

INDEPENDENCE PLAZA

Former Hot Springs Spa



3827 S. Western Ave.
Sioux Falls, SD 57105

FOR SALE OR LEASE

SIZE

- 2,937 SF

PRICE

- Sale: \$350,000
- Lease: \$9.50 / SF NNN
- Estimated NNN: \$3.50 / SF

LOCATION

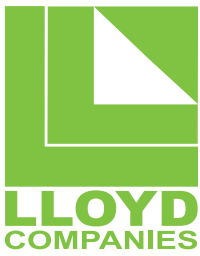
- Conveniently located on the north-west corner of 49th Street & Western Avenue, just north of Campbell Supply Company and south of the Western Mall.

DESCRIPTION

- End unit available for sale or lease at Independence Plaza
- Highly visible location with 2016 traffic counts at 18,900 cpd on Western Avenue between 41st Street and 49th Street
- Space is currently an open concept with direct access to an overhead door
- Great potential and ready for your vision!
- Monument signage available
- Property is zoned C-3 Community Commercial
- Contact Broker to schedule showing

Find out more at Lloydcompanies.com

SCOTT BLOUNT
605 231-1882
scott@lloydcompanies.com

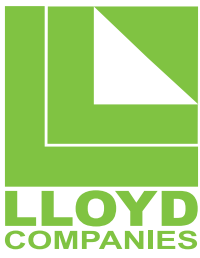


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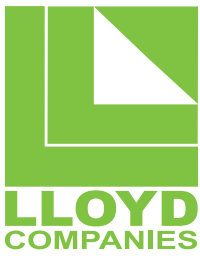


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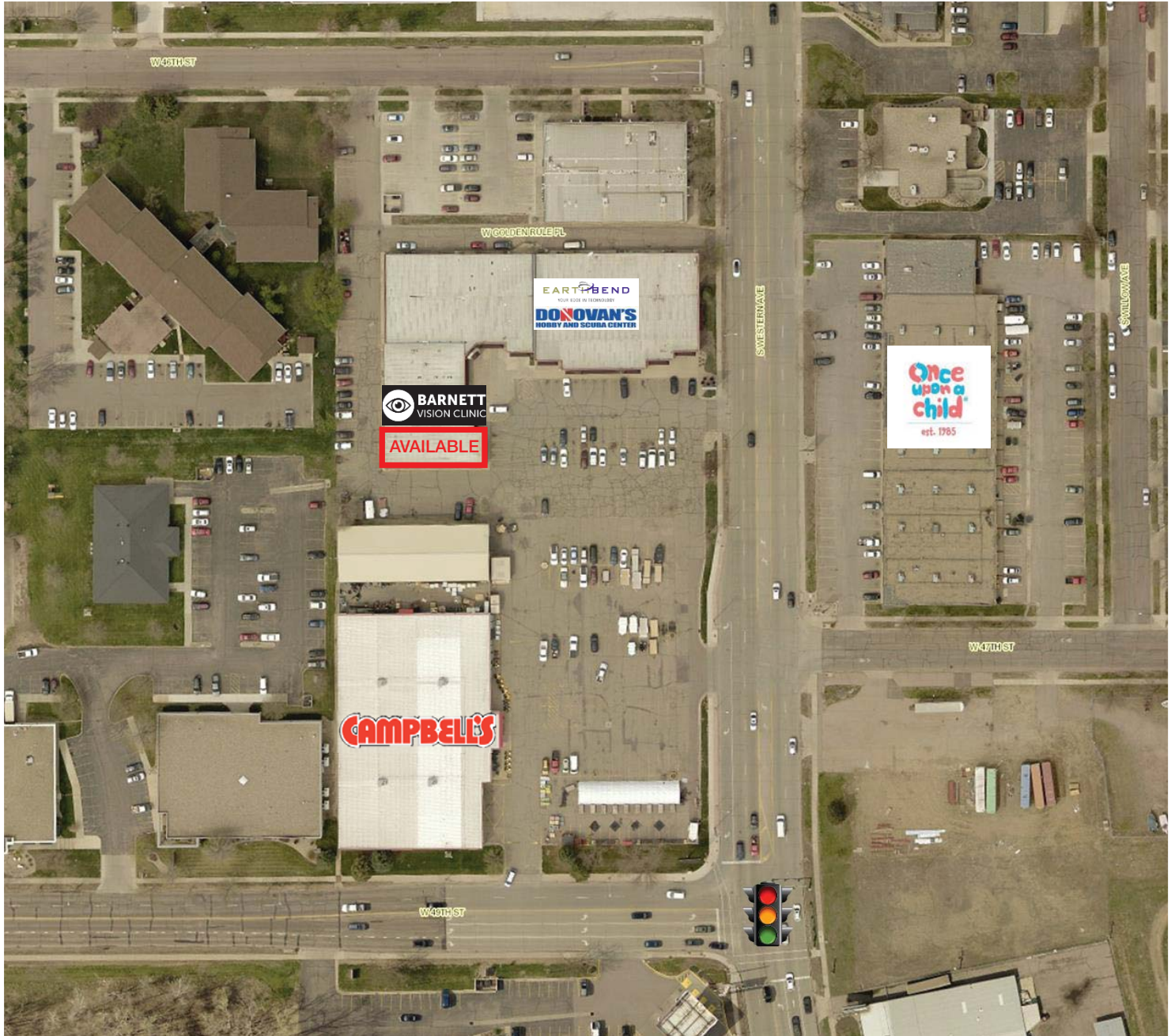


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101 S. Reid Street | Ste. 201 | Sioux Falls, SD 57103
Information deemed reliable, but not guaranteed.



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Market Profile

3821 S Western Ave, Sioux Falls, South Dakota, 57105
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 43.50983
Longitude: -96.75161

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	7,235	70,035	121,301
2010 Total Population	7,044	80,224	147,018
2016 Total Population	7,363	87,872	164,707
2016 Group Quarters	528	2,844	5,812
2021 Total Population	7,758	96,100	180,804
2016-2021 Annual Rate	1.05%	1.81%	1.88%
2016 Total Daytime Population	12,824	96,304	158,145
Workers	9,412	59,095	88,641
Residents	3,412	37,209	69,504
Household Summary			
2000 Households	3,354	29,646	48,909
2000 Average Household Size	1.98	2.27	2.39
2010 Households	3,382	34,118	59,324
2010 Average Household Size	1.93	2.27	2.38
2016 Households	3,545	37,194	66,228
2016 Average Household Size	1.93	2.29	2.40
2021 Households	3,747	40,575	72,603
2021 Average Household Size	1.93	2.30	2.41
2016-2021 Annual Rate	1.11%	1.76%	1.86%
2010 Families	1,621	19,258	35,909
2010 Average Family Size	2.62	2.94	3.00
2016 Families	1,647	20,614	39,598
2016 Average Family Size	2.64	2.99	3.05
2021 Families	1,713	22,320	43,132
2021 Average Family Size	2.66	3.01	3.07
2016-2021 Annual Rate	0.79%	1.60%	1.72%
Housing Unit Summary			
2000 Housing Units	3,467	30,886	50,819
Owner Occupied Housing Units	46.8%	55.5%	59.1%
Renter Occupied Housing Units	50.0%	40.4%	37.1%
Vacant Housing Units	3.3%	4.0%	3.8%
2010 Housing Units	3,684	36,986	63,716
Owner Occupied Housing Units	42.8%	52.6%	58.0%
Renter Occupied Housing Units	49.0%	39.6%	35.1%
Vacant Housing Units	8.2%	7.8%	6.9%
2016 Housing Units	3,851	40,307	70,909
Owner Occupied Housing Units	41.2%	51.3%	57.3%
Renter Occupied Housing Units	50.8%	41.0%	36.1%
Vacant Housing Units	7.9%	7.7%	6.6%
2021 Housing Units	4,058	43,920	77,551
Owner Occupied Housing Units	41.0%	51.5%	57.6%
Renter Occupied Housing Units	51.4%	40.9%	36.0%
Vacant Housing Units	7.7%	7.6%	6.4%
Median Household Income			
2016	\$40,087	\$51,052	\$52,568
2021	\$44,516	\$59,532	\$61,247
Median Home Value			
2016	\$163,520	\$179,202	\$173,298
2021	\$213,913	\$220,509	\$212,860
Per Capita Income			
2016	\$30,846	\$31,751	\$29,622
2021	\$33,940	\$35,340	\$32,902
Median Age			
2010	39.5	34.2	33.9
2016	40.9	35.2	34.9
2021	41.0	35.9	35.6

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

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