

For Lease

Retail Property

2,000 - 4,715 SF



The Promenade - Ste A 916 4th Street Suite A, Sioux City, IA 51101



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BUILDING SIZE:	67,926 SF
YEAR BUILT:	2004
LOT SIZE:	1.88 Acres
LOT FRONTAGE:	361'
LOT DEPTH:	239'
TENANCY:	Multiple
OCCUPANCY:	93%
ZONING:	DC
LEASE TYPE:	MG
APN:	894728452010



Premium, downtown retail space available. The Promenade offers excellent foot traffic with its 14-screen, 2,400-seat cinema and great options with its retail space that wraps around the theater and is encased with over-sized storefront windows. This property is in the sweet spot of Sioux City's downtown bar & restaurant district and is only six blocks from Hard Rock Casino & Hotel and across the street from the new Marriott Courtyard. Tall, 18' ceilings offer endless options for your desired build out. Ample parking.

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Google

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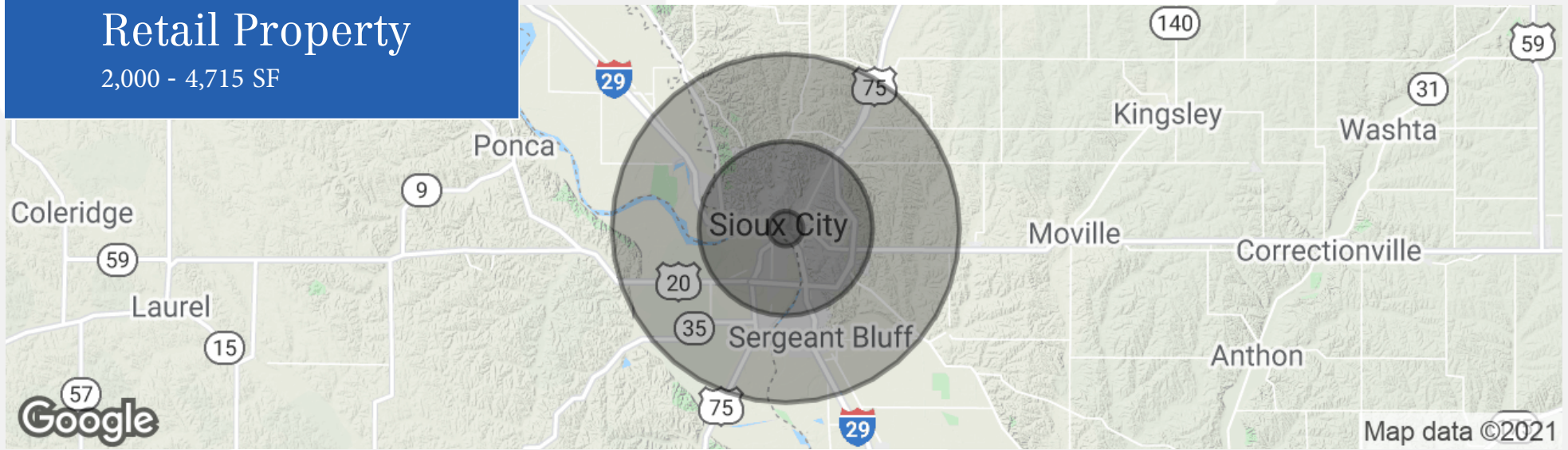
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	1 Mile	5 Miles	10 Miles
Population			
Total Population	7,868	109,423	144,572
Median Age	28.7	33.3	34.5
Median Age (Male)	28.3	32.3	33.5
Median Age (Female)	28.6	34.2	35.4
Households & Income			
Total Households	2,743	40,773	54,268
# of Persons Per HH	2.9	2.7	2.7
Average HH Income	\$34,592	\$52,785	\$55,660
Average House Value	\$63,544	\$118,953	\$124,513
Race			
% White	54.3%	77.2%	80.5%
% Black	5.5%	3.5%	2.8%
% Asian	8.2%	3.6%	3.1%
% Hawaiian	0.0%	0.2%	0.2%
% Indian	4.4%	2.4%	2.0%
% Other	22.6%	10.5%	8.9%
Ethnicity			
% Hispanic	40.7%	21.2%	17.8%

* Demographic data derived from 2010 US Census