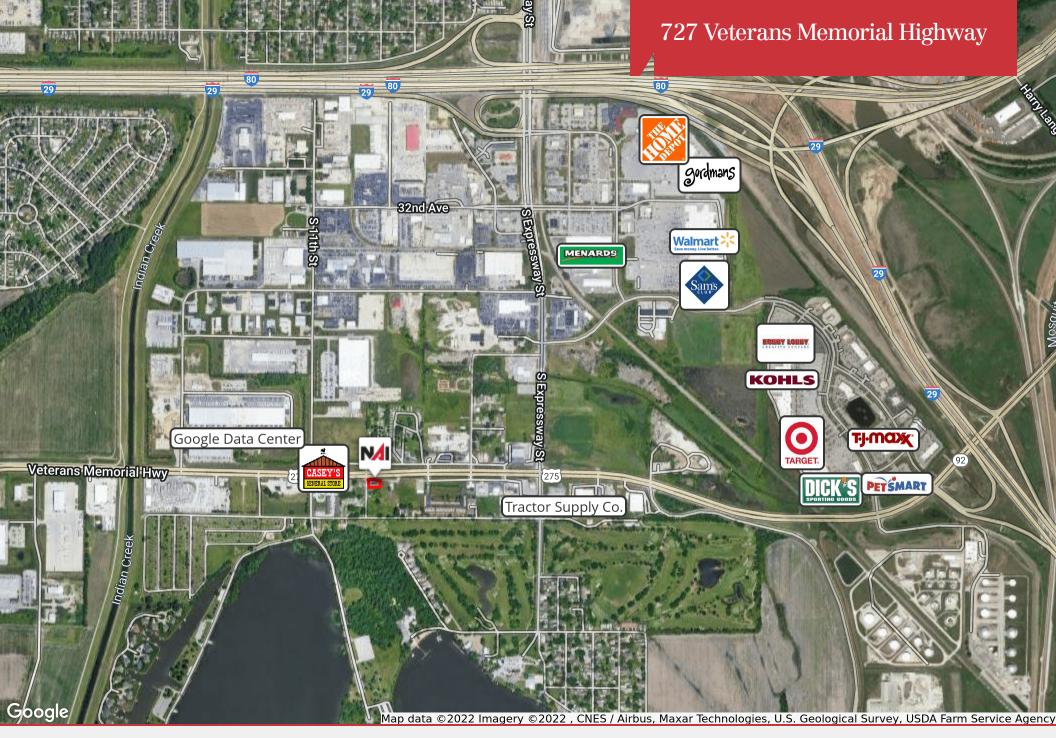
Demographics	1 Mile	5 Miles	10 Miles
Total Households	444	33,351	137,592
Total Population	1,226	84,431	356,236
Average HH Income	\$51,015	\$53,363	\$51,552













Debra Graeve-Morrison

President

+1 402 255 6087 dgraeve@npdodge.com 13321 California Street, Suite 105 Omaha, NE 68154 402 255 6060 tel nainpdodge.com