

# LAND FOR SALE: CANTERBURY ESTATES- MULTI-FAMILY

5610 E Madison Street  
Sioux Falls, SD 57110



**AVAILABLE:** 152,460 +/- SF  
**PRICE:** \$3.50 PSF  
**TERMS:** Cash  
**ZONING:** RA-2



For more information,  
please contact:

**Steve Van Buskirk**

**p:** 605.361.8211  
**c:** 605.366.0939  
**e:** Steve@VBCLink.com

## PROPERTY INFORMATION

- Fantastic multi-family opportunity, located less than 1/3 mile from Veteran's Parkway/SD Hwy 100.
- Easy access to Dawley Farm Village Shopping Center, Menards, WalMart, Century Theaters, and many other businesses and restaurants located along Arrowhead Parkway, Sycamore Avenue, and Madison Street.
- Site is located in the Sioux Falls Public School system boundaries, and is within one mile of Washington High School and two miles of Anne Sullivan Elementary School.
- SD Hwy 100 is scheduled for completion to I-90 in 2017.

REAL ESTATE DEVELOPMENT | BROKERAGE | INVESTMENT  
 MANAGEMENT | COMMERCIAL CONSTRUCTION | ENGINEERING | ARCHITECTURE

2571 S Westlake Dr, Ste 100, Sioux Falls, SD 57106 | **o:** 605.361.8211 | **f:** 605.361.8052 | **w:** VBCLink.com

**VanBuskirk**  
COMPANIES

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HOUSEHOLD INCOME & BENEFITS	1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
	Number	Percent	Number	Percent	Number	Percent
Total Population						
Total households	1,585		15,196		34,458	
Less than \$10,000	241	15.2	957	6.3	2,397	7
\$10,000 to \$14,999	52	3.3	630	4.1	1,625	4.7
\$15,000 to \$24,999	65	4.1	1,541	10.1	3,270	9.5
\$25,000 to \$34,999	200	12.6	1,851	12.2	4,226	12.3
\$35,000 to \$49,999	155	9.8	2,417	15.9	5,307	15.4
\$50,000 to \$74,999	333	21	3,186	21	6,971	20.2
\$75,000 to \$99,999	122	7.7	2,156	14.2	4,957	14.4
\$100,000 to \$149,999	277	17.5	1,723	11.3	3,725	10.8
\$150,000 to \$199,999	81	5.1	429	2.8	1,072	3.1
\$200,000 or more	59	3.7	306	2	908	2.6

## AREA DEMOGRAPHICS



SCHOOL ENROLLMENT	1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
	Number	Percent	Number	Percent	Number	Percent
Subject						
Population 3 years and over	4,556		38,301		86,217	
Population 3 years and over enrolled in school	1,325	29.1	10,298	26.9	23,384	27.1
In nursery school, preschool	108	8.2	790	7.7	1,816	7.8
In kindergarten	95	7.2	557	5.4	1,101	4.7
In elementary school, grades 1-8	531	40.1	4,570	44.4	9,454	40.4
In high school, grades 9-12	439	33.1	2,529	24.6	5,174	22.1
In college or graduate school	152	11.5	1,852	18	5,839	25

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AGE	1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
	Number	Percent	Number	Percent	Number	Percent
Subject						
Total population	4,757		39,887		89,873	
Under 5 years	356	7.5	3,222	8.1	6,875	7.6
5 to 9 years	460	9.7	2,886	7.2	6,169	6.9
10 to 14 years	320	6.7	2,883	7.2	5,855	6.5
15 to 19 years	524	11	2,767	6.9	6,222	6.9
20 to 24 years	154	3.3	2,578	6.5	6,803	7.6
25 to 34 years	715	15	5,446	13.7	13,306	14.8
35 to 44 years	746	15.7	5,430	13.6	12,072	13.4
45 to 54 years	726	15.2	6,453	16.2	13,427	14.9
55 to 59 years	145	3	2,539	6.4	5,675	6.3
60 to 64 years	237	5	1,946	4.9	4,020	4.5
65 to 74 years	191	4	2,245	5.6	4,773	5.3
75 to 84 years	128	2.7	1,164	2.9	3,217	3.6
85 years and over	55	1.2	328	0.8	1,459	1.6
Median age in years	33.6		35.6		35.4	

***Don't miss out  
on this fantastic  
opportunity in a  
great location!***

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SCHOOL ATTAINMENT	1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
	Number	Percent	Number	Percent	Number	Percent
Subject						
Population 25 years and over	2,943		25,551		57,949	
Less than 9th grade	416	14.1	1,562	6.1	2,850	4.9
9th to 12th grade, no diploma	346	11.8	1,862	7.3	3,644	6.3
High school graduate, includes equivalency	836	28.4	8,252	32.3	16,776	28.9
Some college, no degree	472	16	5,575	21.8	12,623	21.8
Associates degree	193	6.6	2,367	9.3	5,421	9.4
Bachelors degree	530	18	4,325	16.9	11,402	19.7
Graduate or professional degree	150	5.1	1,608	6.3	5,233	9
High school graduate or higher	2,181	74.1	22,127	86.6	51,455	88.8
Bachelor degree or higher	680	23.1	5,933	23.2	16,635	28.7



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