



**Southern Hills Mall**  
 Ashley Barnes & Noble JCPenney  
 HOT TOPIC RIDDLE'S Bath Works  
 SCHEELS DO

**HyVee**

**SIouxLAND**  
 SPORTS ACADEMY

HWY 20 | 49,129 VPD

S. LAKEPORT DRIVE | 17,833 VPD

SOUTHERN HILLS DRIVE | 8,000 VPD

**Outlot  
 For Sale or Lease  
 +/- 1 Acre**

**Applebee's**

**REHUS NUTRITION**

TRADEMARK UNIFORMS

Mr. Stir Fry

Wells

**PEAK**  
 PEAK PERFORMANCE

STAR FIGHTER COMICS

4501 Southern Hills Dr, Sioux City, IA 51106

# SOUTHERN SQUARE

Value-Add Retail with Immediate Upside in Sioux city's Premier Retail Corridor



ACCESS Commercial, LLC

**AMBER OLSON**  
 amber@accesscommercial.com  
 402.618.5523  
 Senior Broker Associate

**KIRK HANSON**  
 Kirk@accesscommercial.com  
 402.616.2580  
 Principal

ACCESS Commercial, LLC | 10730 Pacific St Suite 020, Omaha, NE 68114 | 402.502.1983 | accesscommercial.com

# SOUTHERN SQUARE

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## TABLE OF CONTENTS

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### TABLE OF CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	7
FINANCIAL ANALYSIS	11
DEMOGRAPHICS	14
ADVISOR BIOS	17



ACCESS Commercial, LLC

#### AMBER OLSON

Senior Broker Associate  
402.618.5523  
amber@accesscommercial.com

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Principal  
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Kirk@accesscommercial.com



SECTION 1

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# PROPERTY INFORMATION

# SOUTHERN SQUARE

4501 Southern Hills Dr, Sioux City, IA 51106

## PROPERTY SUMMARY

### PROPERTY DESCRIPTION

Southern Square Shopping Center presents a compelling value-add retail investment opportunity in one of Sioux City's most established commercial corridors. Strategically positioned within the Southern Hills retail district, the property benefits from strong area co-tenancy, consistent consumer traffic, and proximity to national anchors and daily-needs retailers.

The center has 8,827 SF space available; creating immediate upside for an investor. Rather than inheriting a fully stabilized asset at a compressed yield, a buyer has the opportunity to:

- Increase NOI through lease-up, capturing today's market rents
- Enhance overall center synergy by curating complementary tenants
- Improve long-term asset value through stabilization
- Potentially reposition or modernize the vacant space to attract higher-credit tenancy

The vacancies provide built-in growth potential while maintaining in-place income from existing tenants. This structure allows for both cash flow stability and strategic upside — an attractive balance for investors seeking yield growth in a proven retail trade area.

Southern Square offers visibility, accessibility, and flexibility — positioning a buyer to acquire at today's basis and unlock value through thoughtful lease-up execution.



### OFFERING SUMMARY

Price:	\$14,100,000
Cap Rate:	8%
SF:	106,795 SF
Land Area:	12.14 Acres
Lease Type:	NNN
Small Shoppes - Budgeted 2026 NOI:	\$568,859
Anchor Space:	Long term lease in place but available for owner/operator



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## PROPERTY DESCRIPTION



## THE OFFERING

Provides the opportunity to acquire a multi-tenant shopping center in Sioux City, IA, featuring a strong mix of national and regionally established tenants, including SalonCentric, Wells Blue Bunny, Midway Uniform, and Peak Performance. The property offers stable in-place income supported by long-term leases with scheduled rent escalations, enhancing predictable cash flow and long-term value.

The majority of tenants operate under NNN lease structures, reimbursing their proportionate share of common area maintenance, real estate taxes, and insurance—minimizing landlord expense exposure. Additional revenue is generated from established outparcel users, including Applebee's and a Japanese steakhouse, further strengthening the asset's income profile.

The offering also includes future development potential, highlighted by an available pad site positioned prominently in front of Siouxland Sports Academy; creating an opportunity for additional value creation and expanded income generation.

## LOCATION DESCRIPTION

The property is anchored by Automatic Equipment Manufacturing d/b/a Siouxland Sport Academy that lease does not expire until 2034. However, for an owner/operator it can be available.



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402.616.2580

Kirk@accesscommercial.com

# SOUTHERN SQUARE

4501 Southern Hills Dr, Sioux City, IA 51106

## SITE PLAN



ACCESS Commercial, LLC

**AMBER OLSON**

Senior Broker Associate

402.618.5523

[amber@accesscommercial.com](mailto:amber@accesscommercial.com)

**KIRK HANSON**

Principal

402.616.2580

[Kirk@accesscommercial.com](mailto:Kirk@accesscommercial.com)



SECTION 2

# LOCATION INFORMATION

# SOUTHERN SQUARE

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## CITY OVERVIEW



## SIoux CITY, IA

### ECONOMIC PROFILE & RECENT INVESTMENT

Sioux City serves as the economic hub of the tri-state region encompassing northwest Iowa, northeast Nebraska, and southeast South Dakota. The metro has long been recognized for its strong economic development performance, particularly among mid-sized metropolitan areas.

Over the past decade, the region has experienced significant capital investment across manufacturing, agriculture, energy, and hospitality sectors. Notable projects include:

Major expansion at CF Industries' Port Neal complex (multi-billion-dollar investment)

Development of Hard Rock Hotel & Casino Sioux City (\$128+ million entertainment destination)

Ongoing infrastructure and environmental upgrades by MidAmerican Energy

Continued industrial investment in food processing and advanced manufacturing throughout the metro and surrounding communities

These projects reinforce Sioux City's position as a stable employment center with a diverse economic base supported by manufacturing, healthcare, education, and logistics.

### ACCESS & TRANSPORTATION

Sioux City is strategically located at the junction of Iowa, Nebraska, and South Dakota, providing regional connectivity and workforce accessibility.

Interstate 29 runs north-south through the metro, linking Sioux City to Omaha and Kansas City.

Highway 75, Interstate 129, and Highway 20 provide additional north-south and east-west access.

Sioux Gateway Airport (SUX) is located approximately 10 minutes from downtown and offers commercial air service via major carriers, providing convenient regional connectivity.

### RETAIL MARKET FUNDAMENTALS

Sioux City maintains a stable retail environment supported by a broad trade area that extends well beyond the immediate metro population. The Southern Hills corridor serves as the primary retail node for the region.

Retail vacancy rates in the core trade area have remained comparatively stable relative to similarly sized Midwest markets, supported by steady consumer demand and limited new speculative development. The market continues to favor well-located, necessity-based and service-oriented retail centers.



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### AMBER OLSON

Senior Broker Associate

402.618.5523

amber@accesscommercial.com

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Principal

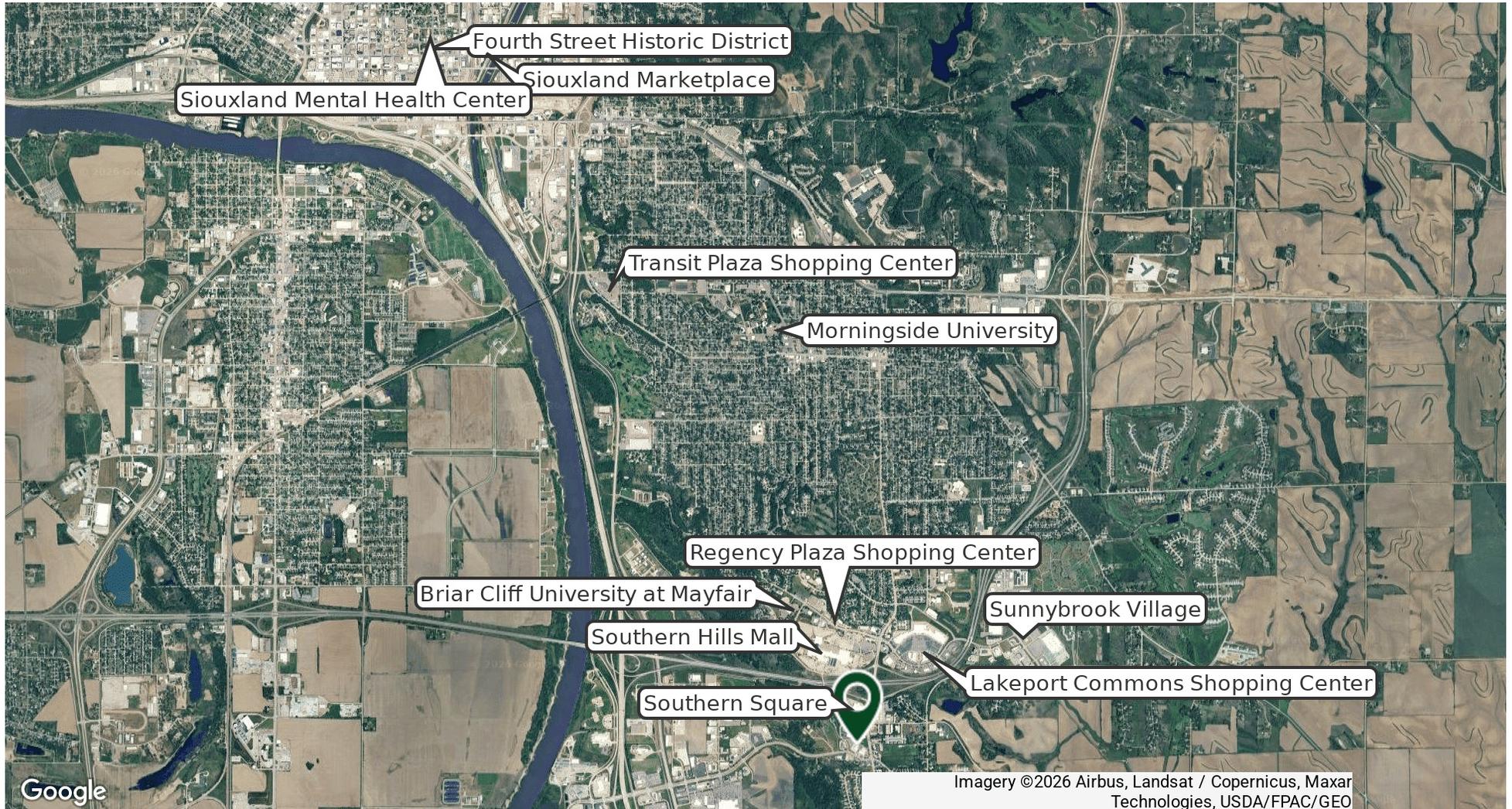
402.616.2580

Kirk@accesscommercial.com

# SOUTHERN SQUARE

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## LOCATION MAP



ACCESS Commercial, LLC

**AMBER OLSON**

Senior Broker Associate

402.618.5523

amber@accesscommercial.com

**KIRK HANSON**

Principal

402.616.2580

Kirk@accesscommercial.com





SECTION 3

# FINANCIAL ANALYSIS

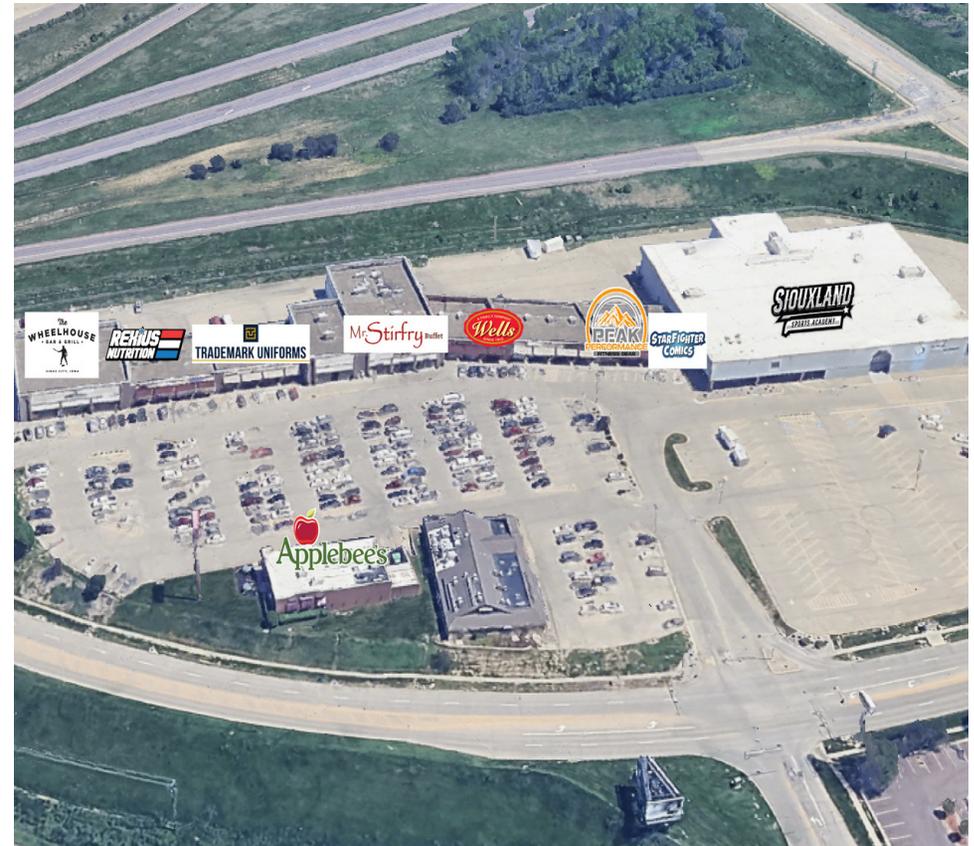
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## INCOME & EXPENSE

<b>PRICE</b>	<b>\$14,100,000</b>
<b>CAP RATE</b>	<b>8%</b>
Total Rentable Area	106,975 SF
<b>INCOME</b>	
Schedule Rent	\$951,397 excluding Siouxland Sports Academy
Total Operating Expenses	\$357,438
<b>NET OPERATING INCOME</b>	<b>\$541,459</b>

<b>SIouxLAND SPORTS ACADEMY</b>	<b>TABLE TITLE</b>
SF	52,736
Lease From/To	5/1/19 - 10/31/34
Rent	\$47,500
Annual Rent	\$570,000
Rent Area	\$10.82 psf







SECTION 4

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# DEMOGRAPHICS

# SOUTHERN SQUARE

4501 Southern Hills Dr, Sioux City, IA 51106

## DEMOGRAPHICS MAP & REPORT

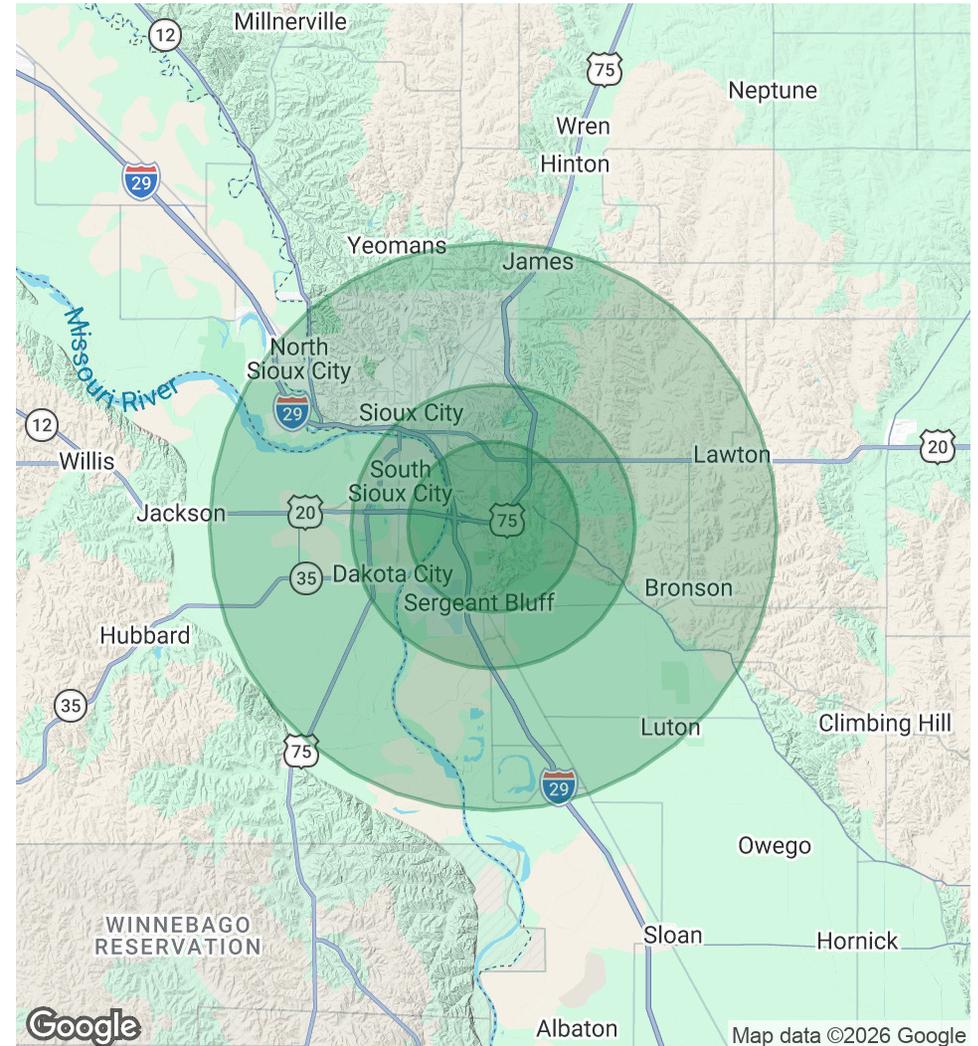
POPULATION	3 MILES	5 MILES	10 MILES
Total Population	29,958	57,644	123,682
Daytime Population	27,308	67,222	121,290

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	11,350	21,206	45,655
Average HH Income	\$93,886	\$91,100	\$90,688

Demographics data derived from AlphaMap

TOP EMPLOYERS	# OF EMPLOYEES	RANK
Tyson Fresh Meats	4,500	1
Seaboard Triumph Foods	2,400	2
Sioux City Community School District	2,370	3
Bomgaars	2,100	4
Mercy Medical Center	1,562	5
UnityPoint Health	1,500	6
Hy-Vee	1,023	7
185th Air Refueling Wing	952	8
City of Sioux City	878	9
Western Iowa Tech Community College	700	10



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## TENANTS



SUITE	TENANT	SF
Bay 1 & 2	Wheelhouse Bar & Grill	10,000
Bay 3	Vacant	1,400
Bay 4	Alohma	1,400
Bay 5 & 6	Salon Centric	2,970
Bay 7	Health Plus	1,140
Bay 8,9,10	Trademark Uniform	4,460
Bay 11	Vacant	4,500
Bay 12	Mr. Stirfry	12,000
Bay 13 & 14	Wells/Blue Bunny	3,236
Bay 15	Gloss Hair Salon	1,184
Bay 16 & 17	Life Serve	2,944
Bay 18 & 19	Vacant	2,927
Bay 20,21,22	Top Tier Ftiness	4,416
Bay 23	Star Fighter Comics	1,582
		<b>54,159 SF</b>



SECTION 5

# ADVISOR BIOS

# SOUTHERN SQUARE

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## LISTING TEAM



**AMBER OLSON**

Senior Broker Associate

amber@accesscommercial.com

Direct: 402.618.5523

### PROFESSIONAL BACKGROUND

Amber brings 20 years of commercial real estate experience to our team at ACCESS. Her role as a Senior Brokerage Associate is primarily focused on shopping center leasing at a national and local level, with over three million square feet represented. Her industry expertise enhances our team through her knowledge of sales, landlord and tenant representation, relationship building, property management, and development. Amber majored in Business Administration at the University of Nebraska-Lincoln.



**KIRK HANSON**

Principal

Kirk@accesscommercial.com

Direct: 402.616.2580

### PROFESSIONAL BACKGROUND

Kirk is responsible for all business development and brokerage activities for ACCESS and affiliated companies. Kirk is also a Co-Founder and Managing Director of Sower Capital Management, LLC a sponsor of real estate equity funds, and Montage Builders, LLC, a Midwest-focused general contracting firm. Kirk holds a Bachelor's Degree in Finance from the University of Nebraska at Lincoln and is a licensed broker in Nebraska, Iowa, Missouri and North Dakota. He is also a long-time member of the International Council of Shopping Centers (ICSC), the Entrepreneurs Organization (EO) and Realty Resources.



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Kirk@accesscommercial.com



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**For More Information:**

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