

# MADISON AVENUE GROUND

1839 Madison Avenue, Council Bluffs, IA

2 Acre Retail Pad Site / For Sale



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### AVAILABILITY

2 Acres (87,210 SF)

### SALE PRICE

\$1,482,500

### COMMENTS

Former c-store with existing self-service car wash for sale. The property has great access to I-80 and is across the street from the Mall of the Bluffs, Hy-Vee, Walgreens and other national retailers. Located at the fully lit intersection of Madison Avenue and Rue Street in Council Bluffs.

### PROPERTY HIGHLIGHTS

Gross Acres	2 AC
Price Per Acre	\$740,520
Price Per SF	\$17.00
Total Contiguous	87,210 SF
Minimum Divisible	43,647 SF
Zoning	C-2
Lot Dimensions	Irregular
Improvements	4,551 SF car wash
Utilities	At site
Flood Plain	No
Traffic Counts	25,300 EADT (I-80)

### NEIGHBORHOOD DEMOGRAPHICS



POPULATION



MEDIAN HOUSEHOLD INCOME



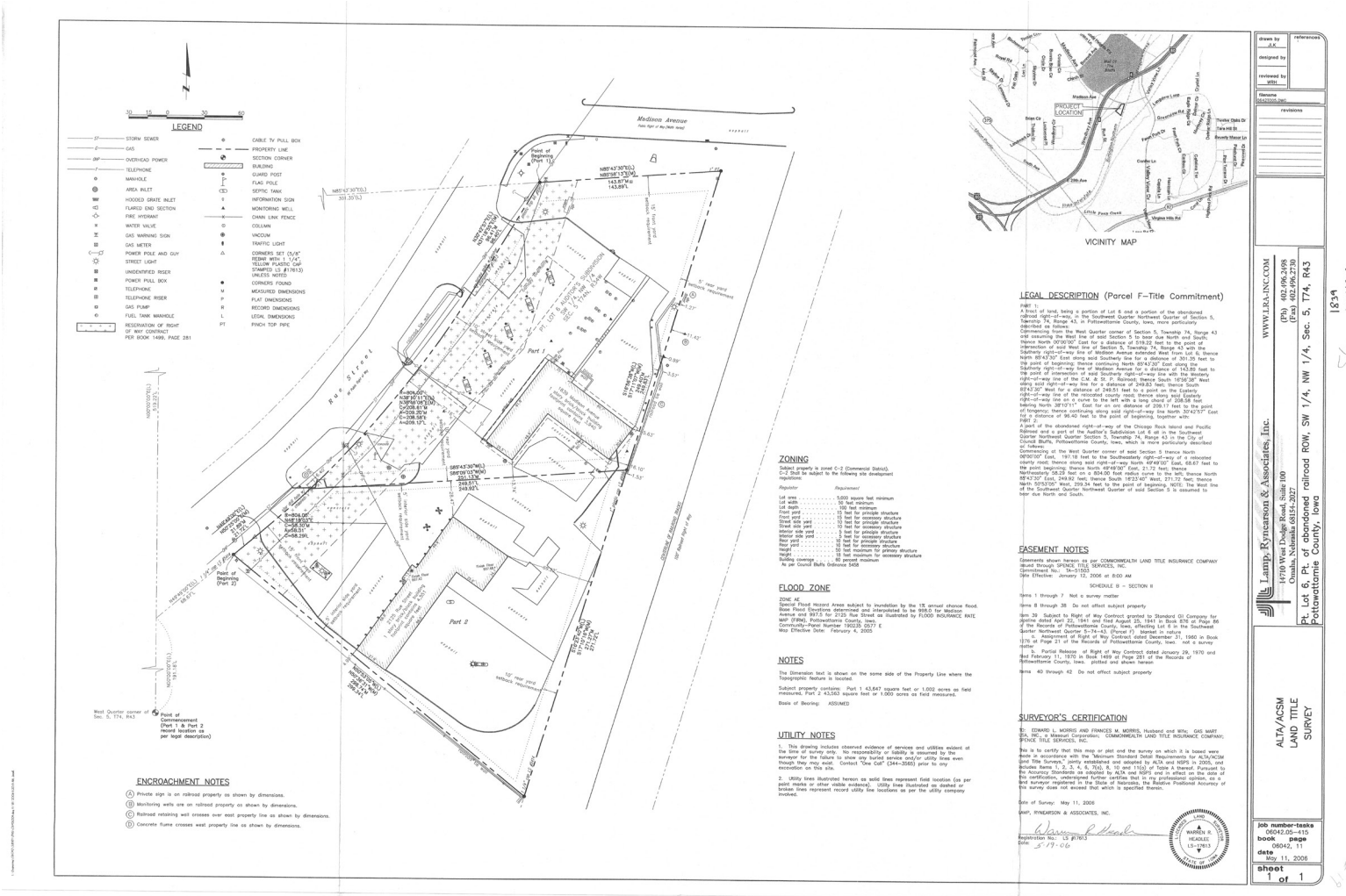
NUMBER OF HOUSEHOLDS

1 Mile	4,737	\$62,588	2,068
3 Miles	40,072	\$52,337	15,653
5 Miles	70,780	\$52,329	27,710

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