

# SOUTHERN SQUARE RETAIL SPACES

4501 Southern Hills Dr, Sioux City, IA 51106

## RETAIL SPACES FOR LEASE



### LOCATION DESCRIPTION

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

### OFFERING SUMMARY

|                                  |                     |
|----------------------------------|---------------------|
| Lease Rate:                      | \$16.00 SF/yr (NNN) |
| Available SF:                    | 1,400 - 4,500 SF    |
| Lot Size:                        | 12.14 Acres         |
| Outlot for lease/sale:           | +/- 1 Acre          |
| Former Siouxland Sports Academy: | \$7,000,000         |



ACCESS Commercial, LLC

**COREY KLINE**  
Property Manager  
402.871.6530  
corey@accesscommercial.com

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

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



# SOUTHERN SQUARE RETAIL SPACES

4501 Southern Hills Dr, Sioux City, IA 51106

## LOCAL AERIAL



### PROPERTY DATA SHEET

|                                  |                         |
|----------------------------------|-------------------------|
| Type of Listing:                 | Commercial Property     |
| Lease Rate:                      | \$16 psf NNN            |
| Year Built:                      | 1988                    |
| Lot Size:                        | 12.14 Acres             |
| Outlot ground lease/for sale:    | +/-1 Acre               |
| Suite 4:                         | 1,400 SF                |
| Suite 11:                        | 4,500 Sf                |
| Suite 21/22:                     | 4,416 SF                |
| Former Siouxland Sports Academy: | \$7,000,000 (50,000 SF) |



ACCESS Commercial, LLC

**COREY KLINE**  
Property Manager  
402.871.6530  
corey@accesscommercial.com

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

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

# SOUTHERN SQUARE RETAIL SPACES

4501 Southern Hills Dr, Sioux City, IA 51106

## SITE PLAN



ACCESS Commercial, LLC

**COREY KLINE**  
Property Manager  
402.871.6530  
corey@accesscommercial.com

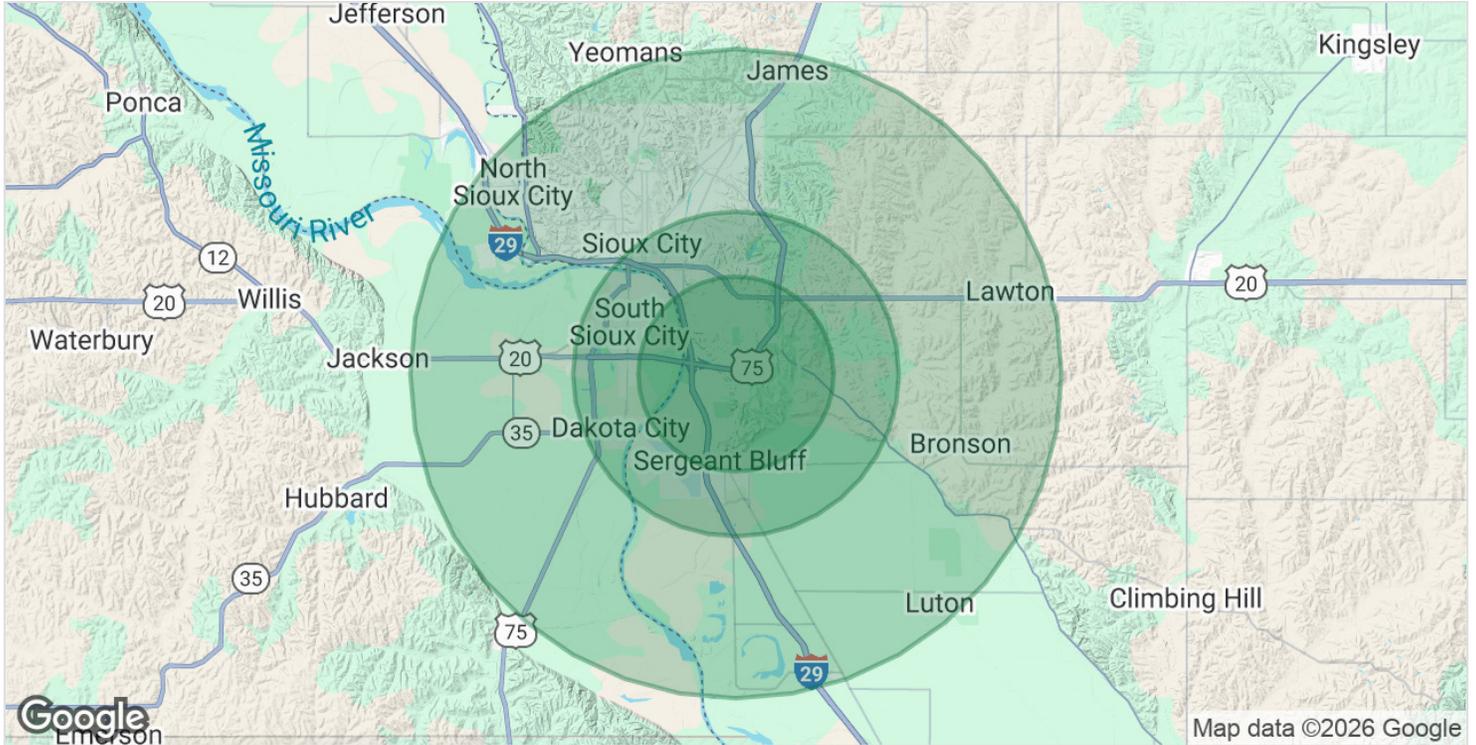
**AMBER OLSON**  
Senior Broker Associate  
402.618.5523  
amber@accesscommercial.com

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

# SOUTHERN SQUARE RETAIL SPACES

4501 Southern Hills Dr, Sioux City, IA 51106

## DEMOGRAPHICS



| POPULATION         | 3 MILES | 5 MILES | 10 MILES |
|--------------------|---------|---------|----------|
| Total Population   | 29,958  | 57,644  | 123,682  |
| Daytime Population | 27,308  | 67,222  | 121,290  |
| Employees in Area  | 16,202  | 30,985  | 65,693   |

| 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 |
| Median HH Income    | \$78,779 | \$76,468 | \$74,904 |

Demographics data derived from AlphaMap



ACCESS Commercial, LLC

**COREY KLINE**  
Property Manager  
402.871.6530  
corey@accesscommercial.com

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

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

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

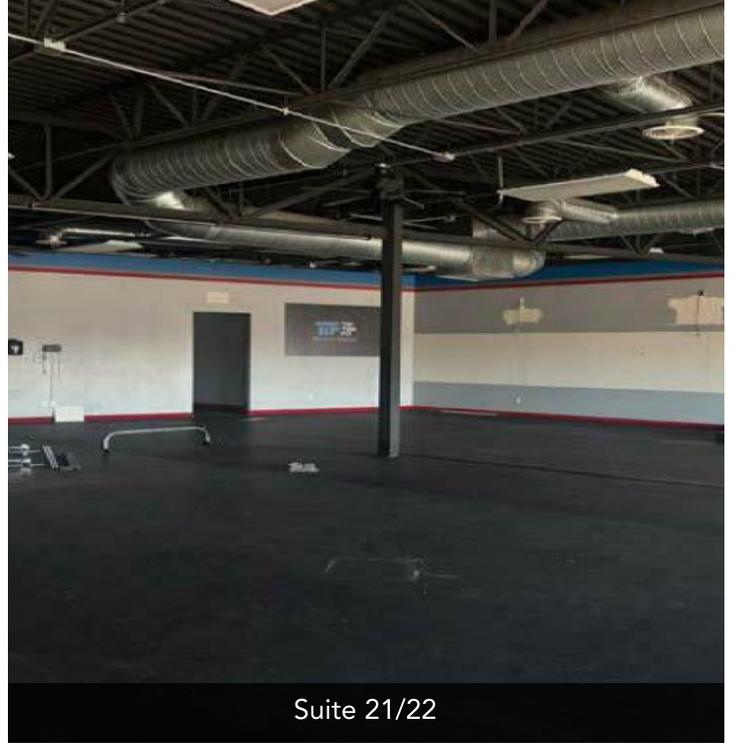
# SOUTHERN SQUARE RETAIL SPACES

4501 Southern Hills Dr, Sioux City, IA 51106

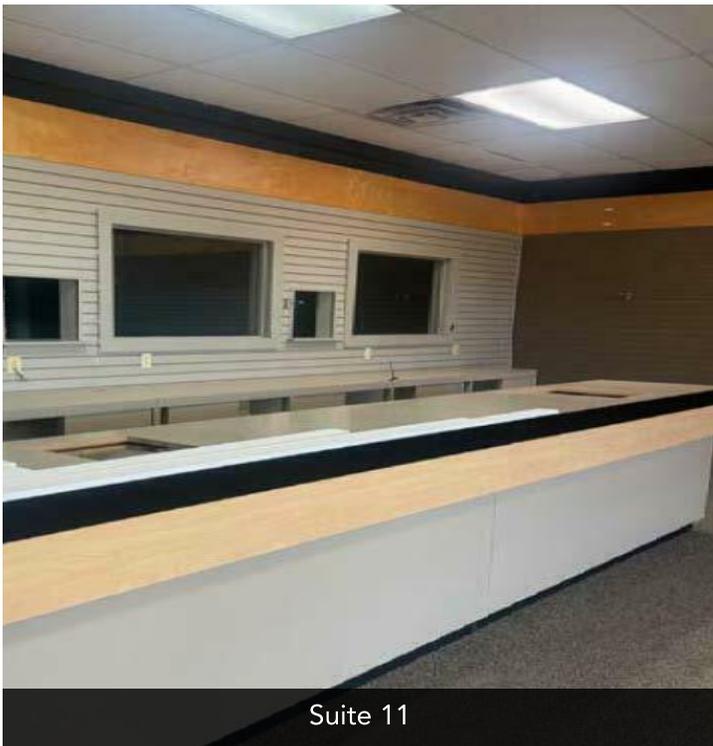
## ADDITIONAL PHOTOS



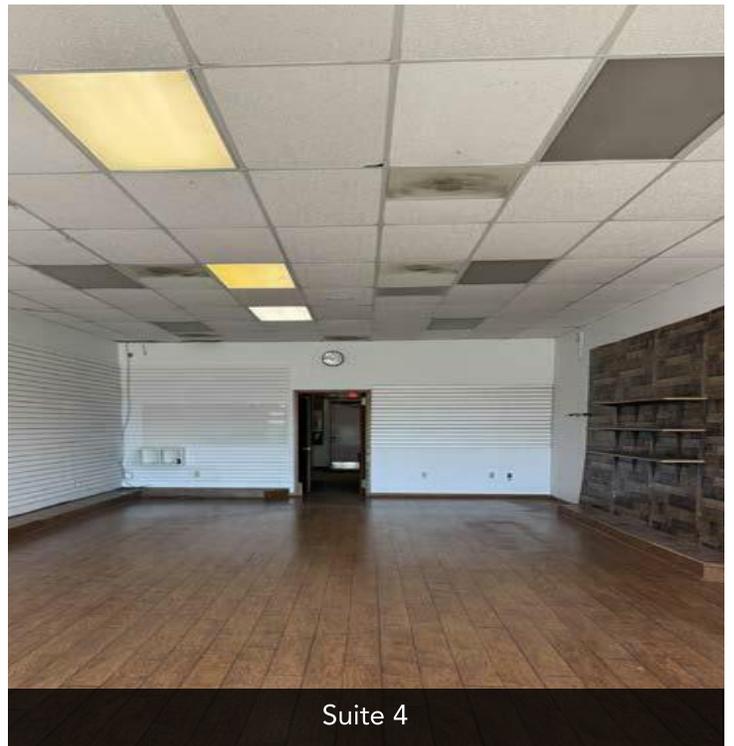
Suite 21/22



Suite 21/22



Suite 11



Suite 4



ACCESS Commercial, LLC

**COREY KLINE**  
Property Manager  
402.871.6530  
corey@accesscommercial.com

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

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

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

# SOUTHERN SQUARE RETAIL SPACES

4501 Southern Hills Dr, Sioux City, IA 51106

PLACER.AI DATA



**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



ACCESS Commercial, LLC

**COREY KLINE**  
Property Manager  
402.871.6530  
corey@accesscommercial.com

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

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

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

# SOUTHERN SQUARE

4501 Southern Hills Dr, Sioux City, IA 51106

## MEET THE TEAM



### COREY KLINE

Property Manager

Direct: 402.871.6530  
corey@accesscommercial.com



### AMBER OLSON

Senior Broker Associate

Direct: 402.618.5523  
amber@accesscommercial.com



### KIRK HANSON

Principal

Direct: 402.616.2580  
Kirk@accesscommercial.com



ACCESS Commercial, LLC

**COREY KLINE**  
Property Manager  
402.871.6530  
corey@accesscommercial.com

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

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

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