

FOR SALE



ACCESS Commercial, LLC

Sioux City, IA



EXCEPTIONAL LOCATION

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 Olson
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C: (402) 618-5523

Kirk Hanson
kirk@accesscommercial.com
C: (402) 616-2580

ADDRESS:

5758 Sunnybrook Drive
Sioux City, IA

LOT AVAILABLE:

1.03 Acres

SALE PRICE:

Negotiable

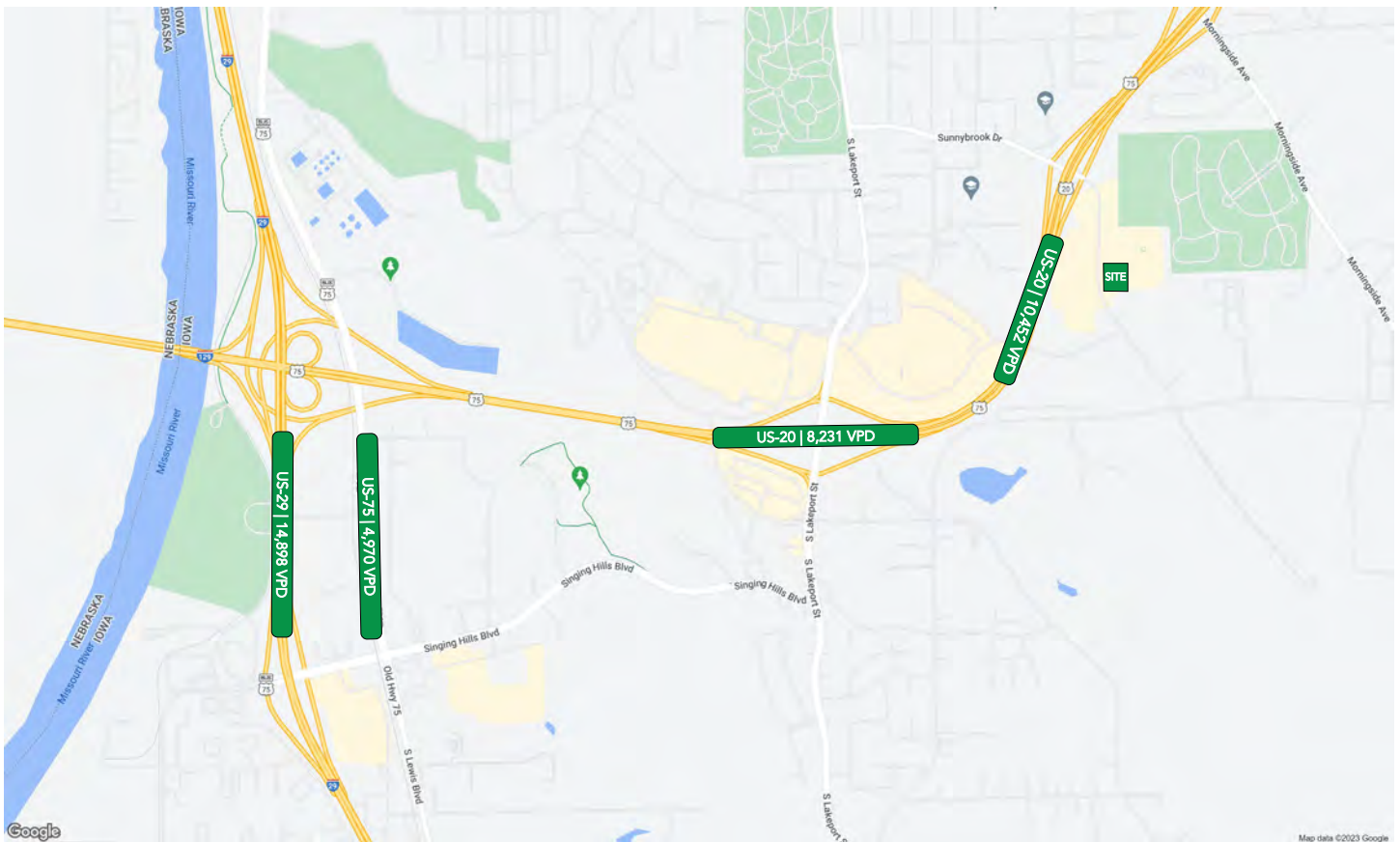
ZONING:

General Commercial

WWW.ACCESSCOMMERCIAL.COM

facebook.com/accesscommercial
instagram.com/accessretail
linkedin.com/access-commercial-llc

1 AERIAL & DEMOGRAPHICS



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

11.1 M+
NEARBY
SHOPPING CENTER
VISITS
(Over past 12-mo)

14,898
VEHICLES PER
DAY

34,375
EMPLOYEES
IN AREA

2,743
BUSINESSES
IN AREA

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2 AREA AERIAL



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ACCESS Commercial, LLC

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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