FOR SALE





PROPERTY HIGHLIGHTS:

- 1.03 AC Outlot available in the heavily trafficked Lowe's parking lot; over 470,600 visits over the past 12-months
- Shadow anchors include Lowe's, Hobby Lobby, Fleet Farm, and Target with over 3.6 Million combined visits over the past 12-months
- Close proximity to Lakeport Commons Shopping Center with 4.5 Million visits, and Southern Hills Mall with 3 Million visits over the past 12-months
- Outstanding visibility and full movement access to Sunnybrook Drive

CONTACT LISTING AGENTS FOR MORE INFORMATION:

amber@accesscommercial.com kirk@accesscommercial.com C: (402) 618-5523

Kirk Hanson C: (402) 616-2580

ADDRESS:

5758 Sunnybrook Drive Sioux City, IA

LOT AVAILABLE:

1.03 Acres

SALE PRICE:

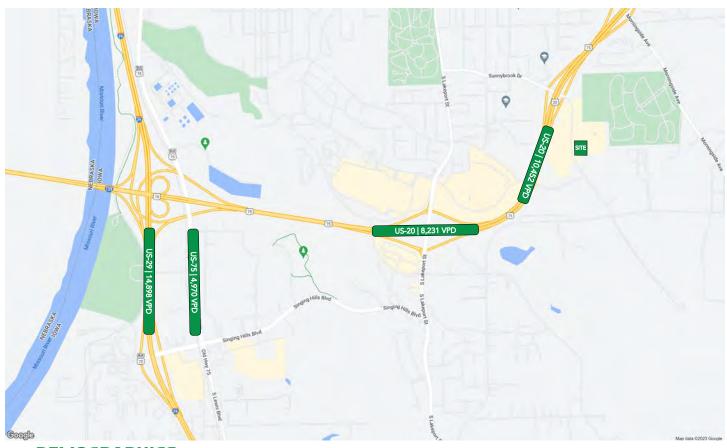
Negotiable

ZONING:

General Commercial

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DEMOGRAPHICS:

	1 Mile:	3 Mile:	5 Mile:
Daytime Population	4,148	20,356	47,469
Population	3,794	26,705	54,819
Average HH Income	\$147,393	\$104,371	\$98,406



14,898 VEHICLES PER DAY

34,375 **EMPLOYEES IN AREA**

2,743 BUSINESSES **IN AREA**

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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.



AMBER OLSON BROKERAGE 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.



KIRK HANSON PRINCIPAL

Kirk is responsible for all business development and brokerage activities for Access and affiliated companies. He 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) and the Entrepreneurs Organization (EO).



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