

# MAIN STREET BUILDING FOR SALE - LEMARS, IA

127 Central Ave. NW  
\$650,000



6,000 SF OF BEAUTIFUL SPACE  
FOR SALE ON BUSY MAIN STREET



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

# CURRENTLY A DANCE & GYMNASSTICS STUDIO



## TALL CEILINGS

OVER 15' TALL IN MOST OF THE SPACE

## BALCONY AREA

WITH MORE OFFICES & ROOMS

## GREAT VISIBILITY

ON MAIN STREET

## 127 CENTRAL AVE. NW

- BE A PART OF LEMARS HISTORY, THIS IS THE FORMER CITY HALL, FIRE STATION AND POLICE STATION
- BASEMENT FOR STORAGE
- SEVERAL SMALLER ROOMS FOR OFFICES
- MAIN WALK IN ROOM FOR LOBBY
- ENDLESS POSSIBILITIES



BEAUTIFUL  
NATURAL LIGHT



FRONT ROOM LOBBY



SEVERAL SMALL  
OFFICE AREAS



KJ WINGERT, CCIM, CIN  
JENNIFER ROSE BASS,  
MBA, CCIM, CIN  
LICENSED IN IA, NE & SD



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# MORE PHOTOS



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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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