

FORMER ABERDEEN DOLLAR LOAN CENTER BUILDING FOR SALE



119 6th Ave SW
Aberdeen, SD 57401

AVAILABLE:	
Building:	1,500+/- SF
Land:	17,750+/- SF
PRICE:	\$399,000.00
TERMS:	Cash
ZONING:	c-2
OCCUPANCY:	Immediate
2017 Taxes:	\$3,934.00

PROPERTY INFORMATION

- Former Dollar Loan Center is now available for purchase!
- Located at the signalized intersection of South 2nd Street and 6th Avenue SW (SD Hwy 12), this location boasts some of the highest traffic counts in the City of Aberdeen.
- Area neighbors include Mac's Hardware, M&H Gas/C-Store, Hardee's, St. Paul's Lutheran Church, Thatzza Pizza, and many other thriving personal service and retail businesses.
- This building was constructed in 1977 and has a drive-thru option, with a parking ratio 1:166 including handicap stalls.
- Building signage available.
- Two entry points; one on 6th Avenue and one on 2nd Street.
- Includes additional land for parking or expansion.

For more information,
please contact:
Kristen Zueger
O: 605.271.2234
C: 605.376.1903
E: Kristen@VBCLink.com

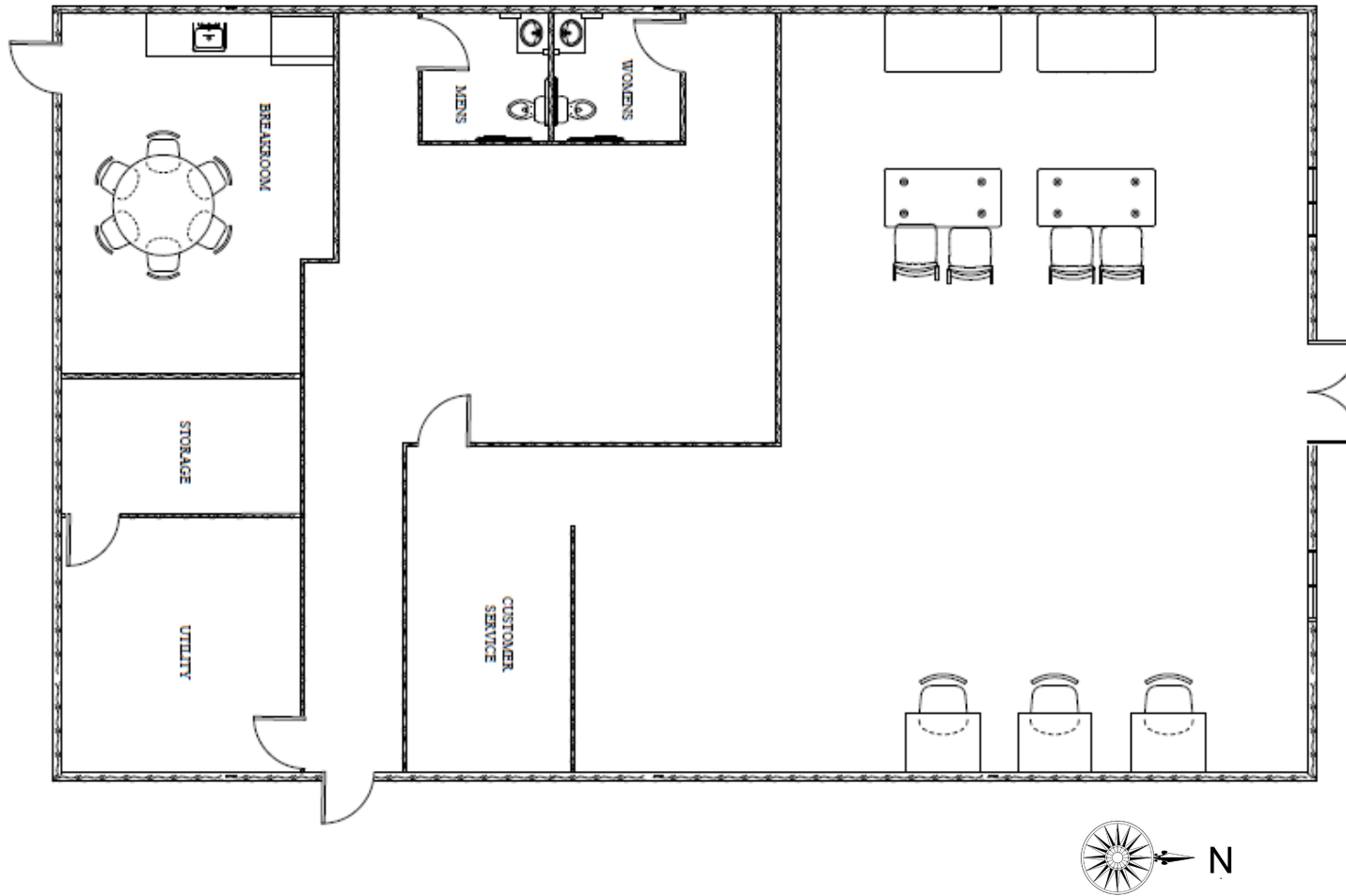


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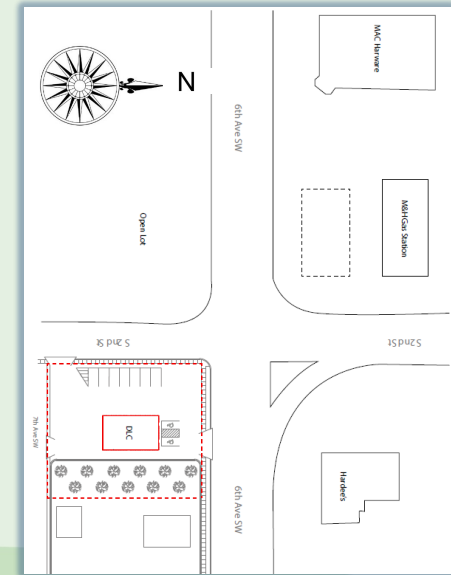
5800 S Remington Place | Suite 100 | Sioux Falls | South Dakota | 57108

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FLOOR PLAN



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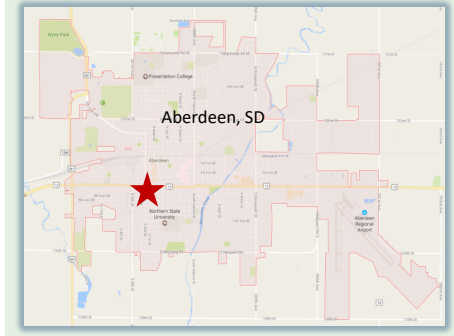
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AERIAL VIEW



SUBJECT SITE



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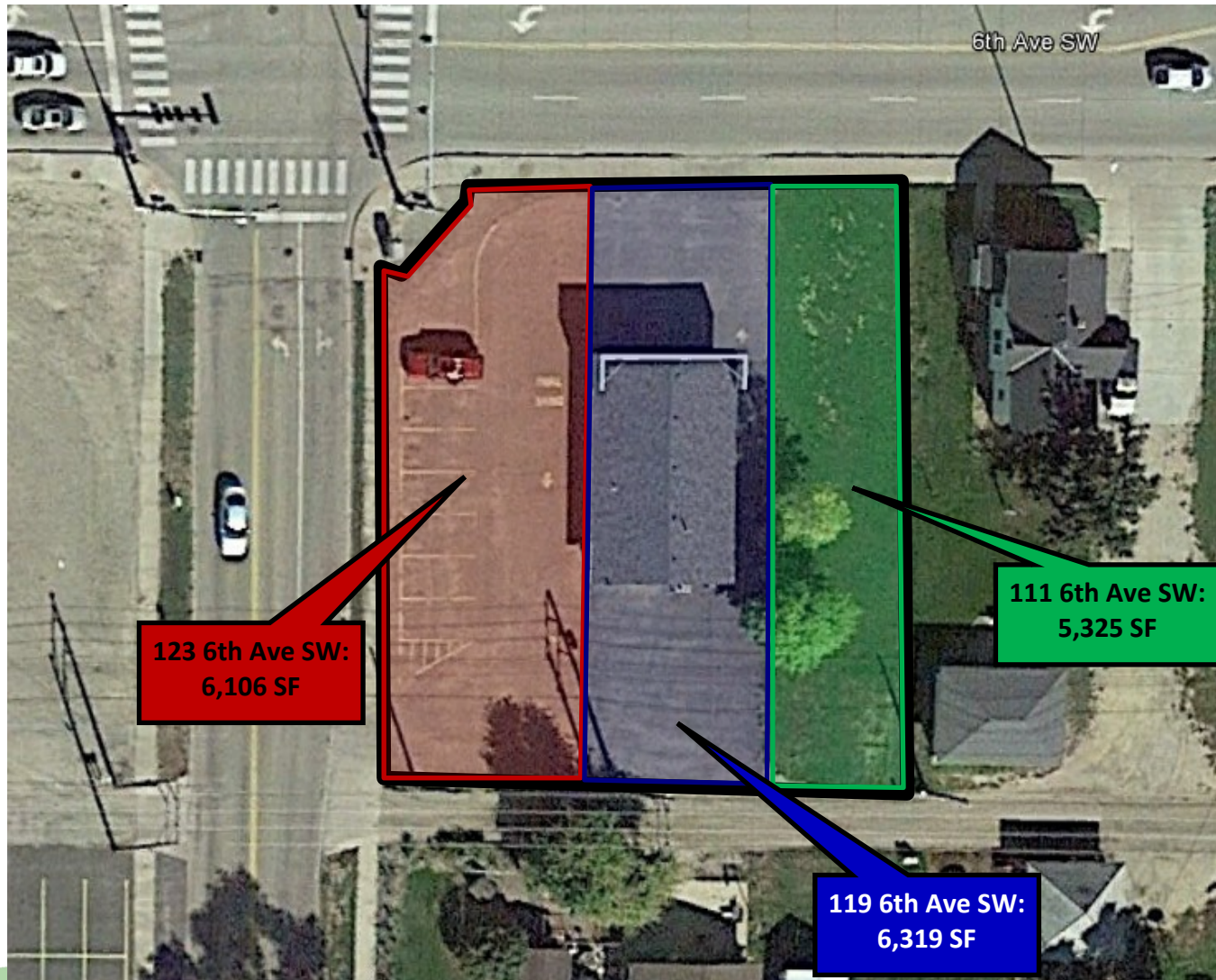
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The Aberdeen Development Corporation has been working aggressively to recruit new businesses to Aberdeen and help existing businesses in the city expand. Leveraging Aberdeen's high quality of life, low tax rates and ideal location, they work closely with the South Dakota Governor's Office of Economic Development to help businesses create new, high-quality jobs and expand the city's tax base.

There are a number of financial incentives available to companies expanding in Aberdeen, South Dakota, both at the state and local levels. The total funds available from each program varies but typically is based on overall project costs, the company's participation, number of jobs created, usage of funds, financial review, etc.

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KEY DEMOGRAPHICS

Subject	3-mile		5-mile		15-mile	
	Number	Percent	Number	Percent	Number	Percent
HOME VALUES						
Universe:						
Owner-occupied units	1,584		8,043		9,243	
Less than \$50,000	126	8	775	9.6	990	10.7
\$50,000 to \$99,999	542	34.2	1,416	17.6	1,590	17.2
\$100,000 to \$149,999	527	33.2	2,246	27.9	2,409	26.1
\$150,000 to \$199,999	284	17.9	1,524	18.9	1,783	19.3
\$200,000 to \$299,999	90	5.7	1,178	14.7	1,415	15.3
\$300,000 to \$499,999	15	0.9	769	9.5	897	9.7
\$500,000 to \$999,999	0	0	114	1.4	137	1.5
\$1,000,000 or more	0	0	0	0	0	0
\$2,000,000 or more	0	0	21	0.3	22	0.2
Average home value	\$113,512		\$182,273		\$181,573	

Subject	3-mile		5-mile		15-mile	
	Number	Percent	Number	Percent	Number	Percent
AGE						
Universe:						
Total population	7,250		29,759		33,436	
Under 5 years	608	8.4	2,130	7.2	2,316	6.9
5 to 9 years	515	7.1	1,922	6.5	2,211	6.6
10 to 14 years	319	4.4	1,812	6.1	2,047	6.1
15 to 19 years	674	9.3	2,066	6.9	2,352	7
20 to 24 years	936	12.9	2,395	8.1	2,568	7.7
25 to 34 years	1,339	18.5	4,340	14.6	4,688	14
35 to 44 years	663	9.2	3,284	11	3,744	11.2
45 to 54 years	777	10.7	3,553	11.9	4,239	12.7
55 to 59 years	375	5.1	1,977	6.6	2,235	6.7
60 to 64 years	309	4.3	1,712	5.8	1,890	5.7
65 to 74 years	427	5.9	1,981	6.7	2,294	6.9
75 to 84 years	257	3.6	1,717	5.8	1,888	5.7
85 years and over	51	0.7	870	2.9	964	2.9
Median age in years	28.4		36.5		37.2	

Subject	3-mile		5-mile		15-mile	
	Number	Percent	Number	Percent	Number	Percent
EDUCATIONAL ATTAINMENT						
Universe:						
Population 25 years and over	4,198		19,434		21,942	
Less than 9th grade	234	5.5	913	4.7	942	4.3
9th to 12th grade, no diploma	219	5.2	725	3.7	793	3.6
High school graduate (includes equivalency)	1,386	33	6,263	32.2	7,194	32.8
Some college, no degree	948	22.6	3,947	20.3	4,484	20.4
Associates degree	453	10.8	1,938	10	2,226	10.1
Bachelors degree	691	16.5	4,088	21	4,618	21
Graduate or professional degree	267	6.3	1,560	8	1,685	7.7
High school graduate or higher	3,745	89.2	17,796	91.5	20,207	92.1
Bachelor degree or higher	958	22.8	5,648	29.1	6,303	28.7

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