

730 W 21st St. South Sioux City, NE

MOVE IN READY OFFICE SPACE



**FOR LEASE
\$1,000/MONTH, NNN**



**CALL TODAY!
KJ 712-251-9905
JENNIFER
712-266-5972**

PROPERTY PROS
Group

CENTURY 21
COMMERCIAL
ProLink
Century 21 ProLink
1114 4th Street, Sioux City, IA 51101

WELL MAINTAINED



GREAT LOCATION

BLOCKS FROM BUSY HWY 77

QUAINT SIZE

EFFICIENT LAYOUT

ON SITE PARKING

PROVIDING CLIENT CONVENIENCE

730 W 21ST ST., SSC, NE

- CHARMING 1,080 SF OFFICE
- HIGHLY VISIBLE LOCATION
- CONVENIENT LAYOUT
- MOVE IN READY
- AFFORDABLE RENTAL RATE
-



KJ WINGERT, CCIM, 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

Ranking #1 Has Become Our
1 GOLD STANDARD

Site Selection magazine has ranked the Sioux City Metro Number 1 in economic development for the 12th time.

- NUMBER ONE (TIER 3) FOR OVERALL PROJECTS -

Congrats Siouxland



www.sioxlandchamber.com



AT A GLANCE

METRO POPULATION 2024

Woodbury County, IA	107,257
Plymouth County, IA	25,825
Dakota County, NE	21,582
Dixon County, NE	5,606
Union County, SD	17,402

SIoux CITY METRO 177,672

HOUSEHOLDS BY INCOME 2025

# of Households	55,198
Median Income	\$68,906

NATIONAL RECOGNITIONS

SIoux CITY RANKED #3
 MOST LIVABLE SMALL CITY IN THE U.S.



SIoux CITY RANKED #2
 IN ECONOMIC DEVELOPMENT PROJECTS IN THE
 200,000 AND UNDER POPULATION CATEGORY



SIoux CITY, IA RANKED #5 ON THE SUMMER 2023
 EMERGING HOUSING MARKETS INDEX

THE WALL STREET JOURNAL. realtor.com

TOP EMPLOYERS



UnityPoint Health



seaboardtriumph
 FOODS



AVERAGE HOUSEHOLD INCOME

2024/2025 HOUSEHOLD

SIoux CITY, IA	\$68,906
SOUTH SIoux CITY, NE	\$82,037
DAKOTA DUNES, SD	\$178,199



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