

FOR LEASE



ACCESS Commercial, LLC

Sioux City, IA



PRIME LOCATION

OUTLOT AND SMALL SHOPPE SPACES AVAILABLE AT SOUTHERN HILLS SHOPPING CENTER

PROPERTY HIGHLIGHTS:

- Prime location in a dominant, high-growth retail area
- Adjacent to northwest Iowa's only regional mall and lifestyle shopping center
- Convenient tri-state access from I-29, US-20, Highway 75 and Highway 77
- Digital monument sign
- 32,000+ cars per day
- Anchored by Siouxland Sports Academy that hosts basketball, volleyball, baseball, softball, football, dance, redline athletics & arena fitness

CONTACT LISTING AGENTS FOR MORE INFORMATION:

Amber Olson
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C: (402) 618-5523

Emily Faltys
emily@accesscommercial.com
C: (402) 992 - 0848

ADDRESS:

4501 Southern Hills Drive
Sioux City, Iowa 51106

SMALL SHOPPE SPACE:

Suite 4 1,400 SF
Suite 11: 4,500 SF
Suite 21/22: 4,416 SF

OUTLOT SIZE:

1 Acres +/-

ASKING PRICE:

\$16 NNN

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linkedin.com/access-commercial-llc



AVAILABILITY:

BAY	SQUARE FEET	PRICE PSF + NNN
4	1,400	\$16.00
11	4,500	\$16.00
21/22	4,416	\$16.00
Outlot	1 Acre Lot	Negotiable

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2.8 Million visits past
12 months
80th percentile Nationwide



TARGET

2 Million visits past
12 months



1.1 Million visits past
12 months
90th percentile Nationwide



DEMOGRAPHICS:

	1 Mile:	3 Mile:	5 Mile:
Daytime Population	7,057	24,054	54,616
Population	3,781	29,694	58,999
Average HH Income	\$121,343	\$107,590	\$99,418

38,015
EMPLOYEES
IN AREA

3,027
BUSINESSES
IN AREA

25,833
VEHICLES PER
DAY

54,616
DAYTIME
POPULATION
(5 MILE)

CONTACT LISTING AGENT FOR MORE INFORMATION:

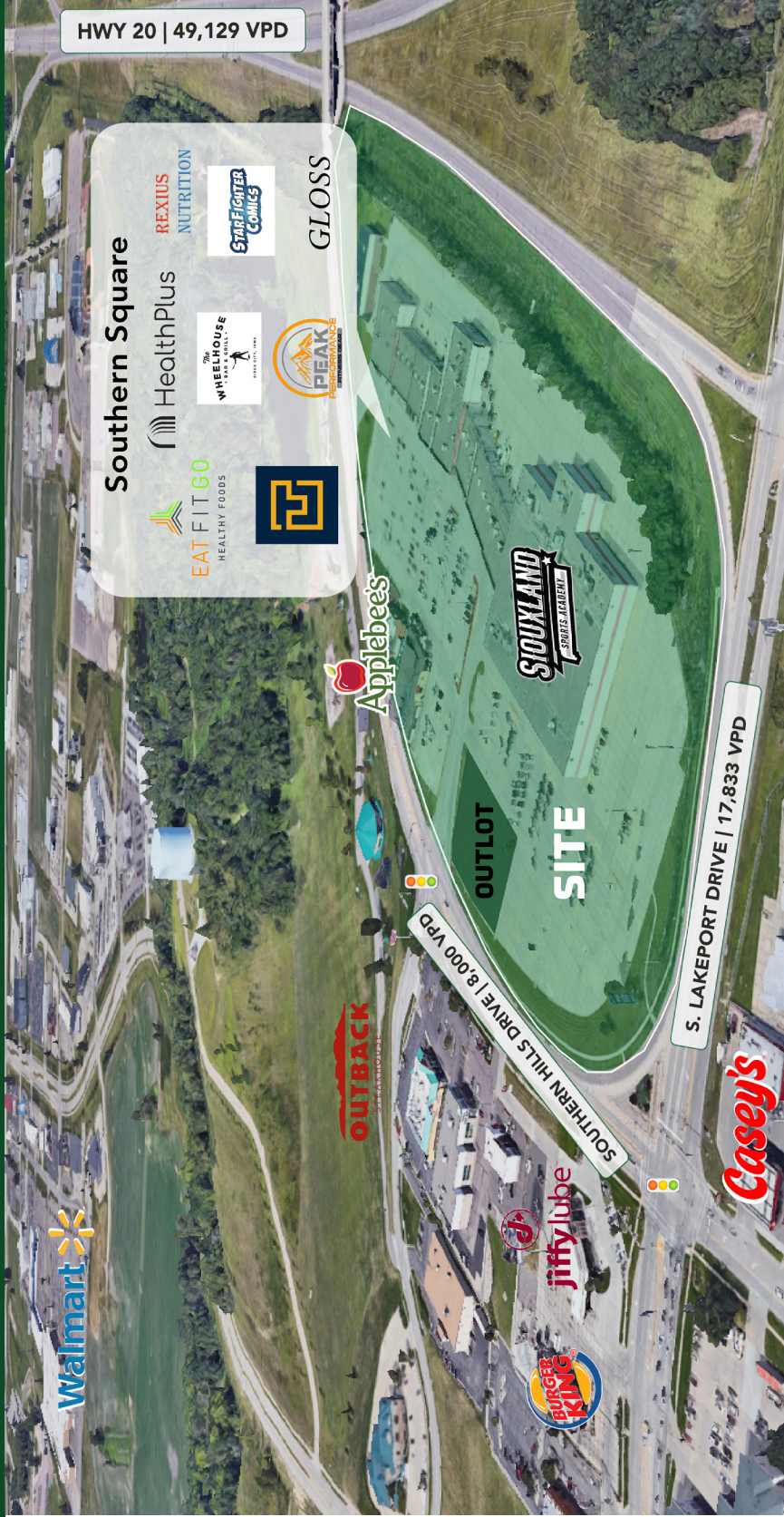
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3 SITE OVERVIEW



The Siouxland Sports Academy is a 52,000 SF multi-faceted sports venue located at Southern Hills Shopping Center. It is a 501c3 nonprofit whose mission is to provide opportunities to local youth regardless of socioeconomic background.

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4 LOCATION AERIAL



Lakeport Commons

- Starbucks
- AT&T
- Five Below
- QDOBA
- Party City
- Sport Clips
- Kohl's
- Lane Bryant
- Old Navy
- Chico's
- maurices
- Michaels
- Staples
- PetSmart

Southern Hills Mall

- DQ
- TORRID
- ZUMIEZ
- HOT TOPIC
- ASHLEY
- EDDIE BAUER'S
- BOOTH BARN
- FINISH LINE
- rue21
- GNC
- CHAMPAGNE PLACE
- Foot Locker
- claire's
- FAMOUS
- Buckle B
- JCPenney
- SCHEELS
- BARNES & NOBLE
- AMERICAN EAGLE
- HILGERT
- AEROPOSTALE
- VICTORIAN SECRET

HWY 20 | 49,129 VPD

S. LAKEPORT DRIVE | 17,833 VPD

SITE

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ABOUT ACCESS

ACCESS is focused on growth opportunities through a select grouping of strategic partnerships. We strive to maximize value for every stakeholder involved in our projects, and have a proven track record of over 400 successfully completed projects across 40 states. We focus on forming deep relationships with our clients and believe durable success in our industry requires the right mixture of talents and virtues, collaboration, and relentless execution.



AMBER OLSON **BROKERAGE ASSOCIATE**

Amber brings 20 years of commercial real estate experience to our team at ACCESS. Her role as a Senior Brokerage Associate is primarily focused on shopping center leasing at a national and local level, with over three million square feet represented. Her industry expertise enhances our team through her knowledge of sales, landlord and tenant representation, relationship building, property management, and development.

Amber majored in Business Administration at the University of Nebraska-Lincoln. She is a licensed Real Estate Agent in the State of Nebraska and has been a member of the International Council of Shopping Centers (ICSC) since 2008.



EMILY FALTYS **JR BROKERAGE ASSOCIATE**

Emily is a dynamic and motivated graduate from the University of Nebraska-Lincoln, graduating in two and a half years with a Bachelor of Science in Business Administration with a focus on Management and Marketing. During her college career, Emily was a member of the Center for Sales Excellence where she collaborated with peers and mentors focusing on analyzing and improving sales techniques, as well as effective communication. Emily is an avid traveler, independently visiting 17 countries over the course of two years. This experience honed her skills of adaptability, resilience, and has grown her ability to communicate with all individuals. Returning to her Nebraskan roots, Emily supports our Senior Brokerage team at ACCESS throughout the entire listing and transaction processes. She is currently focusing primarily on shopping centers and third-party leasing efforts as a Junior Brokerage Associate.



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