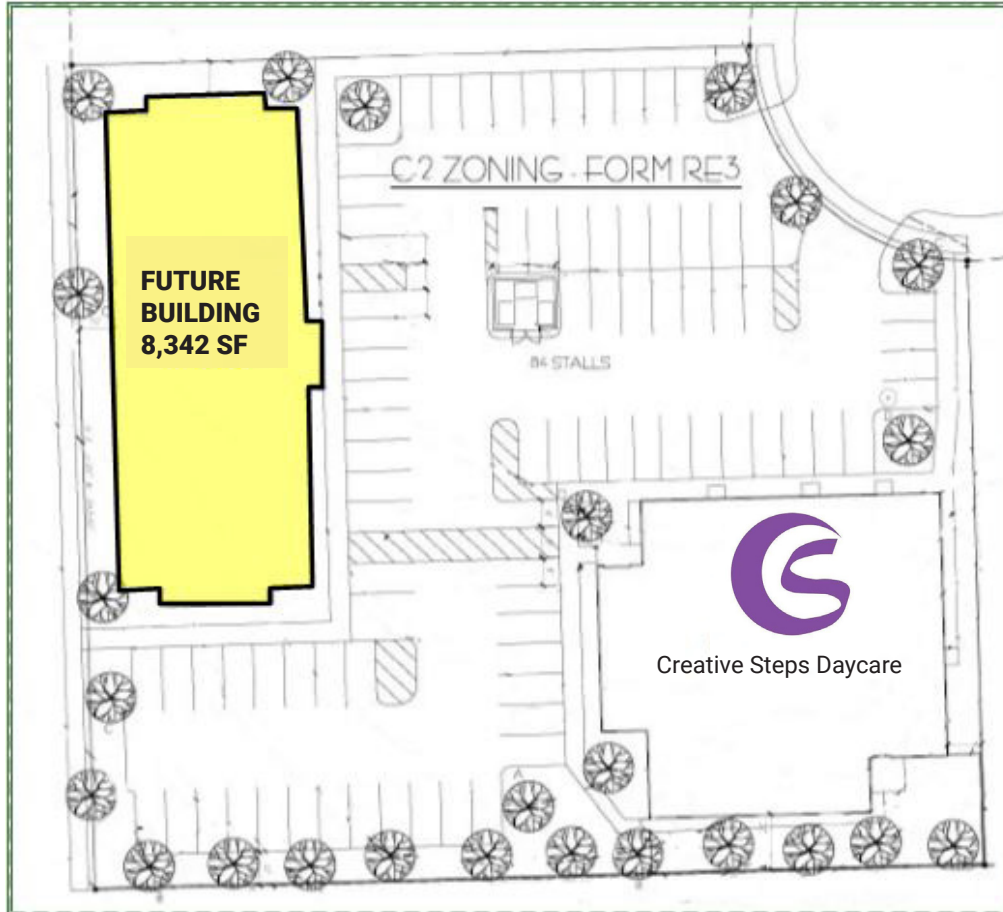


FOR LEASE: BUILD TO SUIT COPPER CREEK COMMERCIAL BUILDING



SD Hwy 11 & E 26th St
Sioux Falls, SD 57103

AVAILABLE: 8,342 SF
PRICE: \$19.50 PSF
TERMS: NNN
ZONING: C-2/RE-3
Estimated NNN: \$5.50 PSF
Tenant Improvement Allowance:
\$25.00 PSF



**For more information,
please contact:**

Mike Van Buskirk

p: 605.361.8211
c: 605.366.0936
e: Mike@VBCLink.com

PROPERTY INFORMATION

- This 8,342 SF planned commercial building is conveniently located near the signalized intersection of SD Hwy 11 (Veterans Parkway-Future SD Hwy 100) and East 26th Street, which has a 2016 traffic count of 17,150 VPD.
- C-2/RE-3 zoning allows for many use types, including general retail and services, office, restaurant, and much more!
- Plentiful surface parking.
- Co-Tenancy includes Creative Steps Daycare, First Dakota National Bank, Phillips Mental Health Services, Auten Accounting, Trademark Homes, and many more!

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

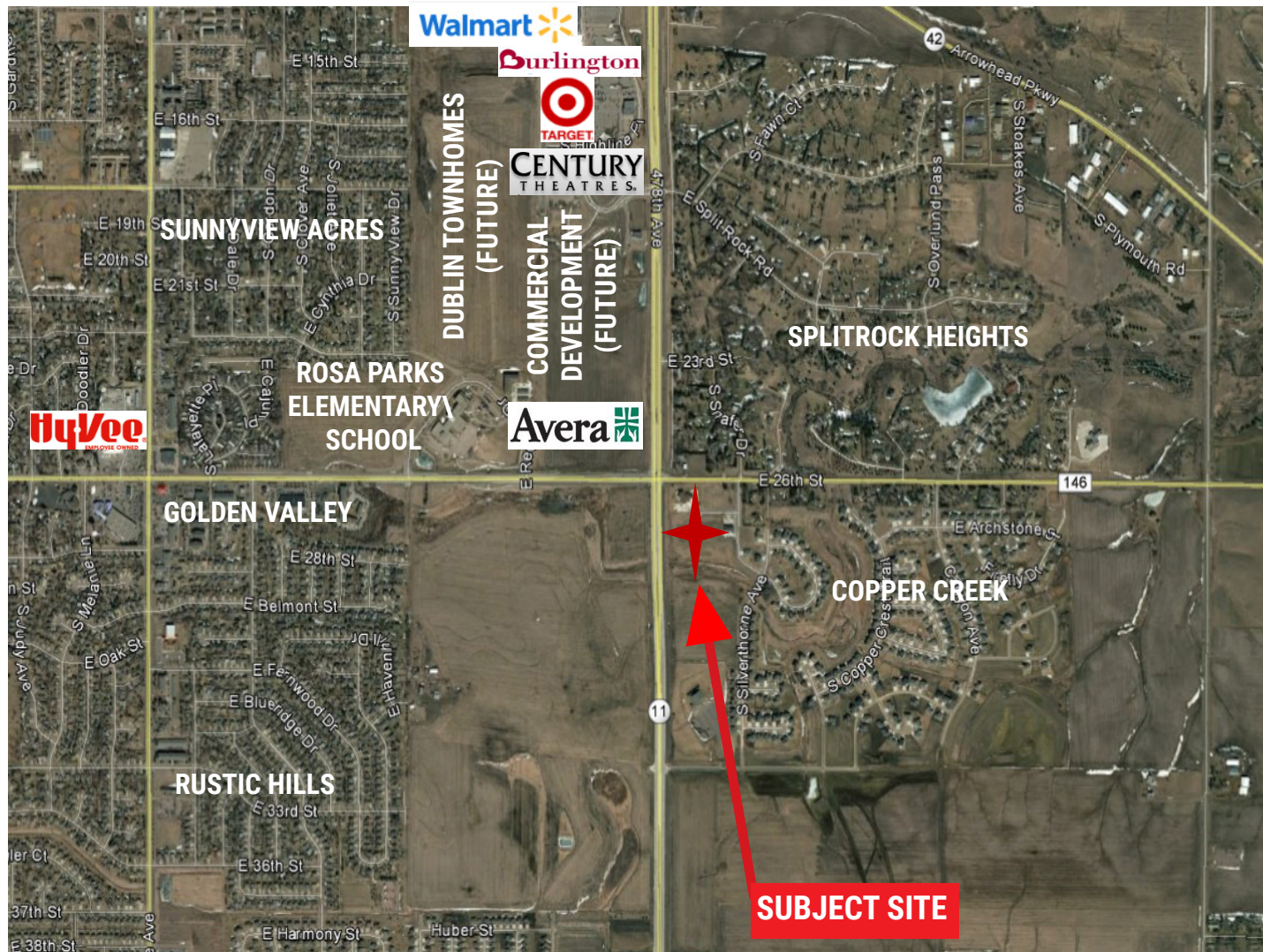
2571 S Westlake Dr, Ste 100, Sioux Falls, SD 57106 | [o: 605.361.8211](tel:605.361.8211) | [f: 605.361.8052](tel:605.361.8052) | [w: VBCLink.com](http://www.VBCLink.com)

VanBuskirk
COMPANIES

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FOR LEASE: COPPER CREEK COMMERCIAL BUILDING

SD Hwy 11 & E 26th St
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This is a fantastic opportunity to place your office or retail business in a highly developed, yet underserved area of Sioux Falls with 1,000+ rooftops near SD Highway 11!

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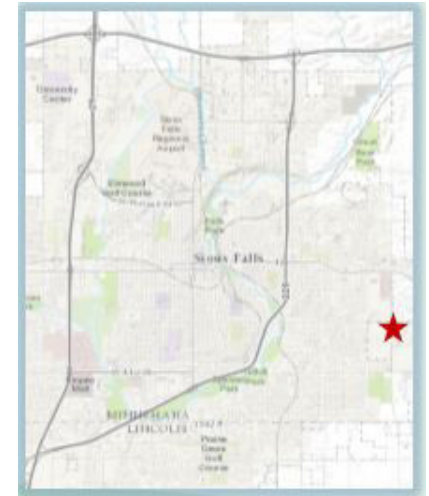
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Sioux Falls, SD 57103

AREA DEMOGRAPHICS

Subject	1-mile radius		3-mile radius		5-mile radius	
	Number	Percent	Number	Percent	Number	Percent
Age						
Universe:						
Total population	3,517		35,617		84,120	
Under 5 years	333	9.4	2,724	7.6	6,256	7.4
5 to 9 years	311	8.8	2,722	7.6	5,740	6.8
10 to 14 years	266	7.6	2,555	7.2	5,329	6.3
15 to 19 years	269	7.7	2,231	6.3	5,494	6.5
20 to 24 years	109	3.1	2,221	6.2	5,868	7
25 to 34 years	278	7.9	5,003	14	12,477	14.8
35 to 44 years	738	21	4,549	12.8	10,479	12.5
45 to 54 years	448	12.7	4,855	13.6	11,734	13.9
55 to 59 years	321	9.1	2,568	7.2	6,090	7.2
60 to 64 years	138	3.9	2,120	6	5,078	6
65 to 74 years	219	6.2	2,530	7.1	5,698	6.8
75 to 84 years	70	2	1,244	3.5	2,817	3.4
85 years and over	17	0.5	295	0.8	1,060	1.3
Median age in years	36.9		36.2		36.8	



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AREA DEMOGRAPHICS

Subject	1-mile radius		3-mile radius		5-mile radius	
	Number	Percent	Number	Percent	Number	Percent
Educational Attainment						
Universe:						
Population 25 years and over	2,229		23,164		55,433	
Less than 9th grade	0	0	1,034	4.5	2,201	4
9th to 12th grade, no diploma	69	3.1	1,257	5.4	2,868	5.2
High school graduate (includes equivalency)	288	12.9	6,207	26.8	14,643	26.4
Some college, no degree	623	27.9	5,153	22.2	11,764	21.2
Associates degree	323	14.5	2,338	10.1	5,573	10
Bachelors degree	611	27.4	4,926	21.3	12,312	22.2
Graduate or professional degree	315	14.1	2,249	9.7	6,072	11
High school graduate or higher	2,160	96.9	20,873	90.1	50,364	90.9
Bachelor degree or higher	926	41.5	7,175	31	18,384	33.2

Subject	1-mile radius		3-mile radius		5-mile radius	
	Number	Percent	Number	Percent	Number	Percent
Home Values						
Universe:						
Owner-occupied units	1,092		9,126		21,318	
Less than \$50,000	21	1.9	244	2.7	1,072	5
\$50,000 to \$99,999	4	0.4	631	6.9	2,289	10.7
\$100,000 to \$149,999	56	5.1	2,581	28.3	5,547	26
\$150,000 to \$199,999	358	32.8	2,265	24.8	4,791	22.5
\$200,000 to \$299,999	272	24.9	2,200	24.1	4,589	21.5
\$300,000 to \$499,999	274	25.1	996	10.9	2,373	11.1
\$500,000 to \$999,999	107	9.8	176	1.9	568	2.7
\$1,000,000 or more	0	0	27	0.3	67	0.3
\$2,000,000 or more	0	0	6	0.1	22	0.1
Median home value	\$269,917		\$194,128		\$182,787	

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AREA DEMOGRAPHICS

Subject	1-mile radius		3-mile radius		5-mile radius	
	Number	Percent	Number	Percent	Number	Percent
Household Income and Benefits						
Universe:						
Total households	1,132		13,406		33,065	
Less than \$10,000	12	1	681	5.1	1,946	5.9
\$10,000 to \$14,999	0	0	426	3.2	1,263	3.8
\$15,000 to \$24,999	64	5.7	1,190	8.9	3,014	9.1
\$25,000 to \$34,999	48	4.2	1,335	10	3,797	11.5
\$35,000 to \$49,999	23	2	1,941	14.5	4,971	15
\$50,000 to \$74,999	197	17.4	2,589	19.3	6,039	18.3
\$75,000 to \$99,999	292	25.8	2,103	15.7	4,831	14.6
\$100,000 to \$149,999	269	23.8	2,073	15.5	4,280	12.9
\$150,000 to \$199,999	95	8.4	532	4	1,495	4.5
\$200,000 or more	132	11.6	536	4	1,429	4.3
Mean household income	\$113,747		\$74,961		\$73,765	



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