

# New Construction Space for Lease

2090 Old Hwy 75, Sergeant Bluff



**1,500 SF- 4,385 SF**  
**\$18-\$21/SF NNN - CAM EST \$7.00/SF**



**CALL TODAY!**  
**KJ 712-251-9905**  
**JENNIFER**  
**712-266-5972**



1114 4th Street, Sioux City, IA 51101

OPEN FOR ANY LAYOUT



# NEW BUILD

FINISHED IN 2025, READY NOW!

# BLANK CANVAS

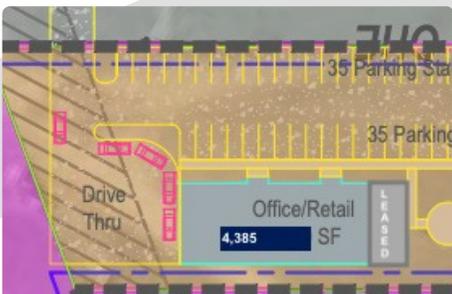
READY FOR YOUR VISION & LAYOUT

# TI ALLOWANCE

\$45.00/SF

## 2090-2192 OLD HWY 76

- LOCATED IN SOUTH SERGEANT BLUFF
- PROFESSIONAL CENTER
- SPACE SIZES FROM 1,500 ON UP
- SOUTH END CAP WITH DRIVE THRU
- QUIET ENVIRONMENT
- CUSTOMIZABLE TO YOUR LAYOUT
- EASILY ACCESSABLE FROM I-29



DRIVE THRU  
POTENTIAL



BEAUTIFULLY  
CONSTRUCTED



GREAT NATURAL  
LIGHT



KJ WINGERT, CIN  
JENNIFER ROSE BASS,  
MBA, CCIM, CIN  
LICENSED IN IA, NE & SD

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# SIouxLAND STATS

Number 1  
**ELEVEN**  
Times

#1 Metro for Economic Development  
with Population of 200,000 or less.



SITeseLECTION

- 2007 #1
- 2008 #1
- 2012 #1
- 2013 #1
- 2015 #1
- 2016 #1
- 2017 #1
- 2019 #1
- 2020 #1
- 2021 #1
- 2022 #1

## AT A GLANCE

### METRO POPULATION 2020

Woodbury County, IA	105,941
Plymouth County, IA	25,698
Dakota County, NE	21,582
Dixon County, NE	5,606
Union County, SD	14,399

**SIoux CITY METRO 173,226**

### HOUSEHOLDS BY INCOME 2020

# of Households	56,113
Median Income	\$61,399

## NATIONAL RECOGNITIONS

SIoux CITY RANKED #7  
MOST LIVABLE SMALL CITY IN THE U.S.



SIoux CITY RANKED #5  
MOST AFFORDABLE TRENDY  
CITIES WHERE YOU CAN STILL BUY A HOME



SIoux CITY METRO RANKED #1  
ECONOMIC DEVELOPMENT PROJECTS  
FOR POPULATION UNDER 200,000



## TOP EMPLOYERS



## MEDIAN INCOME

2020 HOUSEHOLD

SIoux CITY, IA	\$57,750
SOUTH SIoux CITY, NE	\$56,744
DAKOTA DUNES, SD	\$99,034



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