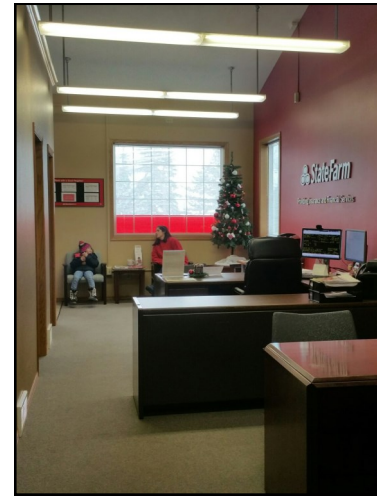


FOR LEASE \$ 10.00 PSF, NNN



236 E HOLLY BLVD  
BRANDON, SD 57005

- ◆ 1,250 SQUARE FEET
- ◆ NICELY BUILT OUT OFFICE SPACE AVAILABLE ADJACENT TO H&R BLOCK
- ◆ 1,250 SQUARE FEET
- ◆ OPEN FLOOR PLAN WHICH COULD ACCOMMODATE CUBICLES, THREE OFFICES, ONE IS CURRENTLY BEING USED FOR A CONFERENCE ROOM.
- ◆ ONE IN-SUITE RESTROOM
- ◆ FACES HOLLY BLVD AND BENEFITS FROM THE TRAFFIC OF NEARBY RETAILERS
- ◆ MONUMENT & BUILDING SIGNAGE AVAILABLE
- ◆ LARGE FRONTAGE WINDOWS
- ◆ ON-SITE PARKING
- ◆ MOVE-IN READY
- ◆ NEWER LIGHT FIXTURES AND WINDOWS PROVIDE A BRIGHT WORK SPACE
- ◆ AVAILABILITY IS NEGOTIABLE
- ◆ NNN ESTIMATED AT \$1,000/QUARTER
- ◆ 24 HOURS NOTICE IS REQUIRED FOR ALL SHOWINGS
- ◆ NEIGHBORING TENANTS INCLUDE: H & R BLOCK, BRANDON SPIRITS, BOEN AND ASSOCIATES, ENVIVE AND CDS.



**JIM DUNHAM**  
— & ASSOCIATES —  
REAL ESTATE SPECIALISTS



**Stephen Rueber**

Broker Associate

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**Jim Dunham**

Broker

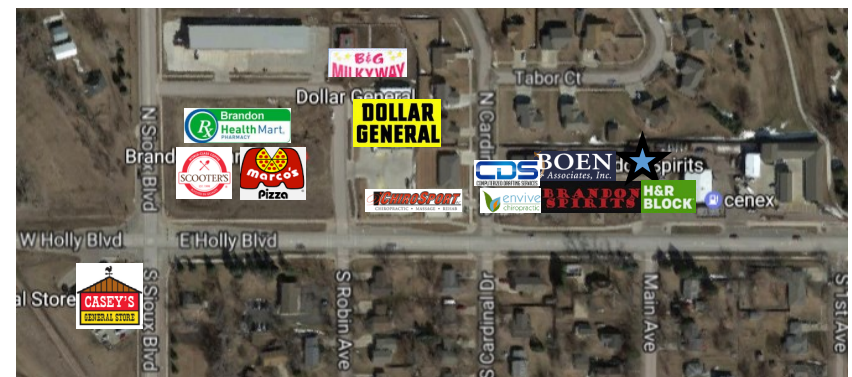
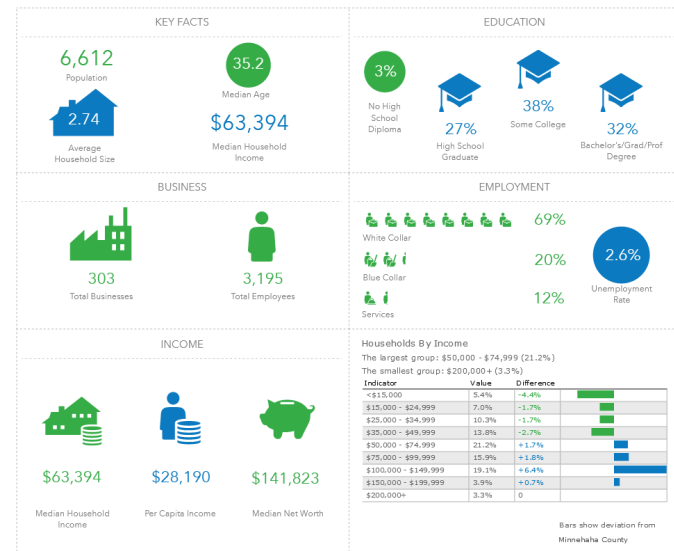
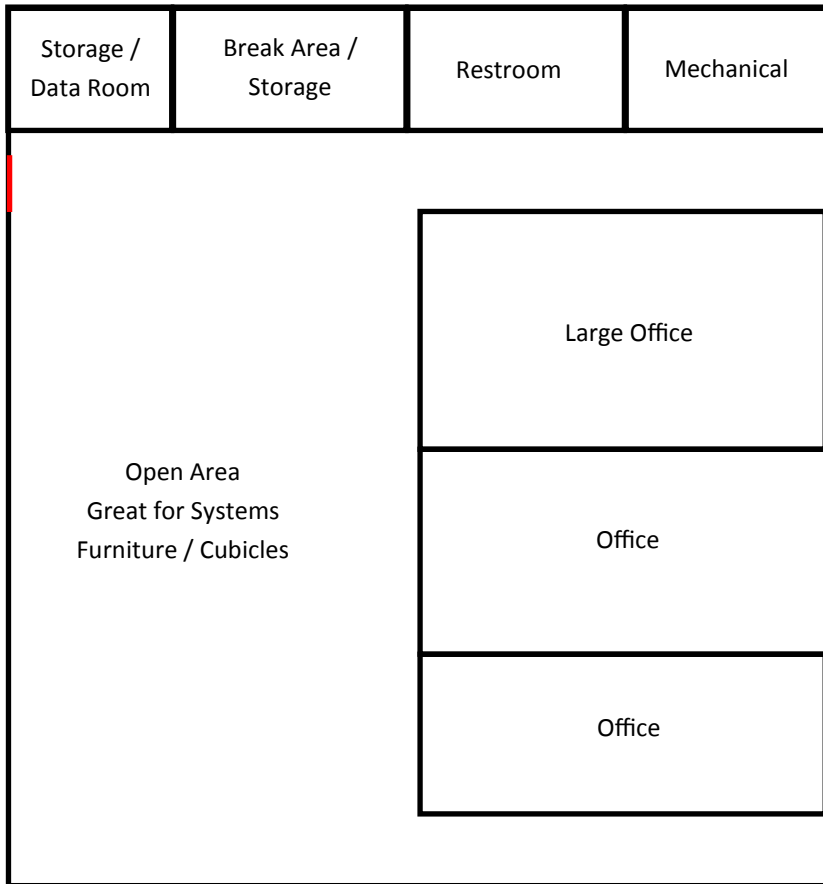
605.360.0061

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**REAL ESTATE. FOR REAL.**



# Executive Summary

E Holly Blvd, Brandon, South Dakota, 57005  
Rings: 1, 3, 5 mile radii

Prepared By Jim Dunham & Associates

Latitude: 43.59464  
Longitude: -96.58212

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	4,398	6,824	9,527
2010 Population	5,716	9,828	13,074
2016 Population	6,612	11,468	15,236
2021 Population	7,393	12,856	17,062
2000-2010 Annual Rate	2.66%	3.72%	3.22%
2010-2016 Annual Rate	2.36%	2.50%	2.48%
2016-2021 Annual Rate	2.26%	2.31%	2.29%
2016 Male Population	49.2%	49.8%	50.0%
2016 Female Population	50.8%	50.2%	50.0%
2016 Median Age	35.2	34.8	36.1

In the identified area, the current year population is 15,236. In 2010, the Census count in the area was 13,074. The rate of change since 2010 was 2.48% annually. The five-year projection for the population in the area is 17,062 representing a change of 2.29% annually from 2016 to 2021. Currently, the population is 50.0% male and 50.0% female.

### Median Age

The median age in this area is 35.2, compared to U.S. median age of 38.0.

### Race and Ethnicity

2016 White Alone	95.1%	95.7%	94.2%
2016 Black Alone	1.1%	0.9%	1.4%
2016 American Indian/Alaska Native Alone	0.7%	0.6%	0.6%
2016 Asian Alone	0.9%	1.0%	1.2%
2016 Pacific Islander Alone	0.0%	0.0%	0.0%
2016 Other Race	0.5%	0.5%	1.1%
2016 Two or More Races	1.6%	1.4%	1.4%
2016 Hispanic Origin (Any Race)	1.6%	1.8%	2.6%

Persons of Hispanic origin represent 2.6% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 15.6 in the identified area, compared to 63.5 for the U.S. as a whole.

### Households

2000 Households	1,503	2,283	3,177
2010 Households	2,082	3,488	4,634
2016 Total Households	2,409	4,073	5,394
2021 Total Households	2,691	4,567	6,038
2000-2010 Annual Rate	3.31%	4.33%	3.85%
2010-2016 Annual Rate	2.36%	2.51%	2.46%
2016-2021 Annual Rate	2.24%	2.32%	2.28%
2016 Average Household Size	2.74	2.82	2.82

The household count in this area has changed from 4,634 in 2010 to 5,394 in the current year, a change of 2.46% annually. The five-year projection of households is 6,038, a change of 2.28% annually from the current year total. Average household size is currently 2.82, compared to 2.82 in the year 2010. The number of families in the current year is 4,210 in the specified area.

**Data Note:** Income is expressed in current dollars

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



# Executive Summary

E Holly Blvd, Brandon, South Dakota, 57005  
Rings: 1, 3, 5 mile radii

Prepared By Jim Dunham & Associates

Latitude: 43.59464  
Longitude: -96.58212

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2016 Median Household Income	\$63,394	\$70,256	\$74,028
2021 Median Household Income	\$73,295	\$79,432	\$82,575
2016-2021 Annual Rate	2.94%	2.49%	2.21%
<b>Average Household Income</b>			
2016 Average Household Income	\$77,830	\$83,533	\$87,797
2021 Average Household Income	\$87,907	\$93,869	\$98,401
2016-2021 Annual Rate	2.46%	2.36%	2.31%
<b>Per Capita Income</b>			
2016 Per Capita Income	\$28,190	\$29,678	\$31,171
2021 Per Capita Income	\$31,809	\$33,362	\$34,923
2016-2021 Annual Rate	2.45%	2.37%	2.30%

### Households by Income

Current median household income is \$74,028 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$82,575 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$87,797 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$98,401 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$31,171 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$34,923 in five years, compared to \$32,025 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	1,561	2,360	3,265
2000 Owner Occupied Housing Units	1,211	1,885	2,606
2000 Renter Occupied Housing Units	292	398	571
2000 Vacant Housing Units	58	77	88
2010 Total Housing Units	2,149	3,620	4,810
2010 Owner Occupied Housing Units	1,566	2,733	3,722
2010 Renter Occupied Housing Units	516	755	912
2010 Vacant Housing Units	67	132	176
2016 Total Housing Units	2,483	4,220	5,602
2016 Owner Occupied Housing Units	1,759	3,109	4,244
2016 Renter Occupied Housing Units	650	964	1,150
2016 Vacant Housing Units	74	147	208
2021 Total Housing Units	2,767	4,721	6,257
2021 Owner Occupied Housing Units	1,981	3,496	4,760
2021 Renter Occupied Housing Units	711	1,071	1,278
2021 Vacant Housing Units	76	154	219

Currently, 75.8% of the 5,602 housing units in the area are owner occupied; 20.5%, renter occupied; and 3.7% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 4,810 housing units in the area - 77.4% owner occupied, 19.0% renter occupied, and 3.7% vacant. The annual rate of change in housing units since 2010 is 7.01%. Median home value in the area is \$222,648, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 3.36% annually to \$262,626.

**Data Note:** Income is expressed in current dollars

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