

Office/Retail

For Lease

204 1st St Sergeant Bluff, IA 51054



For Lease

500 - 1,200 SF | \$500.00 - 1,200.00 per month
Office/Retail



Property Description

Pioneer Plaza is anchored by Pizza Ranch, ASCS, and Heritage Pork. The plaza has a newly upgraded HVAC system, new carpet throughout atrium, new landscaping, etc. The Plaza has a mix of office and retail tenants. This is one of the closest office buildings to CF Industries site and Seaboard Triumph Foods. Lease rates include taxes, insurance, CAM & utilities. Tenant also has access to two-sided monument signage facing 1st Street.

Location Description

Pioneer Plaza is just off I-29 Exit 141 at the entrance to Sergeant Bluff.

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Location Information

Building Name	Pioneer Plaza
Street Address	204 1st St
City, State, Zip	Sergeant Bluff, IA 51054
County	Woodbury
Market	Iowa-Other
Sub-market	Sergeant Bluff
Cross-Streets	1st St & Sergeant Square Dr

Building Information

Building Size	31,450 SF
Building Class	B
Occupancy %	85.0%
Tenancy	Multiple
Number of Floors	1
Year Built	1987

Property Information

Property Type	Office/Retail
Property Subtype	Office Building
Zoning	Commercial
Lot Size	2.41 Acres
APN #	884731127035
Lot Frontage	220 ft
Lot Depth	462 ft
Traffic Count	6800
Traffic Count Street	1st Street

Parking & Transportation

Parking Ratio	3.94
Number of Parking Spaces	124

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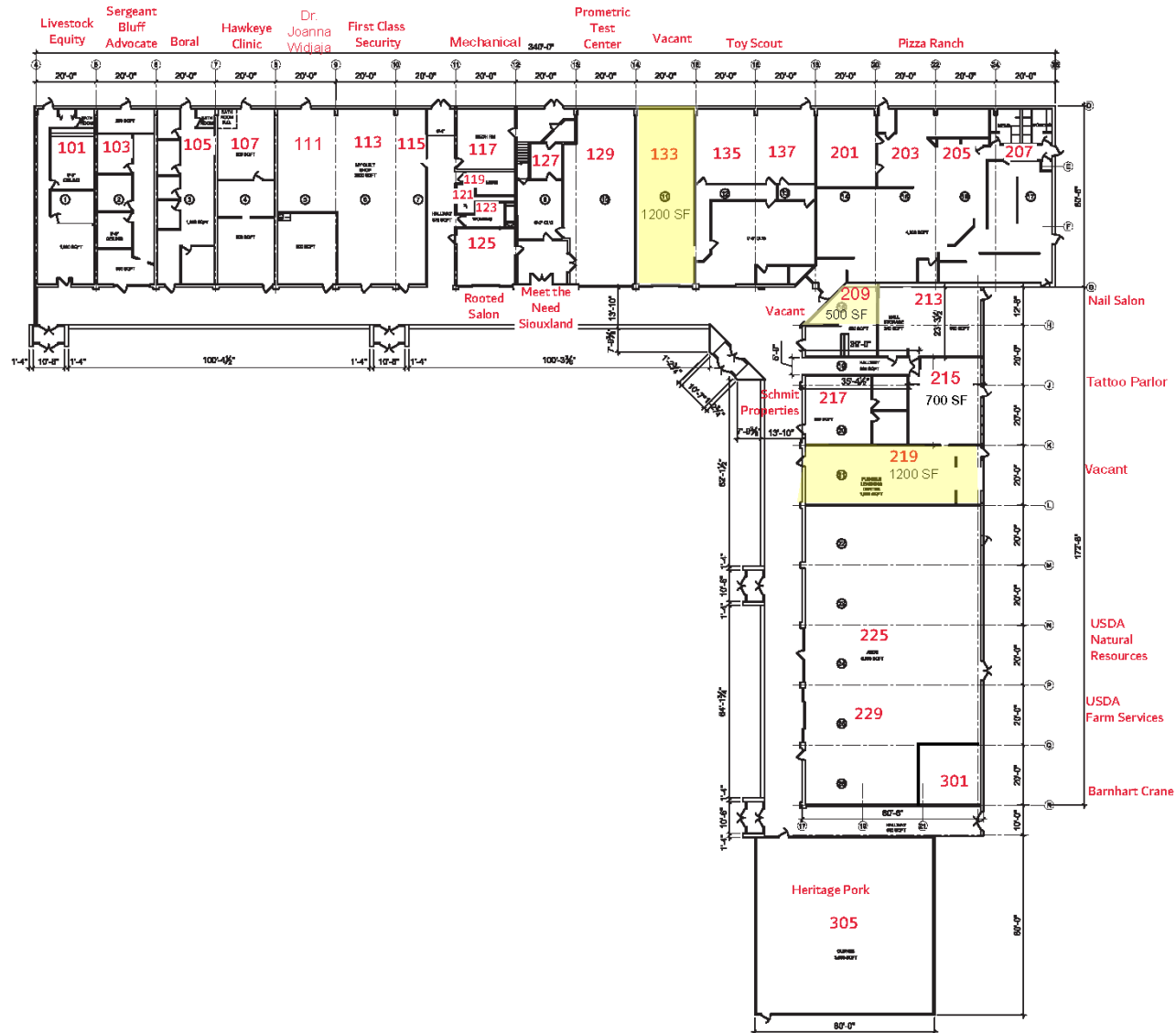
Available Spaces

Suite Size (SF) Lease Type Lease Rate Description

Suite 133	1,200 SF	Full Service	\$1,200 per month	Wide open space with new carpet and paint.
Suite 209	500 SF	Full Service	\$500 per month	Private office with reception area directly to the right of Pizza Ranch's front door. Owner will provide a \$10 psf tenant improvement allowance with a 5-year lease.
Suite 219	1,200 SF	Full Service	\$1,200 per month	Open floor plan with private office and private restroom in the rear. Also has second exit to rear of building. Owner will provide a \$10 psf tenant improvement allowance with a 5-year lease.

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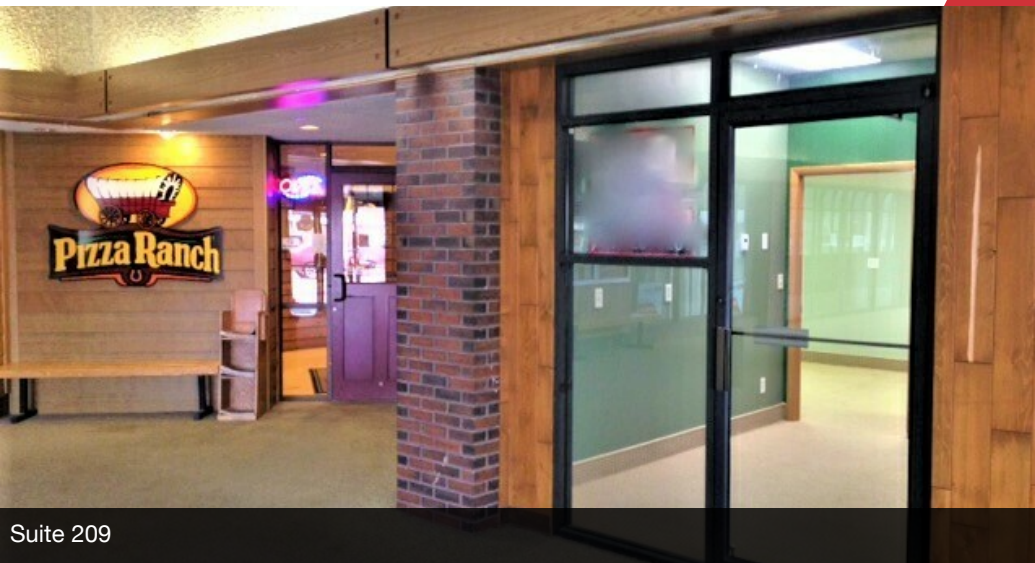


Suite 133

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500 - 1,200 SF | \$500.00 - 1,200.00 per month

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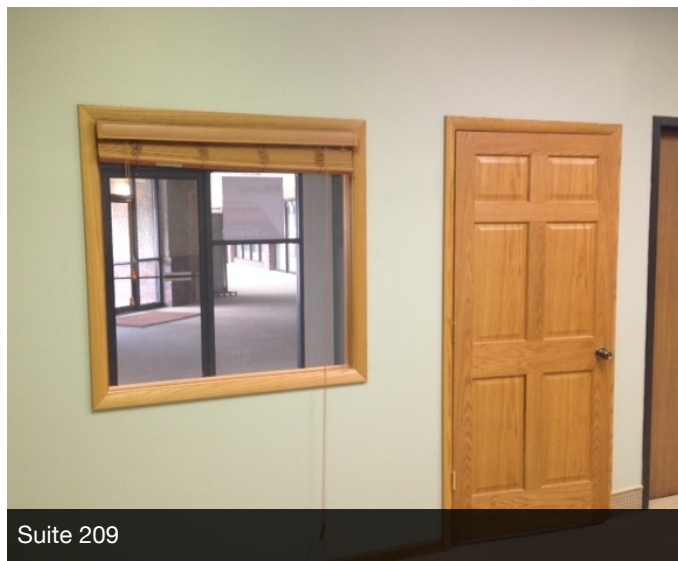
Suite 209



Suite 209



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Suite 209



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Suite 219



Suite 219



Suite 219



Suite 219



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Population	1 Mile	5 Miles	10 Miles
Total Population	444	28,035	117,533
Average Age	36.0	36.7	33.7
Average Age (Male)	35.5	35.3	32.9
Average Age (Female)	36.6	38.1	34.4
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	175	10,880	43,671
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$57,928	\$59,915	\$52,432
Average House Value	\$269,834	\$135,402	\$114,836

2020 American Community Survey (ACS)

