

FOR LEASE

# LAKEPORT COMMONS

5101 SERGEANT ROAD SIOUX CITY, IA 51106



## PROPERTY DESCRIPTION

Lakeport commons is located directly off of Highway 20 in the most dense retail corridor in Sioux City. It is located just East of Southern Hills Mall and West of Target, Lowes and Fleet Farm.

## PROPERTY HIGHLIGHTS

- 1,250 SF available
- Strong national co-tenancy
- Large regional draw to shopping center and retail corridor

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,250 SF
Building Size:	232,280 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,832	11,116	22,715
Total Population	4,094	26,592	55,528
Average HH Income	\$91,699	\$76,425	\$70,953



**MICHAEL SHINDLER**

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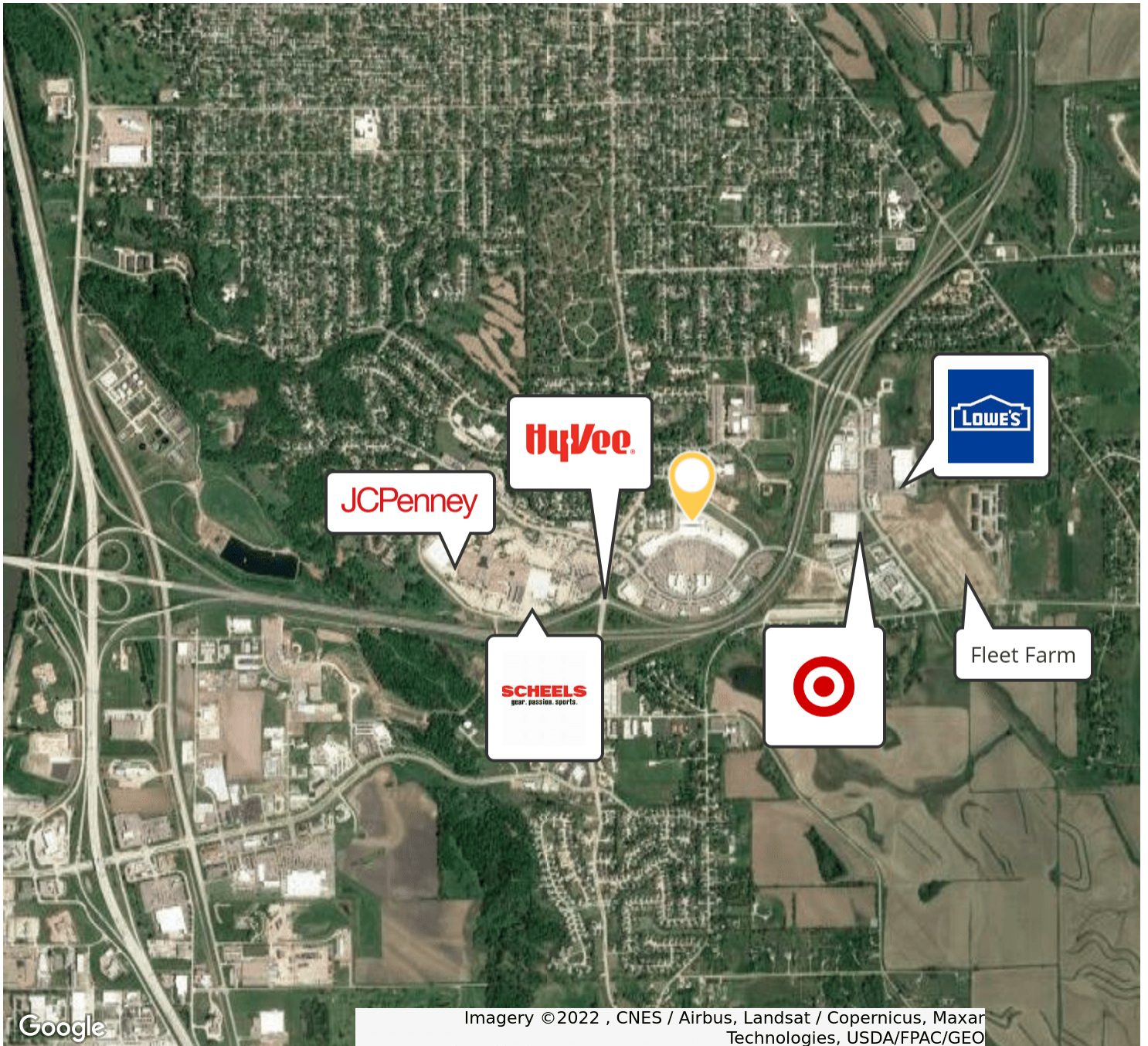
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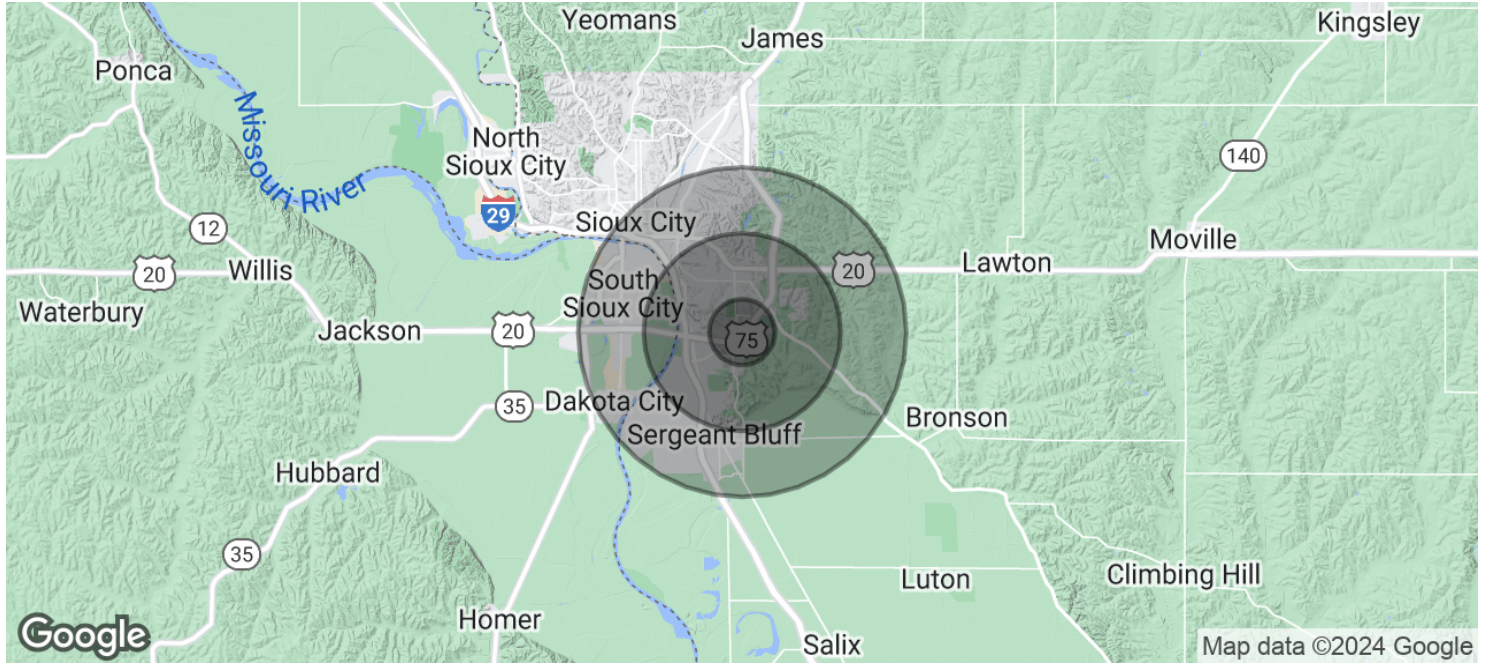
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,094	26,592	55,528
Average Age	47.5	38.1	35.9
Average Age (Male)	45.1	37.2	35.8
Average Age (Female)	47.9	41.0	36.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,832	11,116	22,715
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$91,699	\$76,425	\$70,953



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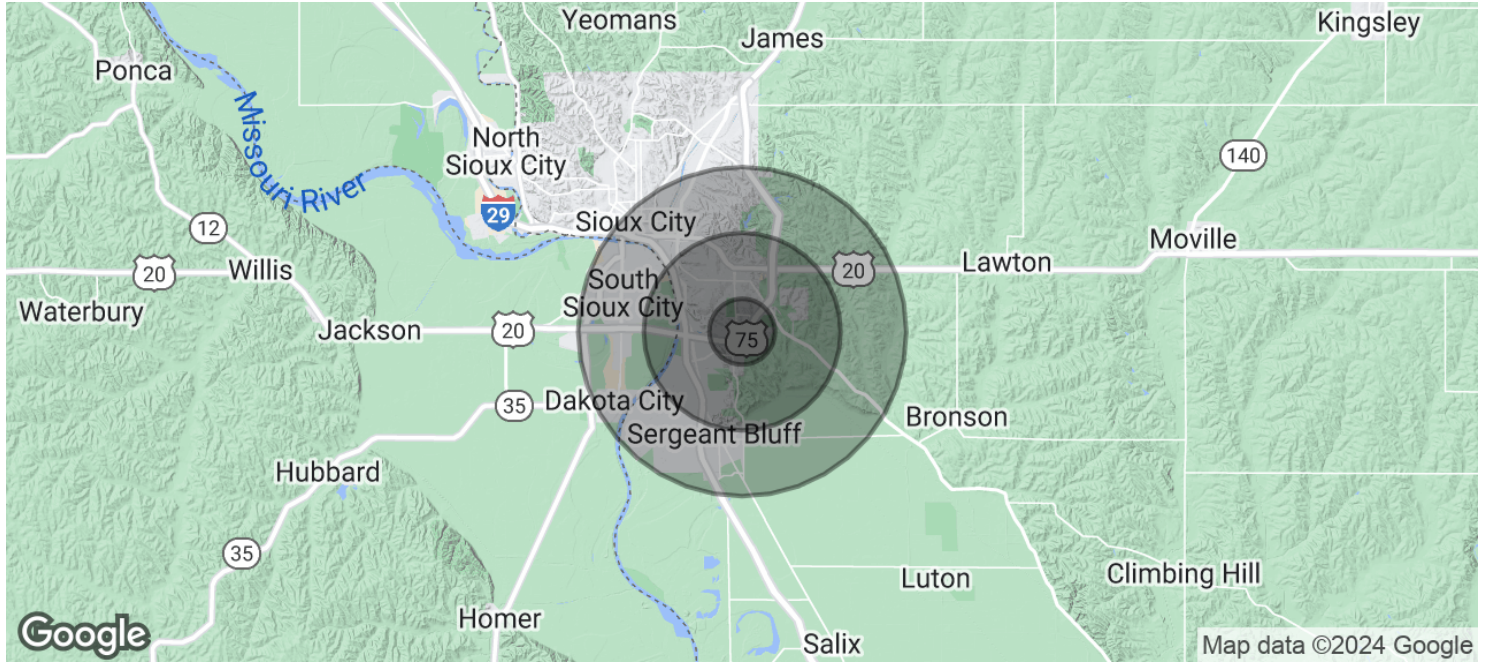
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**Average House Value**

\$177,438

\$156,828

\$136,032

*\* Demographic data derived from 2020 ACS - US Census*



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