

MALL OF THE BLUFFS

1751 Madison Ave. Council Bluffs, IA 51503

PROPERTY

NOTES

Demographics	3 miles	5 miles	7 miles
Population	44,387	72,018	140,197
Avg. HH Income	\$75,722	\$72,444	\$64,273
Total Households	17,957	28,946	54,025

- Near Iowa Western Community College with over 4,600 students and 1,100 residents
- GLA: 593,309 SF
- Availabilities: 500 SF - 91,000 SF
- Traffic Count: 60,000 VPD at Madison Ave. & I-80

ANCHORS

- Hy-Vee, Dillard's, Planet Fitness, USPS & Council Bluffs School



MASON
ASSET MANAGEMENT

T: 516 371.5858
E: leasing@masonam.com
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Great Neck, NY, 11024
www.masonam.com

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LEASE PLAN



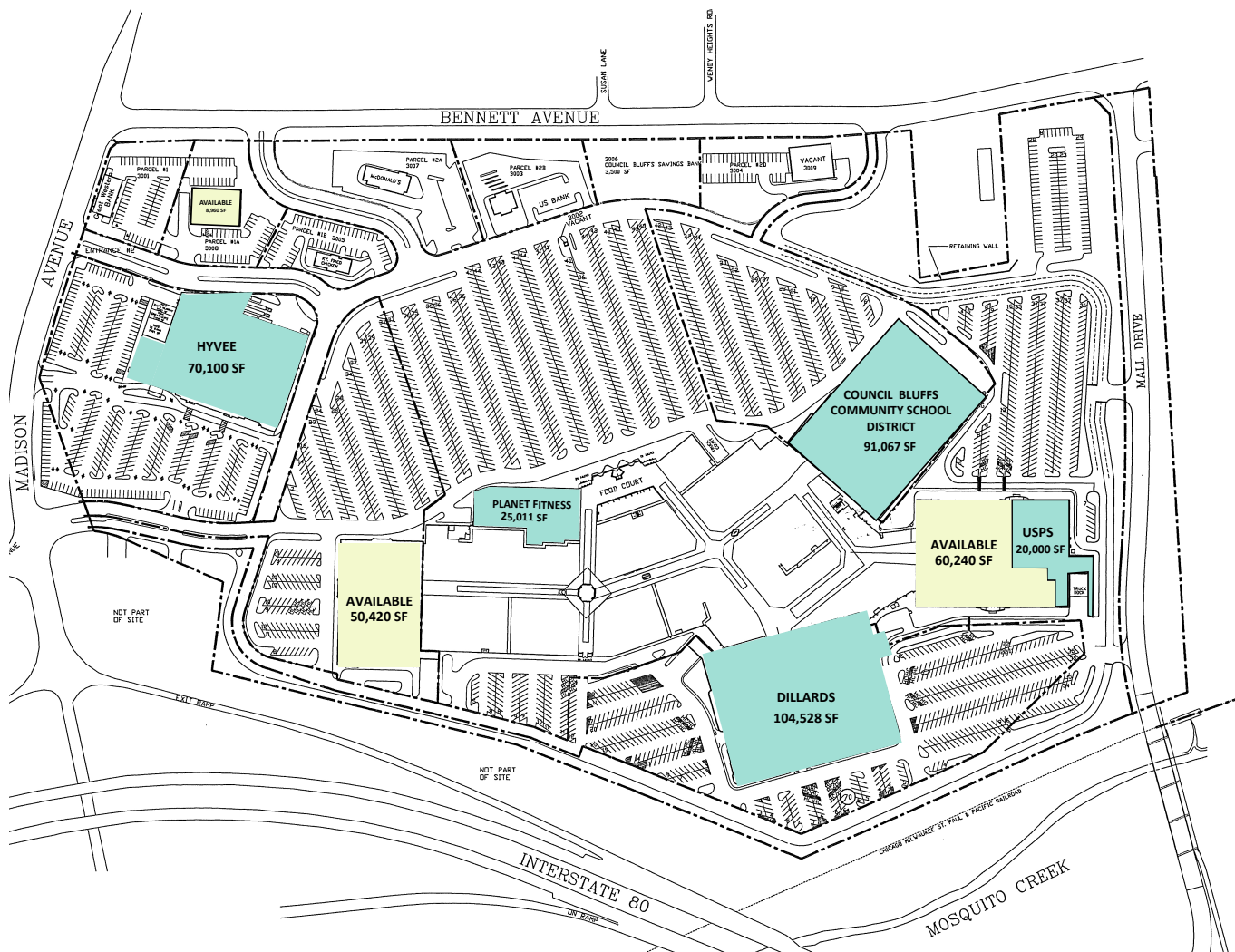
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SITE PLAN



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RETAILER MAP



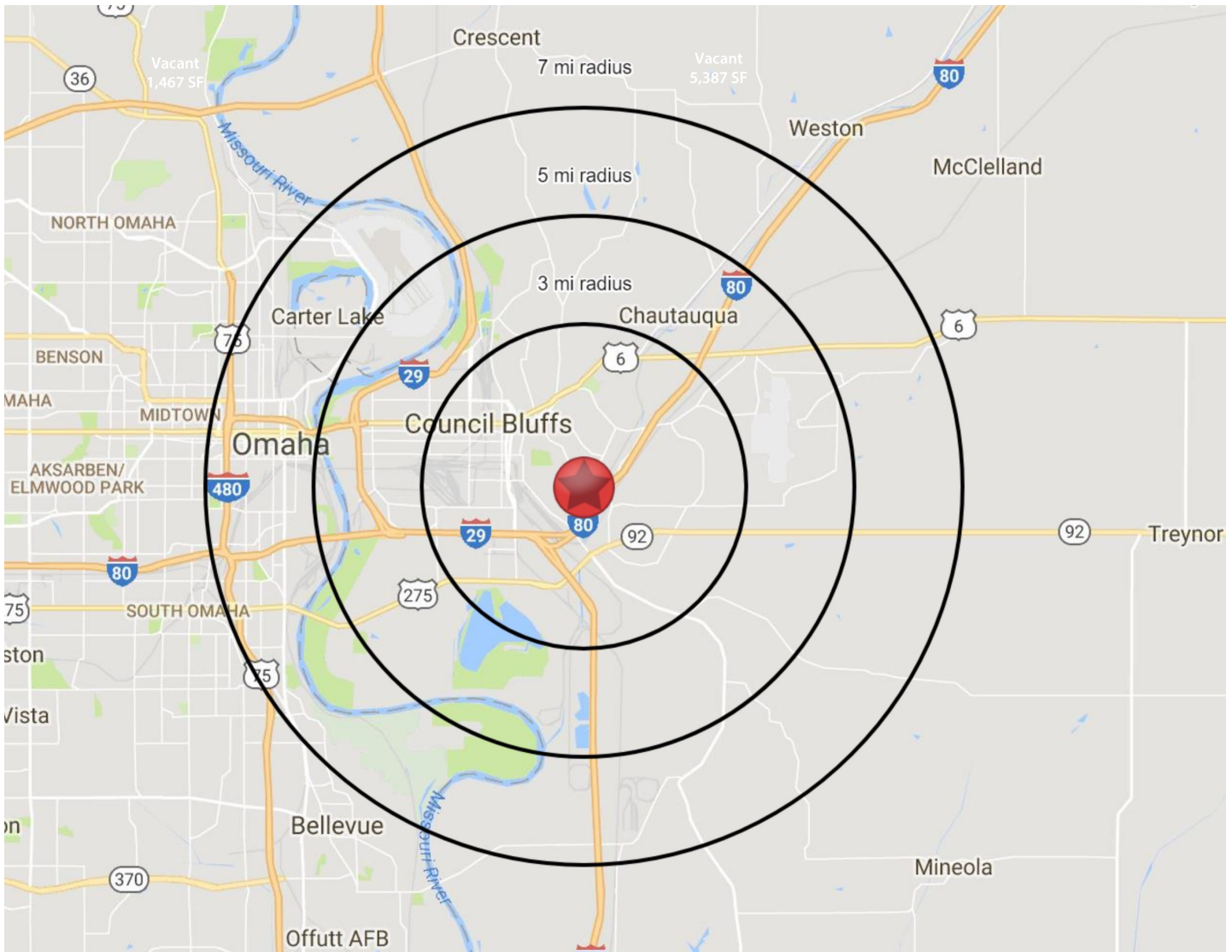
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RADIUS MAP



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