

Office

For Lease

Office/Retail Suite Available For Lease

1913 Dakota Avenue South Sioux City, NE 68776



For Lease

1,440 SF | \$12.50 SF/yr
Office



Property Description

Office space located on busy Dakota Avenue offers a waiting area, three private offices, nine (9) cubicles, kitchenette and restroom. Space can be converted for retail use, as well.

Location Description

Located at 19th & Dakota Avenue



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Location Information

Building Name	Cardinal Plaza
Street Address	1913 Dakota Avenue
City, State, Zip	South Sioux City, NE 68776
County	Dakota

Building Information

Building Size	13,440 SF
Building Class	B
Occupancy %	89.0%
Tenancy	Multiple
Number of Floors	1
Year Built	2006
Gross Leasable Area	1,440 SF
Office Buildout	Basic Office Set Up
CAM	\$3.45

Property Information

Property Type	Office
Property Subtype	Office Building
Zoning	Commercial
Lot Size	0.96 Acres
APN #	220026491
Lot Frontage	286 ft
Lot Depth	171 ft
Traffic Count	12205
Traffic Count Street	Dakota Ave

Parking & Transportation

Parking Type	Surface
Parking Ratio	4.17
Number of Parking Spaces	56

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Map data ©2024

400 Gold Circle, Suite 120
Dakota Dunes, SD 57049
712 224 2727 tel
naiunited.com

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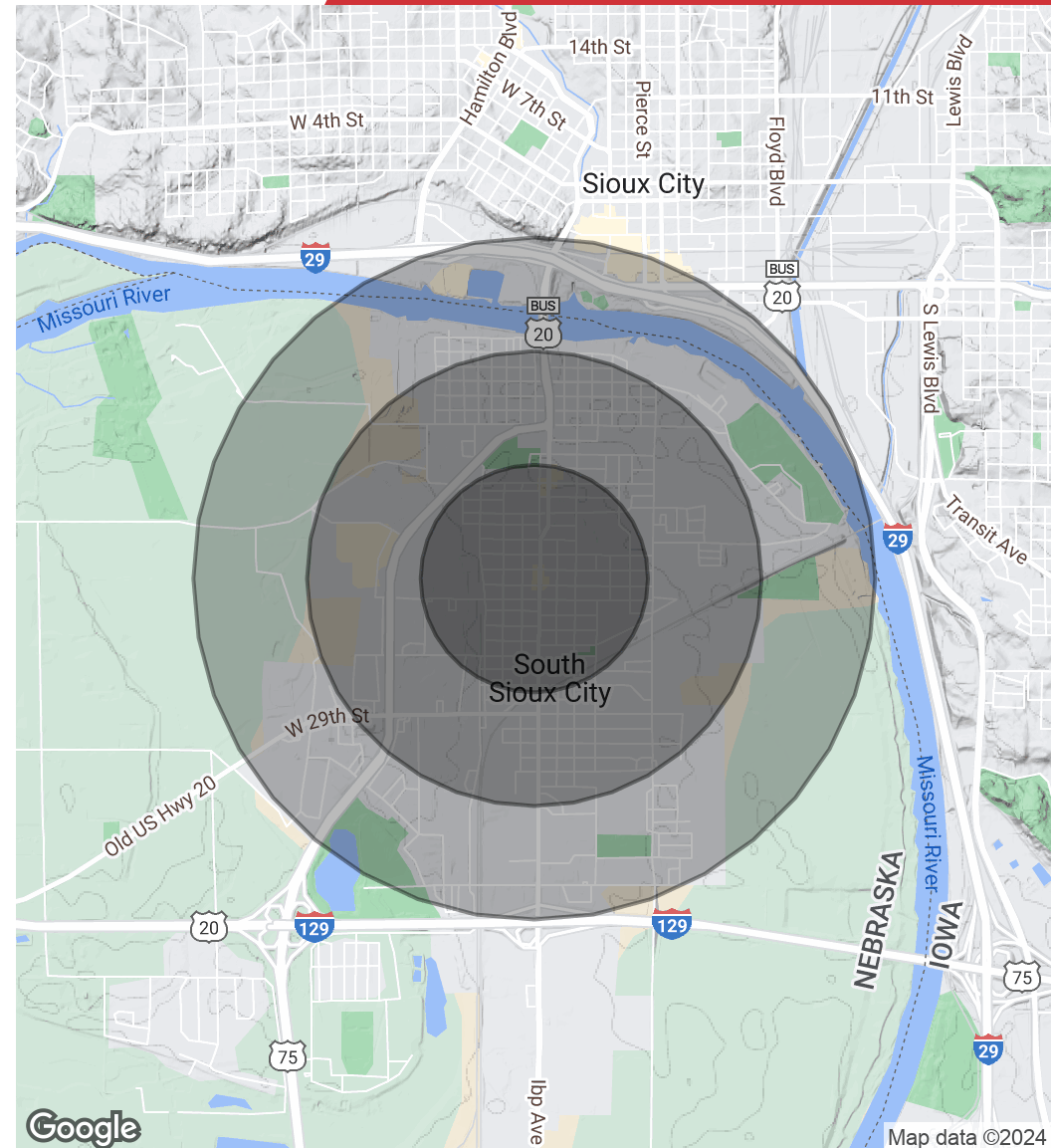


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Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	3,388	8,365	12,259
Average Age	36.3	33.6	33.3
Average Age (Male)	34.1	33.1	34.7
Average Age (Female)	37.9	33.8	32.2
Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	1,335	3,330	5,018
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$62,072	\$63,274	\$61,740
Average House Value	\$116,594	\$111,236	\$108,667

* Demographic data derived from 2020 ACS - US Census



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