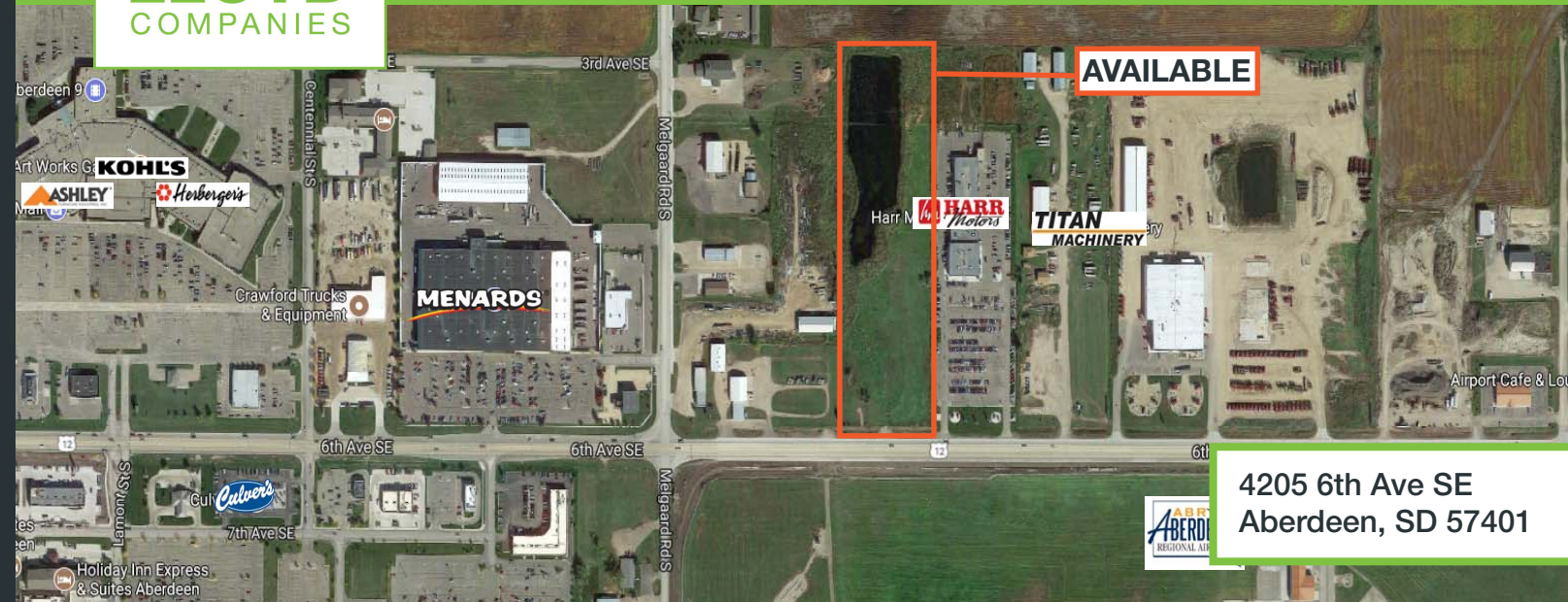


# 4205 6TH AVE SE ABERDEEN LAND



## FOR SALE OR LEASE

### SIZE

- 10 Acres +/-

### PRICE

- \$1,500,000
- Land Lease Negotiable

### LOCATION

- Land available on Aberdeen's highly traveled Highway 12 (6th Avenue SE).

### DESCRIPTION

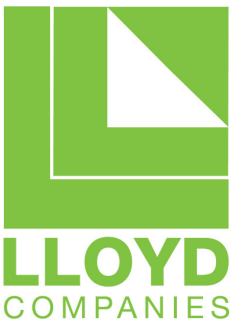
- Menard's, Target, Walmart, the Aberdeen Mall and other retailers are located nearby
- Utilities available to the lot line
- Neighbors include Harr Motors to the east, Sportsman Sales & Service to the west and Aberdeen Regional Airport to the south across Hwy 12
- Contact Broker for additional information

Find out more at [lloydcompanies.com](http://lloydcompanies.com)

## SCOTT BLOUNT

# 605-231-1882

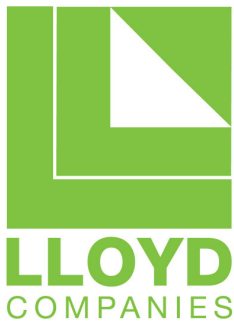
[scott@lloydcompanies.com](mailto:scott@lloydcompanies.com)



# 4205 6TH AVE SE ABERDEEN LAND



**SCOTT BLOUNT**  
**605 231-1882**  
scott@lloydcompanies.com



# 4205 6TH AVE SE ABERDEEN LAND

## MARKET PROFILE

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	237	18,585	26,790
2010 Total Population	294	19,051	27,642
2017 Total Population	284	20,888	30,132
2017 Group Quarters	1	919	1,140
2022 Total Population	289	22,113	31,871
2017-2022 Annual Rate	0.35%	1.15%	1.13%
2017 Total Daytime Population	4,079	26,671	34,542
Workers	3,937	17,132	20,880
Residents	142	9,539	13,662
<b>Household Summary</b>			
2000 Households	112	8,087	11,324
2000 Average Household Size	2.12	2.17	2.25
2010 Households	147	8,541	12,007
2010 Average Household Size	1.99	2.12	2.21
2017 Households	146	9,475	13,236
2017 Average Household Size	1.94	2.11	2.19
2022 Households	149	10,092	14,077
2022 Average Household Size	1.93	2.10	2.18
2017-2022 Annual Rate	0.41%	1.27%	1.24%
2010 Families	103	4,619	6,859
2010 Average Family Size	2.37	2.82	2.87
2017 Families	100	5,078	7,476
2017 Average Family Size	2.33	2.80	2.85
2022 Families	102	5,383	7,910
2022 Average Family Size	2.31	2.79	2.84
2017-2022 Annual Rate	0.40%	1.17%	1.13%
<b>Housing Unit Summary</b>			
2000 Housing Units	133	8,633	12,084
Owner Occupied Housing Units	72.2%	53.5%	57.7%
Renter Occupied Housing Units	12.8%	40.2%	36.0%
Vacant Housing Units	15.0%	6.3%	6.3%
2010 Housing Units	183	9,121	12,772
Owner Occupied Housing Units	62.3%	53.7%	58.1%
Renter Occupied Housing Units	18.0%	39.9%	35.9%
Vacant Housing Units	19.7%	6.4%	6.0%
2017 Housing Units	172	10,159	14,151
Owner Occupied Housing Units	64.5%	53.4%	57.6%
Renter Occupied Housing Units	20.3%	39.9%	36.0%
Vacant Housing Units	15.1%	6.7%	6.5%
2022 Housing Units	176	10,800	15,031
Owner Occupied Housing Units	64.2%	53.4%	57.6%
Renter Occupied Housing Units	20.5%	40.0%	36.1%
Vacant Housing Units	15.3%	6.6%	6.3%
<b>Median Household Income</b>			
2017	\$75,000	\$48,572	\$50,268
2022	\$78,337	\$51,277	\$52,443
<b>Median Home Value</b>			
2017	\$203,571	\$153,741	\$154,114
2022	\$261,364	\$178,586	\$181,779
<b>Per Capita Income</b>			
2017	\$36,015	\$28,028	\$28,044
2022	\$40,849	\$31,090	\$31,083
<b>Median Age</b>			
2010	44.2	36.2	36.8
2017	46.5	37.8	37.9
2022	48.3	38.8	38.7

**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 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

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