

# FOR LEASE: SINGING HILLS CENTER SPACES



**Singing Hills Center**  
Singing Hills Boulevard  
Sioux City IA 51106

SUITE 3401:	1,772 SF
PRICE:	\$14.00 PSF
	***
SUITE 3409:	4,183 SF
	<b>SUBDIVIDABLE</b>
PRICE:	\$13.00 PSF
	***
SUITE 3415:	2,880 SF
	<b>SUBDIVIDABLE</b>
PRICE:	\$13.00 PSF
	***
TERMS:	NNN
ZONING:	C-Commercial
OCCUPANCY:	Negotiable
	<b>Estimated NNN:</b>
	\$5.25 PSF



**For more information,  
please contact:**

**Mike Van Buskirk**

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This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income, and expenses are approximate. Buyers or Lessors should conduct their own independent investigations and rely only on those results.

## PROPERTY INFORMATION

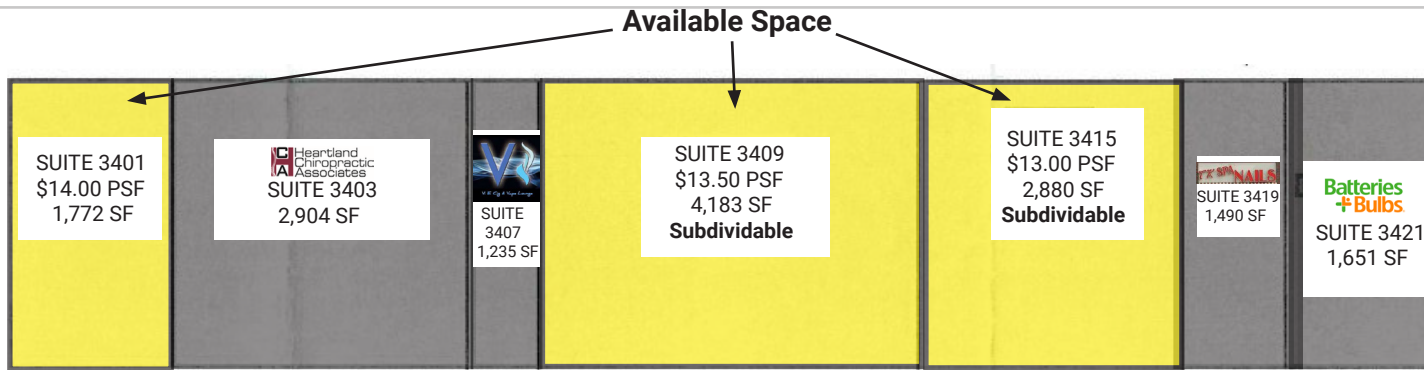
- Suite 3401 is an end-cap space consisting of 1,772 SF; Suite 3409 is the center space and largest at 4,183 SF and can be subdivided; Suite 3415 consists of 2,880 SF, and can be subdivided into two suites consisting of 1,440 SF each.
- This busy retail center is strategically located across the street from Walmart and Sam's Club, near the Southern Hills Regional Mall and Lakeport Commons.
- Other tenants in the retail center include Heartland Chiropractic Services, Vi E-Cig and Vape Lounge, TK Nail Salon and Batteries Plus.
- Sioux City, Iowa reported a 2018 population of 82,514, with average earnings of \$33,447. Now is the time to take advantage of this spectacular opportunity to position your retail business in this thriving retail center!

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

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Sioux City has been named an "All American City" by the National Civic League, and serves as the regional hub for business, employment, industry, retail trade, medical care, educational opportunity, and tourism in Northwest Iowa, Southeast South Dakota, and Northeast Nebraska. More than 140,000 people live in the tri-state metropolitan area.



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Based on data from the **American Community Survey, in 2017** there were 33,809 households in the city. Median rent was \$721/month and the median house value was \$103,400.

The median income for households in Sioux City, Iowa is \$48,559, while the mean household income is \$62,942. 62.9% of households are home owners, with 37.1% as renters.

#### Educational Attainment:

9th-12th Grade	8.77%
High School	32.92%
Associates Degree	8.66%
Bachelor's Degree	14.67%
Graduate Degree	7.03%
Some College	20.65%



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**VanBuskirk**  
COMPANIES

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