



ACCESS Commercial, LLC



4501 Southern Hills Dr
Sioux City, IA 51106

RETAIL | FOR LEASE

PROPERTY HIGHLIGHTS



ADDRESS:

4501 Southern Hills Dr
Sioux City, IA 51106



SPACE SIZE:

Suite 4: 1,400 SF
Suite 11: 4,500 SF
Suite 21/22: 4,416 SF
Outlot: 1 Acres +/-



LEASE RATE:

NEGOTIBALE



ZONING:

Commercial



Access Commercial, LLC
www.accesscommercial.com
10730 Pacific Street, Suite 230
Omaha, NE 68114 | 402.502.1983

ABOUT THE PROPERTY

Outlot and small shop spaces are now available at Southern Hills Shopping Center positioned in a prime, high-traffic retail corridor in northwest Iowa. Located adjacent to the region's only regional mall and lifestyle shopping center, this site offers unmatched visibility and accessibility, with over 49,000 vehicles passing daily and seamless connectivity via I-29, US-20, Highway 75, and Highway 77. Tenants benefit from prominent digital monument signage and a strong anchor in Siouxland Sports Academy, which drives year-round traffic through its diverse athletic and fitness programs. Ideal for retailers, restaurants, and service providers seeking high-growth potential in a dynamic commercial environment.

Amber Olson

amber@accesscommercial.com
402.618.5523

Emily Faltys

emily@accesscommercial.com
402.992.0848



4501 Southern Hills Dr
Sioux City, IA 51106

Southern Hills Mall

- DO, ASHLEY, HOT TOPIC, BOOT BARN
- TORRID, ZUMIEZ, EDDIE BAUER, FINISH LINE
- rue21, GNC, CHAMPS, VICE
- Foot Locker, Claire's, FAMOUS
- Buckle, JCPenney, SCHEELS, BARNES & NOBLE
- AMERICAN EAGLE, HOLLISTER, AEROPOSTALE, VICTORIA'S SECRET

Lakeport Commons

- Starbucks, ALDI, ROSS, SEPHORA, Oldemark, FIVE BEER, QDOBA, 3rd Number, Michaels, MATTHEWS FIRM, carter's, Party City, Staples, SHOE Carnival, Sport Clips, KOHL'S, Lane Bryant, PET SMART, chico's, OLD NAVY, NEN'S WEARHOUSE, maunices, HyVee, T-Mobile, Best Buy, Casey's, S. LAKEPORT DRIVE | 17,833 VPD

Harbor Freight, FAREWAY

HWY 20 | 49,129 VPD

SOUTHERN HILLS DRIVE | 8,000 VPD

Other Retailers: McDonald's, Verizon, Lowe's, Great Clips, Target, CVS Pharmacy, Hobby Lobby, Crumbl, Hotworx, Sam's Club, Popeyes, GameStop, Walmart, Sally Beauty, Cat O, Taco Bell, Pilot, Love's, Subway, Dunkin' Donuts, Casey's, S. LAKEPORT DRIVE | 17,833 VPD

www.AccessCommercial.com

emily@accesscommercial.com
402.992.0848



ACCESS Commercial, LLC

RETAIL | FOR LEASE

4501 Southern Hills Dr

Sioux City, IA 51106

LOCAL AERIAL



	Population	Median HH Income	No. of Households	Daytime Population	Employees In The Area	Businesses In The Area
1-mile	3,686	\$84,637	1,614	6,959	5,515	429
3-mile	29,397	\$85,358	11,460	23,195	14,930	1,180
5-mile	59,842	\$75,995	22,498	53,659	37,638	3,011

Contact Listing Agents For More Information:

www.AccessCommercial.com

Amber Olson

amber@accesscommercial.com
402.618.5523

Emily Faltys

emily@accesscommercial.com
402.992.0848



ACCESS Commercial, LLC

RETAIL | FOR LEASE

4501 Southern Hills Dr

Sioux City, IA 51106

SITE PLAN



Contact Listing Agents For More Information:

www.AccessCommercial.com

Amber Olson

amber@accesscommercial.com

402.618.5523

Emily Faltys

emily@accesscommercial.com

402.992.0848



ACCESS Commercial, LLC

RETAIL | FOR LEASE

4501 Southern Hills Dr

Sioux City, IA 51106

PLACER.AI

Placer.ai Software offers transformative benefits for businesses by providing real-time, location-based consumer insights that drive smarter decision-making. With its robust data analytics capabilities, ACCESS uses it to help business owners glean insight into foot traffic, understand customer behavior, and analyze competitive trends with unparalleled accuracy. Whether optimizing site selection, tailoring marketing strategies, or measuring the effectiveness of campaigns, we use Placer.ai to equip businesses with actionable intelligence to stay ahead in dynamic markets. Its intuitive interface and visual reports make complex data accessible, empowering teams to make data-driven decisions that enhance operational efficiency and boost ROI.



TARGET

5775 Sunnybrook Dr, Sioux City



VISITS

2 Million

in the last 12 months



RANKING

90th

percentile statewide



5001 Sergeant Rd, Sioux City



VISITS

404,300

in the last 12 months



RANKING

96th

percentile nationwide



4735 Sergeant Rd, Sioux City



VISITS

475,500

in the last 12 months



RANKING

95th

percentile nationwide



5822 Sunnybrook Dr, Sioux City



VISITS

244,700

in the last 12 months



RANKING

97th

percentile nationwide

Contact Listing Agents For More Information:

www.AccessCommercial.com

Amber Olson

amber@accesscommercial.com

402.618.5523

Emily Faltys

emily@accesscommercial.com

402.992.0848



ACCESS Commercial, LLC

RETAIL | FOR LEASE

4501 Southern Hills Dr

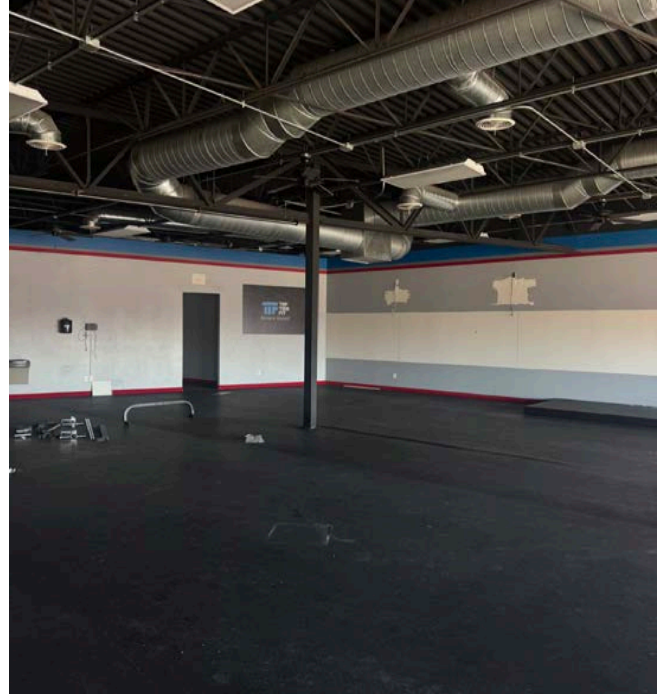
Sioux City, IA 51106

INTERIOR PHOTOS

SUITE: 21/22



SUITE: 21/22



SUITE: 11



SUITE: 4



Contact Listing Agents For More Information:

www.AccessCommercial.com

Amber Olson

amber@accesscommercial.com

402.618.5523

Emily Faltys

emily@accesscommercial.com

402.992.0848



ACCESS Commercial, LLC

RETAIL | FOR LEASE

4501 Southern Hills Dr

Sioux City, IA 51106

LISTING TEAM



Amber Olson Senior Broker Associate

Amber has over 16 years of experience in the shopping center industry and primarily focuses on tenant and landlord representation with both local and National tenants. She has great knowledge of all areas of commercial real estate including; sales, property management, development and investments. Amber holds a degree in Business Administration from the University of Nebraska at Lincoln, is a licensed Real Estate Agent in the State of Nebraska, and has been a member of the international Council of Shopping Centers (ICSC) since 2008.

Amber Lives in Valley, Nebraska with her husband and two kids. She enjoys traveling and spending time with her family at the lake.



Emily Faltys Broker Associate

Emily is a dynamic and motivated graduate from the University of Nebraska - Lincoln, graduating in two and a half years with a Bachelor of Science in Business Administration with a focus on Management and Marketing. During her college career, Emily was a member of the Center for Sales Excellence where she collaborated with peers and mentors focusing on analyzing and improving sales techniques, as well as effective communication. Emily is an avid traveler, independently visiting 17 countries over the course of two years. This experience honed her skills of adaptability, resilience, and has grown her ability to communicate with all individuals.

Returning to her Nebraskan roots, Emily supports our Senior Brokerage team at ACCESS throughout the entire listing and transaction processes. She is currently focusing primarily on shopping centers and third-party leasing efforts as a Junior Brokerage Associate.

ACCESS is focused on growth opportunities through a select grouping of strategic partnerships. We strive to maximize value for every stakeholder involved in our projects, and have a proven track record of over 400 successfully completed projects across 40 states. We focus on forming deep relationships with our clients and believe durable success in our industry requires the right mixture of talents and virtues, collaboration, and relentless execution.



ACCESS Commercial, LLC

ACCESS Commercial, LLC
10730 Pacific Street, Suite 230
Omaha, NE 68114 | 402.502.1983

All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. ACCESS Commercial, LLC, makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. ACCESS and the ACCESS logo are service marks of ACCESS Commercial, LLC. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of ACCESS. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. (021523_JR)

WWW.ACCESSCOMMERCIAL.COM



facebook.com/accesscommercial



instagram.com/accessretail