FOR SALE OR LEASE

1742 HAMILTON BLVD., 1700 HAMILTON BLVD., 1625 OMAHA ST. | SIOUX CITY

PROPERTY SUMMARY

Availability: 1,500 – 7,800 SF
1742 Hamilton Blvd.

Pad 1: 0.90 acres

Pad 2: 0.50 acres

Parking: 164 stalls

Lease Rate: Negotiable

PROPERTY HIGHLIGHTS

• Prime opportunity along Hamilton Blvd.
• Major retail corridor in Sioux City market
• Full access from Hamilton Blvd. (Lighted Intersection)
• Established trade area with national brands
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1742 HAMILTON BLVD.

For More Information:

Drew Snyder  
402.669.1163  
drew@woodsonia.net

Carson Stratman  
402.578.1570  
carson@woodsonia.net
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1742 HAMILTON BLVD

AVAILABLE

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Woodsonia Real Estate, Inc.
17007 Marcy Street Suite 2
Omaha, NE 68118
www.woodsonia.net
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Pad 1 Former Applebee's
5,470 SF
50 Parking Stalls

Pad 2
0.50 Acres
FOR LEASE

PERRY CREEK PLAZA - SIOUX CITY, IA

SIOUX CITY, IA

<table>
<thead>
<tr>
<th></th>
<th>1 Mile</th>
<th>5 Miles</th>
<th>10 Miles</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Population</td>
<td>11,962</td>
<td>102,192</td>
<td>144,384</td>
</tr>
<tr>
<td>Population Density</td>
<td>3,808</td>
<td>1,301</td>
<td>460</td>
</tr>
<tr>
<td>Median Age</td>
<td>34.0</td>
<td>33.2</td>
<td>34.4</td>
</tr>
<tr>
<td>Median Age (Male)</td>
<td>35.1</td>
<td>32.4</td>
<td>33.3</td>
</tr>
<tr>
<td>Median Age (Female)</td>
<td>33.4</td>
<td>34.0</td>
<td>35.3</td>
</tr>
<tr>
<td>Total Households</td>
<td>4,603</td>
<td>37,837</td>
<td>54,095</td>
</tr>
<tr>
<td># of Persons Per HH</td>
<td>2.6</td>
<td>2.7</td>
<td>2.7</td>
</tr>
<tr>
<td>Average HH Income</td>
<td>$46,916</td>
<td>$52,543</td>
<td>$55,514</td>
</tr>
<tr>
<td>Average House Value</td>
<td>$84,209</td>
<td>$119,146</td>
<td>$126,310</td>
</tr>
</tbody>
</table>

* Demographic data derived from 2010 US Census

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