

New Construction Space for Lease

2190 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

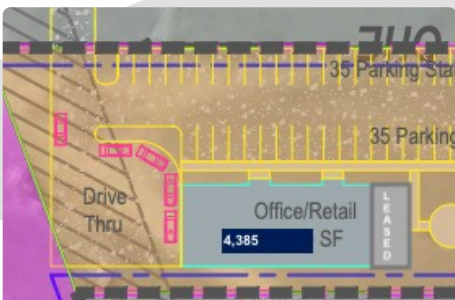
READY FOR YOUR VISION & LAYOUT

TI ALLOWANCE

\$45.00/SF

2190 OLD HWY 75

- 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

 kjwingert@c21prolink.com

 jennifer@c21prolink.com

 www.propertyprosgroup.com

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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



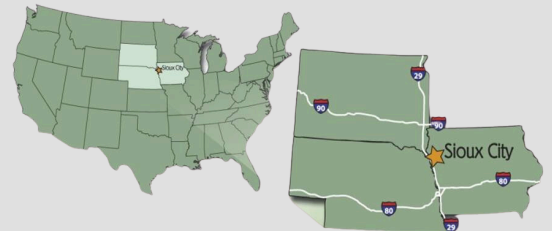
TOP EMPLOYERS



MEDIAN INCOME

2020 HOUSEHOLD

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



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