

# RARE BIG BOX SPACE AVAILABLE

4501 Southern Hills Dr, Sioux City, IA 51106

## FORMER SIOUXLAND SPORTS ACADEMY



## LOCATION DESCRIPTION

Located in the Southern Hills Shopping Center, the former Siouxland Sports Academy is a prime location for your retail or strip center business. Southern Hills offer a diverse range of retail and dining choices, ensuring a steady flow of foot traffic. With convenient access to major highways and ample parking, the property provides ease of access for visitors. The surrounding established residential neighborhoods ensure a built-in customer base. Embrace the opportunity to position your business in this thriving community and take advantage of the strategic location and local amenities that the former Siouxland Sports Academy has to offer.

## PROPERTY HIGHLIGHTS

- Rare Big Box Space surrounded by diverse national tenants
- Excellent visibility & Access from Hwy 20
- Highly trafficked area with over 66,000 VPD

## OFFERING SUMMARY

Sale Price:	\$7,000,000
Lot Size:	5.92 Acres
Building Size:	52,468 SF



ACCESS Commercial, LLC

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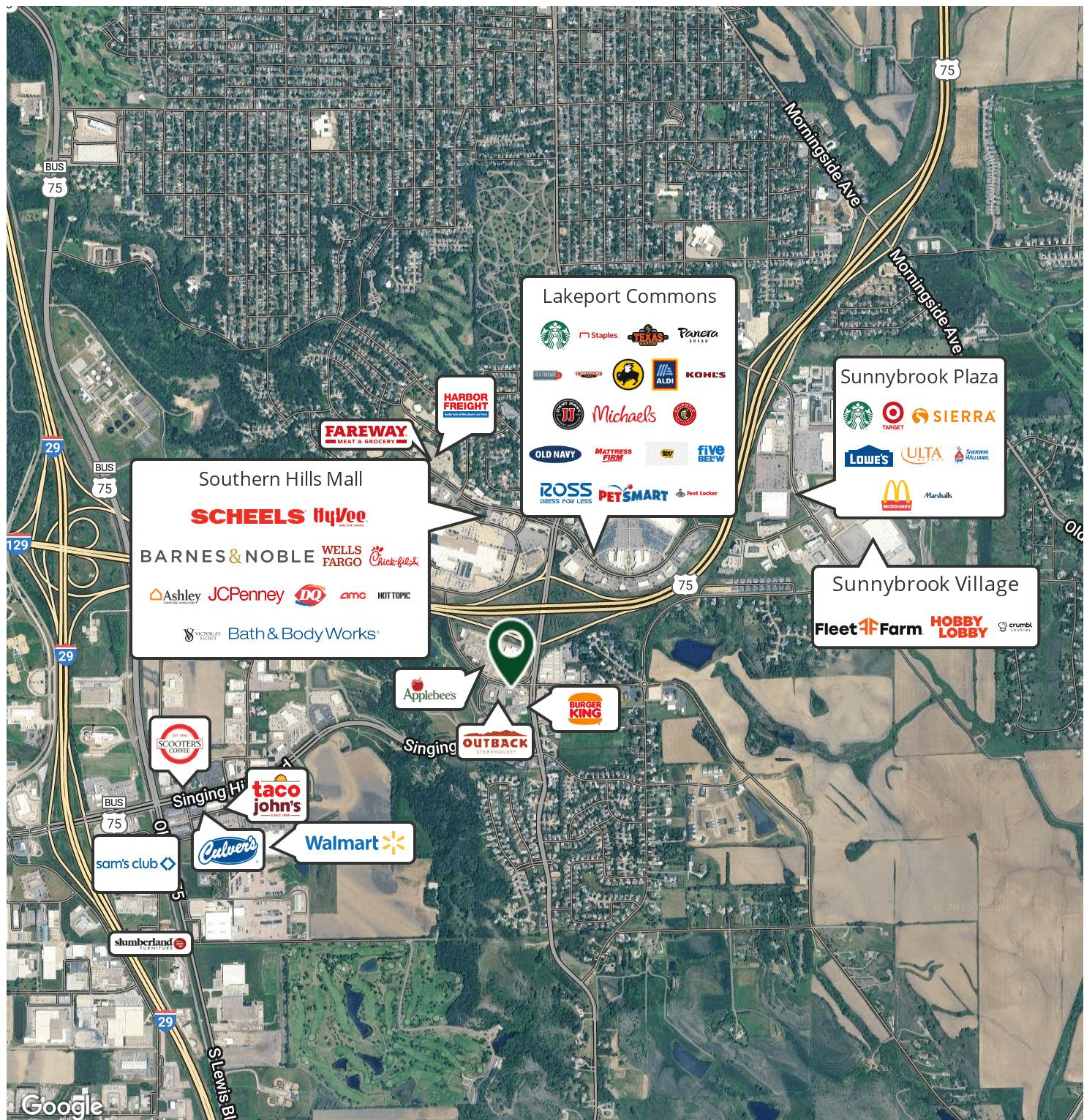
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## MARKET MAP



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## LOCAL AERIAL



## PROPERTY DATA SHEET

Type of Listing:	Commercial Property
Sale Price:	\$7,000,000
Year Built:	1988
Building Size:	52,468 SF
Lot Size:	5.92 Acres
Real Estate Taxes:	152,670 (2024)
Zoning:	Commercial
Dock Doors:	2 Dock Doors
Parking:	306 (can add more to backside)
Ceiling Height (Main Courts):	Roof Deck: 24'8" and 20'9" to I-Beam Joist
Ceiling Height front Mezzanine to I-Beam:	11'1"



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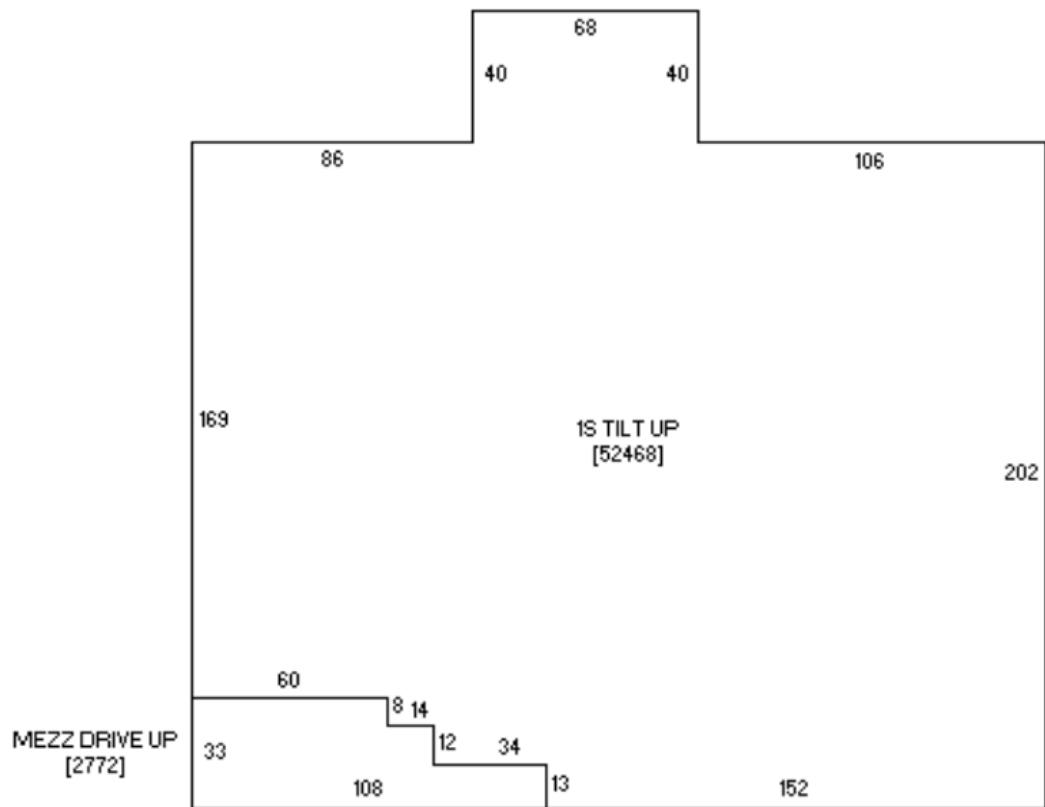
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## FLOOR PLAN



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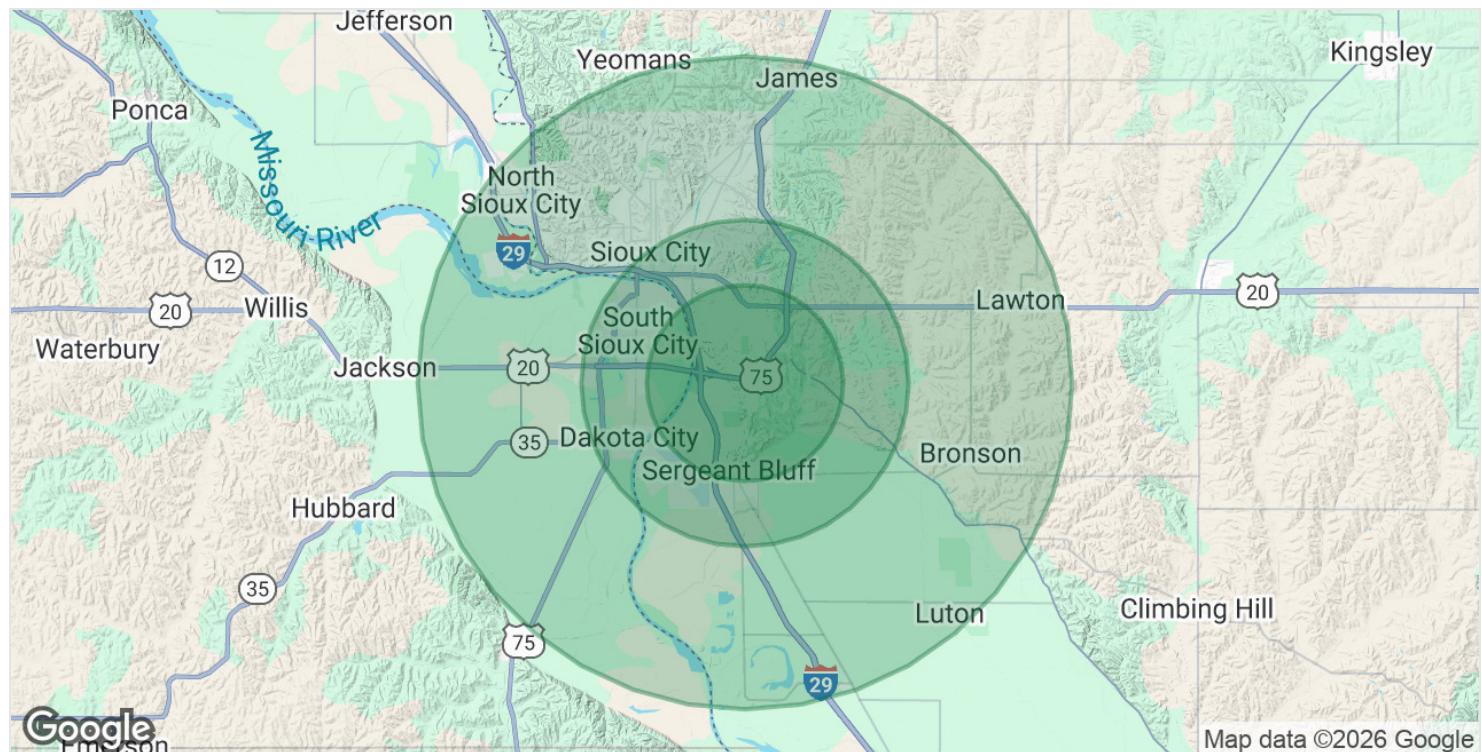
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## DEMOGRAPHICS



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	29,958	57,644	123,682
Daytime Population	27,308	67,222	121,290
Employees in Area	16,202	30,985	65,693

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	11,350	21,206	45,655
Average HH Income	\$93,886	\$91,100	\$90,688
Median HH Income	\$78,779	\$76,468	\$74,904

Demographics data derived from AlphaMap



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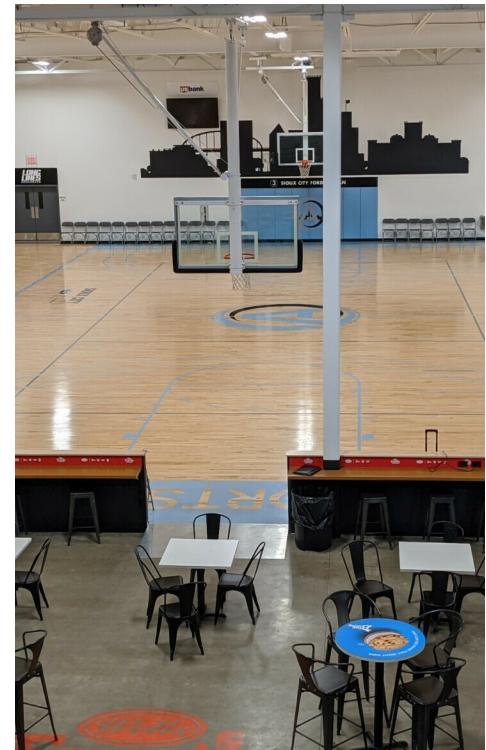
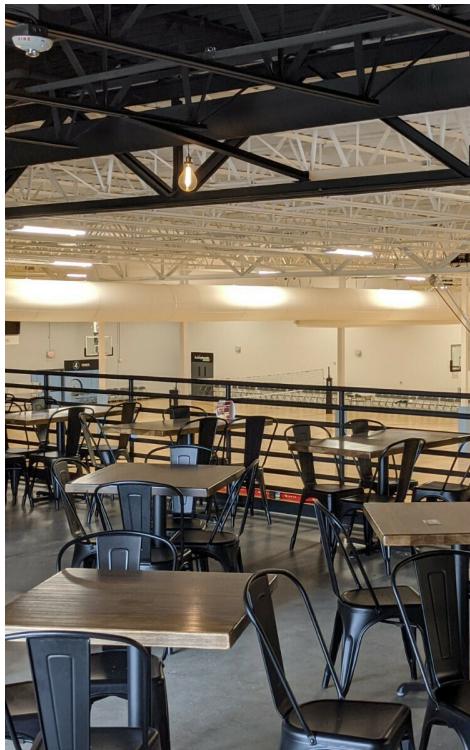
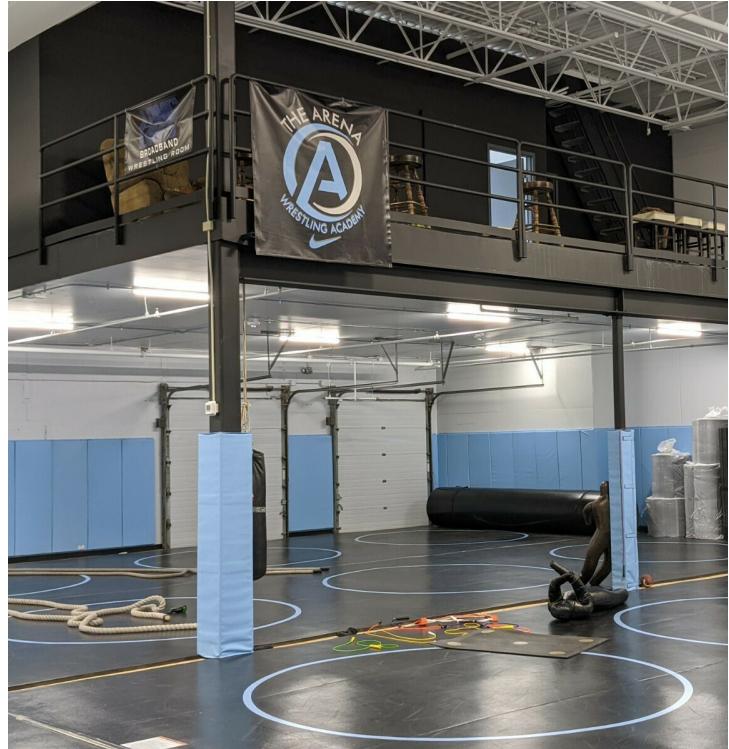
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## BIG BOX PROPERTY FOR SALE



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# SOUTHERN SQUARE

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## MEET THE TEAM



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