

SINGING HILLS RETAIL CENTER

3401, 3409 & 3415 SINGING HILLS BLVD SIOUX CITY IA 51106

**FOR
LEASE**



Highly Visible Strip Mall In Busy Retail Corridor



SIZE

Ste 3401: 1,772 SF
Ste 3409: 4,183 SF
(Sub-dividable)
Ste 3415: 1,440 SF



PRICE

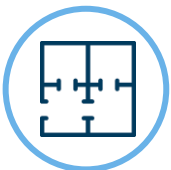
\$11.00 - \$14.00
PSF/NNN

Estimated NNN
\$5.25 PSF



LOCATION

Located in a busy retail corridor just off Interstate 29 on Stadium Drive & Singing Hills Blvd across from Walmart & Sam's Club.



LAYOUT

Ste 3401 is an endcap with potential drive-through option & Ste 3409 is sub-dividable or combine with Ste 3415 for extra large business use.



POPULATION

Sioux City has a 2021 estimated population of 83,193, the 4th largest city in Iowa & the County Seat of Woodbury County.



COTENANCY

Walmart, Sam's Club, Wendy's, McDonald's, Culver's, Sioux City Ford Lincoln, MercyOne Singing Hills Urgent Care, Pilot Travel Center & more.

Information deemed reliable but not guaranteed.



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FLOOR PLAN

<p>Ste 3401 1,772 SF</p> <p>\$14.00 PSF</p>	 <p>Heartland Chiropractic Associates</p>	 <p>E-CIG & VAPE LOUNGE</p>	<p>Ste 3409 4,183 SF Subdividable</p> <p>\$11.00 PSF</p>	<p>Ste 3415 1,440 SF</p> <p>\$11.00 PSF</p>	 <p>Your CBD Store™</p>	 <p>Beauty Next Hair Salon</p>	 <p>Batteries Plus</p>
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Location & Building Image



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AREA MAP



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