

Retail

For Lease

3215-55 Gordon Drive Sioux City, IA 51105





Property Description

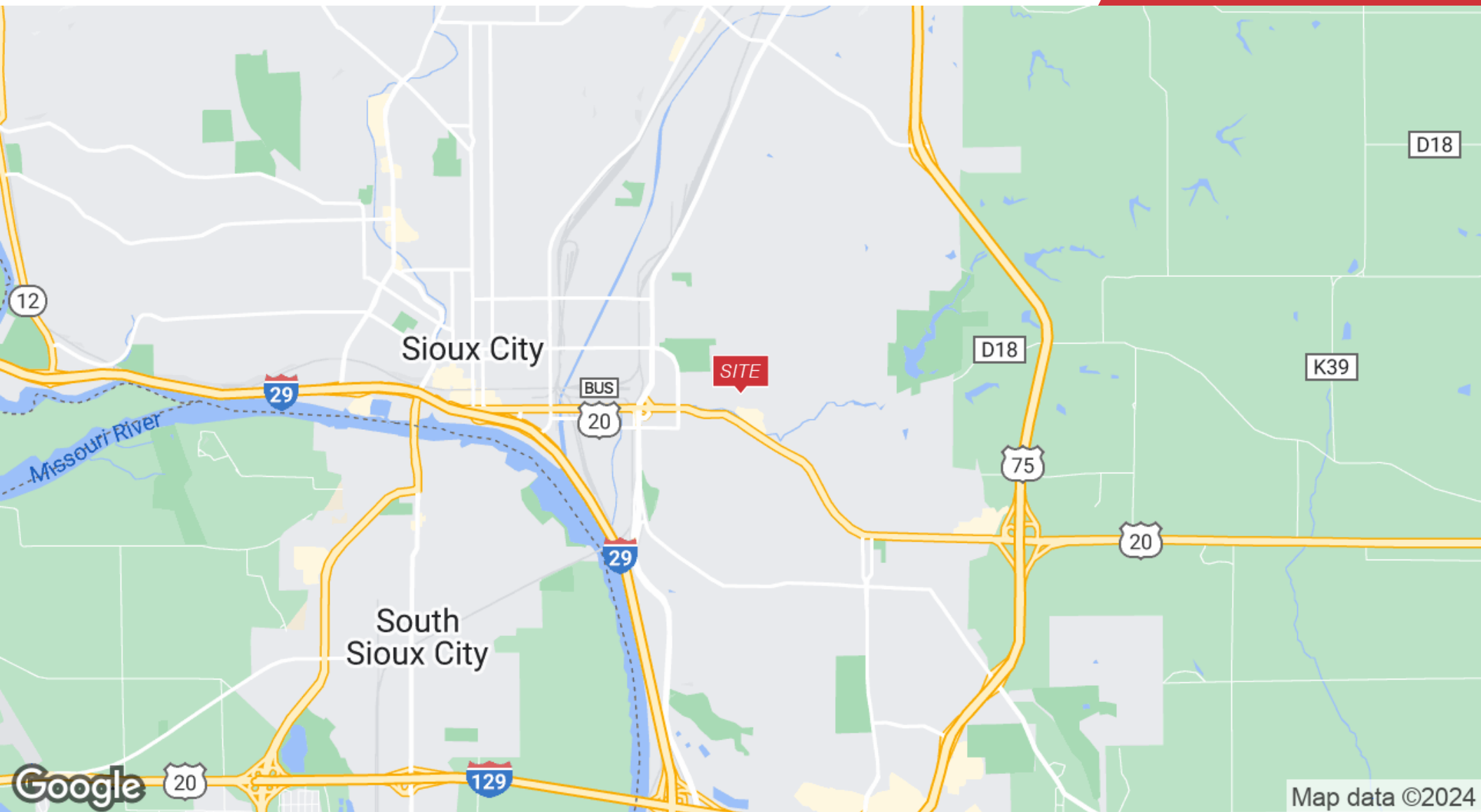
Anchored by Hy-Vee, Dollar Tree, Aaron's Rents and Urban Casual, this neighborhood center boasts over 17,400 vehicles per day by its front door, capturing commuters from the east on US Business 20. Operating expenses are estimated at \$4.00 psf.

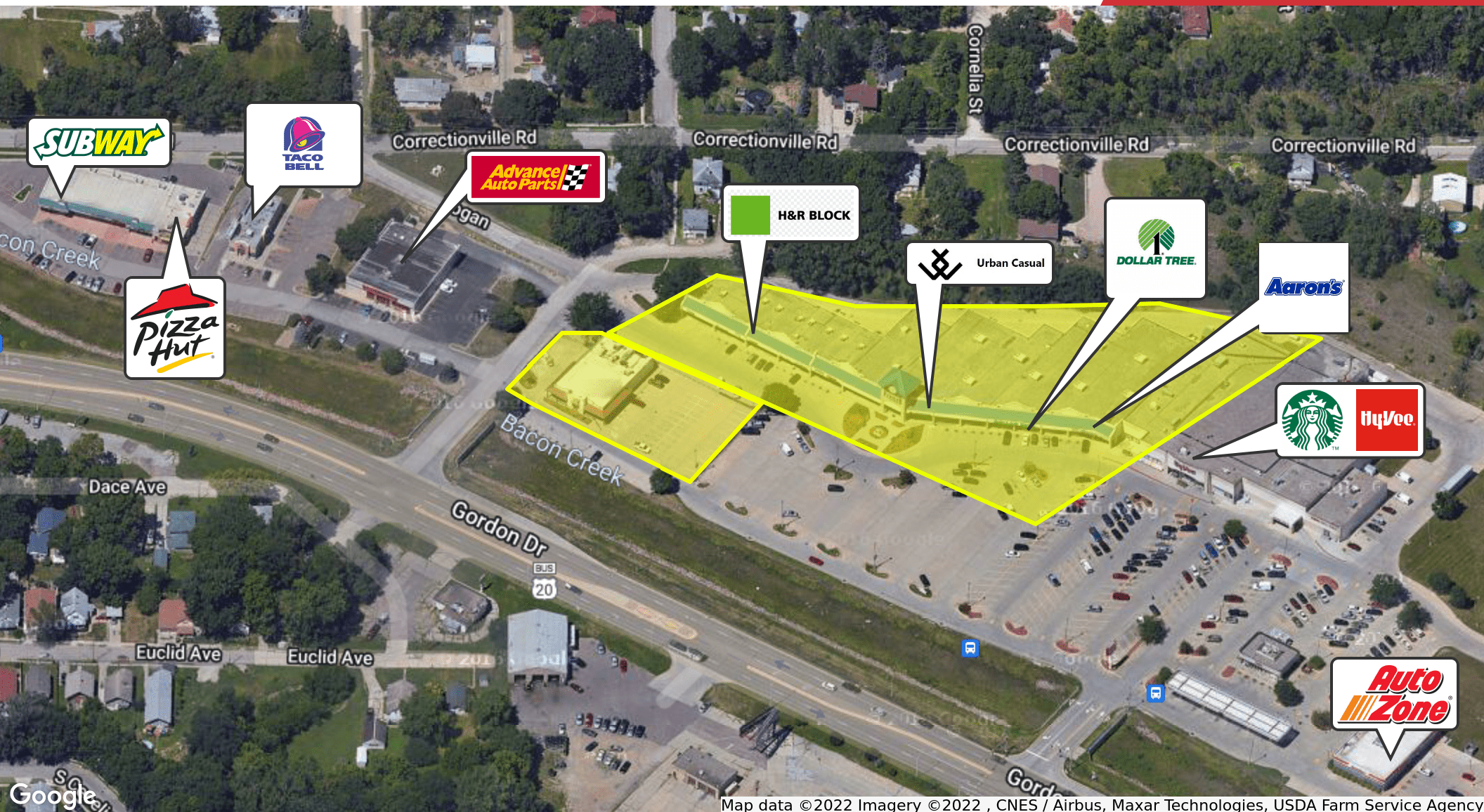
Location Description

Located on busy Gordon Dr

BUILDING SIZE:	54,167 SF
YEAR BUILT:	1998
LOT SIZE:	5.88 Acres
LOT FRONTAGE:	605'
LOT DEPTH:	730'
PARKING SPACES:	190
PARKING RATIO:	3.51
TENANCY:	Multiple
OCCUPANCY:	80%
ZONING:	General Commercial
TRAFFIC COUNT:	17,400
TRAFFIC COUNT STREET:	Gordon Dr. (US Business 20)
APN:	894735126021







Map data ©2022 Imagery ©2022 , CNES / Airbus, Maxar Technologies, USDA Farm Service Agency





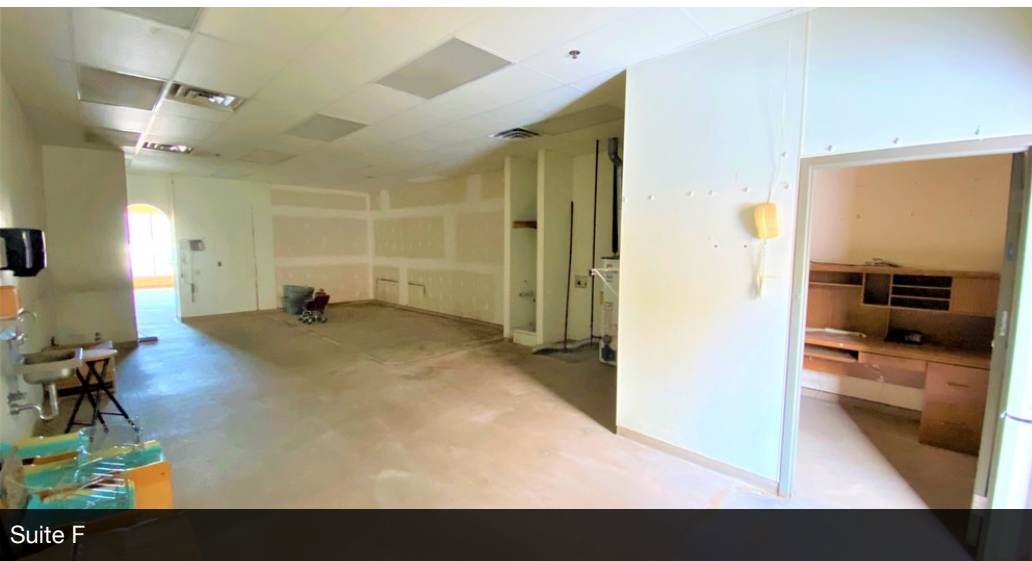
Available Spaces

Suite	Size (SF)	Lease Rate	Description
3201 Lot 6 Former China Star Buffet	5,740 SF	\$12.00 SF/yr	Free-standing restaurant with potential to add drive-through.
3225 Suite F Former Bakery	1,373 SF	\$10.00 SF/yr	Former bakery. 50% retail showroom, 50% kitchen with private office.
3229 Suite H Former Staffing Agency	2,040 - 10,951 SF	\$10.00 SF/yr	Former ASI Staffing includes large reception, several built-in workstations, large private office, large open workroom, large breakroom, and several storage rooms.
3231 Suite I Former Homepatient Store	1,442 - 10,951 SF	\$10.00 SF/yr	Large open reception with desk, large work room and large storage room.
3233 Suite J Former Hair Salon	1,373 - 10,951 SF	\$10.00 SF/yr	Former Cost Cutters Hair Salon with plumbing still in place.
3235 Suite K Retail Showroom	6,096 - 10,951 SF	\$10.00 SF/yr	Open retail showroom. Large store room in rear with mezzanine storage level above.





Suite F Storefront



Suite F



Suite F



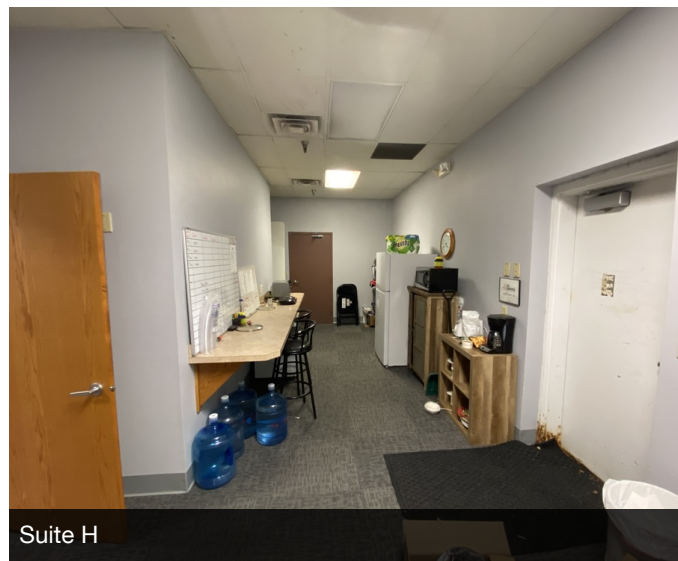
Suite H Storefront



Suite H



Suite H



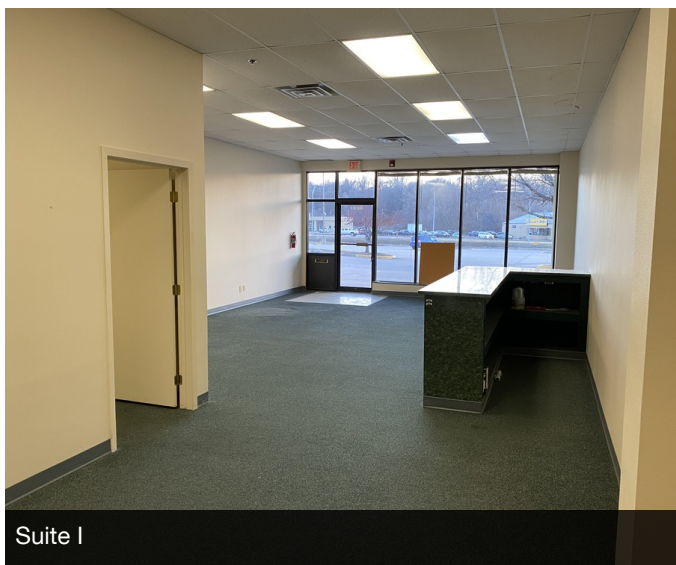
Suite H



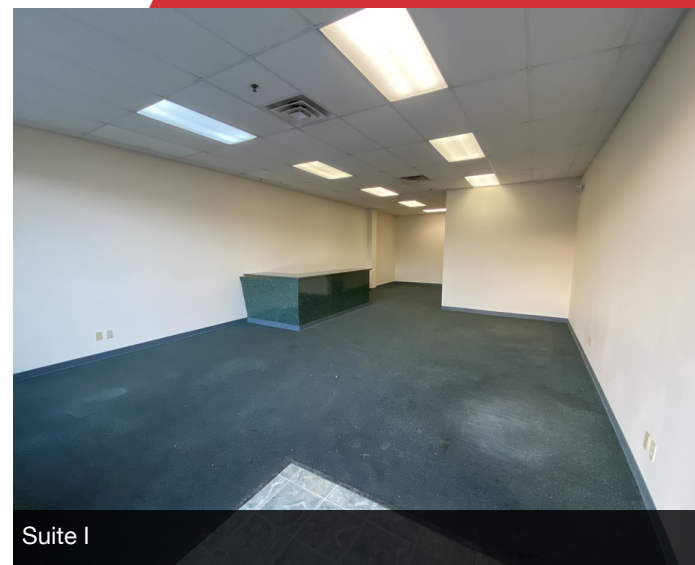
Suite H



Suite I Storefront



Suite I



Suite I



Suite I



Suite I

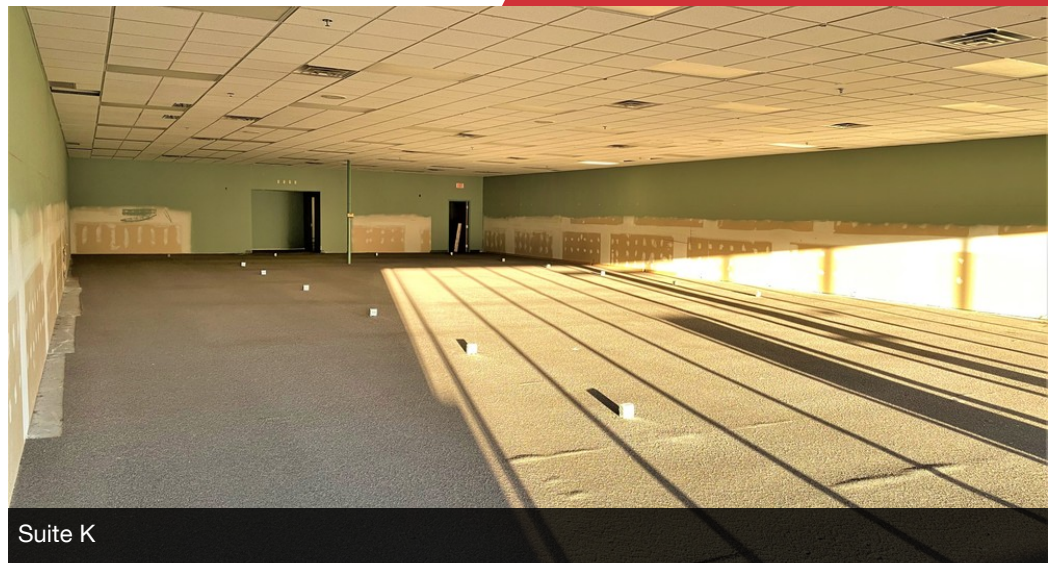


Suite I

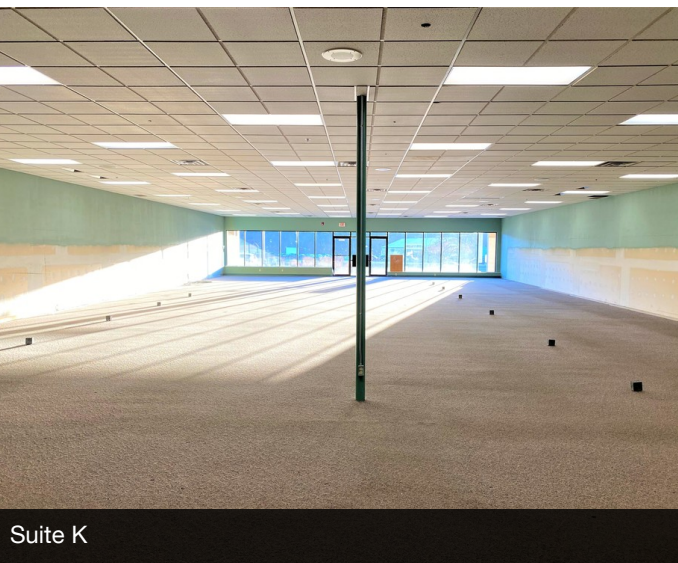




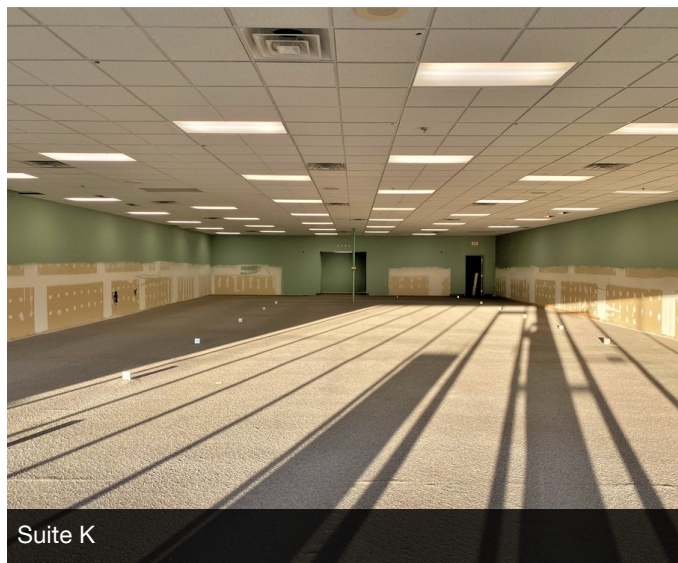
Suite K Storefront



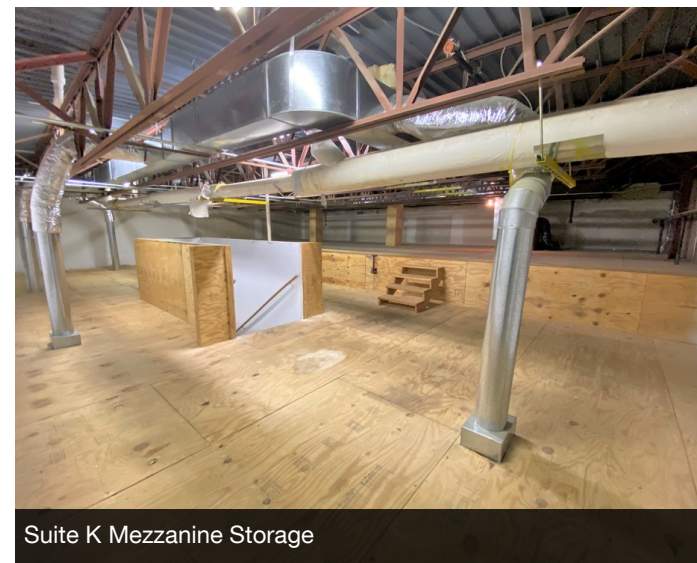
Suite K



Suite K



Suite K



Suite K Mezzanine Storage



Population	1 Mile	3 Miles	5 Miles
Total Population	4,716	46,748	106,324
Average Age	32.6	32.1	33.9
Average Age (Male)	30.9	30.9	32.9
Average Age (Female)	34.8	33.2	34.9
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,842	17,378	40,054
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$45,919	\$47,766	\$52,710
Average House Value	\$97,261	\$100,161	\$116,702

* Demographic data derived from 2020 ACS - US Census

