

# SOUTHERN SQUARE RETAIL SPACES

4501 Southern Hills Dr, Sioux City, IA 51106

## RETAIL SPACES FOR LEASE



### LOCATION DESCRIPTION

Outlot and small shop spaces are now available at Southern Hills Shopping Center positioned in a prime, high-traffic retail corridor in northwest Iowa. Located adjacent to the region's only regional mall and lifestyle shopping center, this site offers unmatched visibility and accessibility, with over 49,000 vehicles passing daily and seamless connectivity via I-29, US-20, Highway 75, and Highway 77. Tenants benefit from prominent digital monument signage and a strong anchor in Siouxland Sports Academy, which drives year-round traffic through its diverse athletic and fitness programs. Ideal for retailers, restaurants, and service providers seeking high-growth potential in a dynamic commercial environment



### OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Available SF:	1,400 - 4,500 SF
Lot Size:	12.14 Acres
Outlot for lease/sale:	+/- 1 Acre
Former Siouxland Sports Academy:	\$7,000,000



ACCESS Commercial, LLC

**AMBER OLSON**  
Senior Broker Associate  
402.618.5523  
amber@accesscommercial.com

**KIRK HANSON**  
Principal  
402.616.2580  
Kirk@accesscommercial.com



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## LOCAL AERIAL



### PROPERTY DATA SHEET

Type of Listing:	Commercial Property
Lease Rate:	\$16 psf NNN
Year Built:	1988
Lot Size:	12.14 Acres
Outlot ground lease/for sale:	+/-1 Acre
Suite 4:	1,400 SF
Suite 11:	4,500 Sf
Suite 18/19:	2,927 SF
Former Siouxland Sports Academy:	\$7,000,000 (50,000 SF)



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## SITE PLAN



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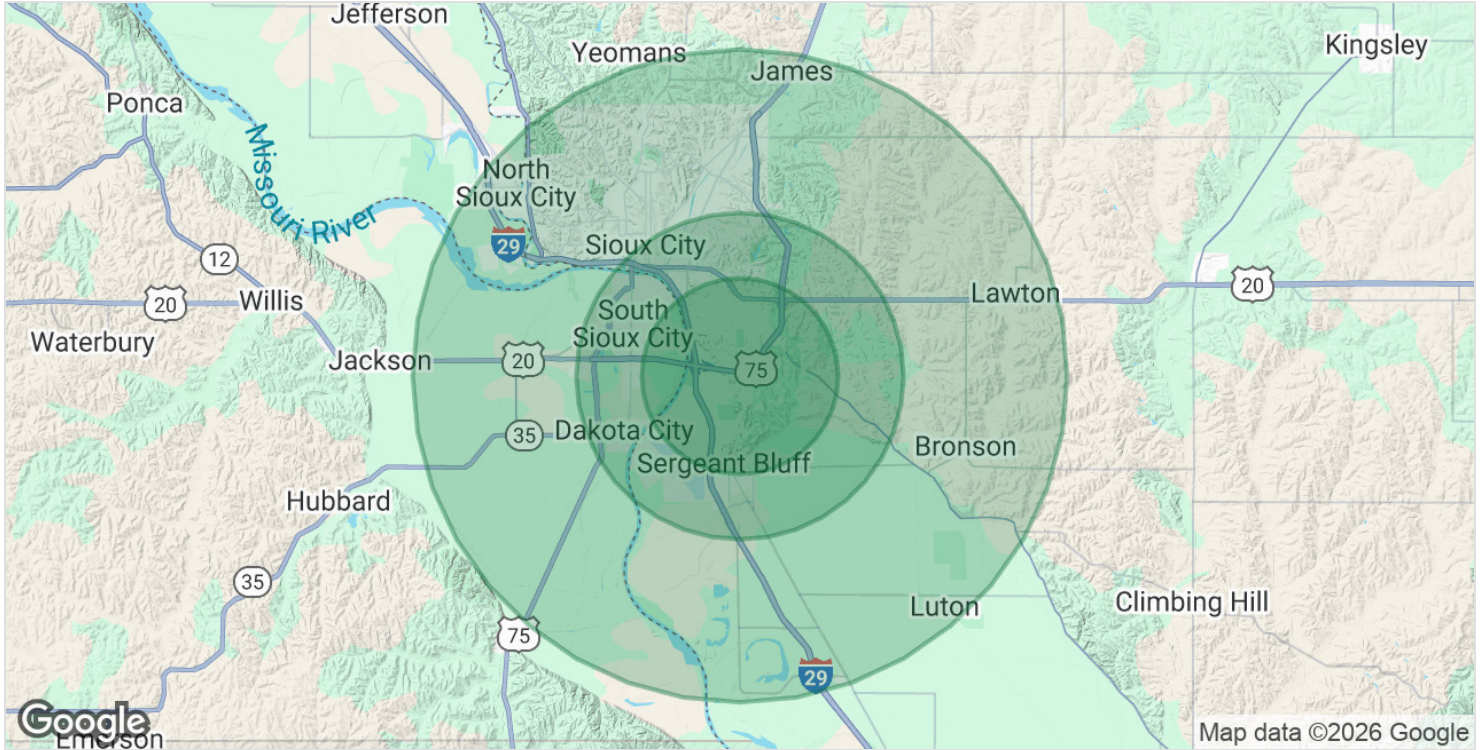
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## DEMOGRAPHICS



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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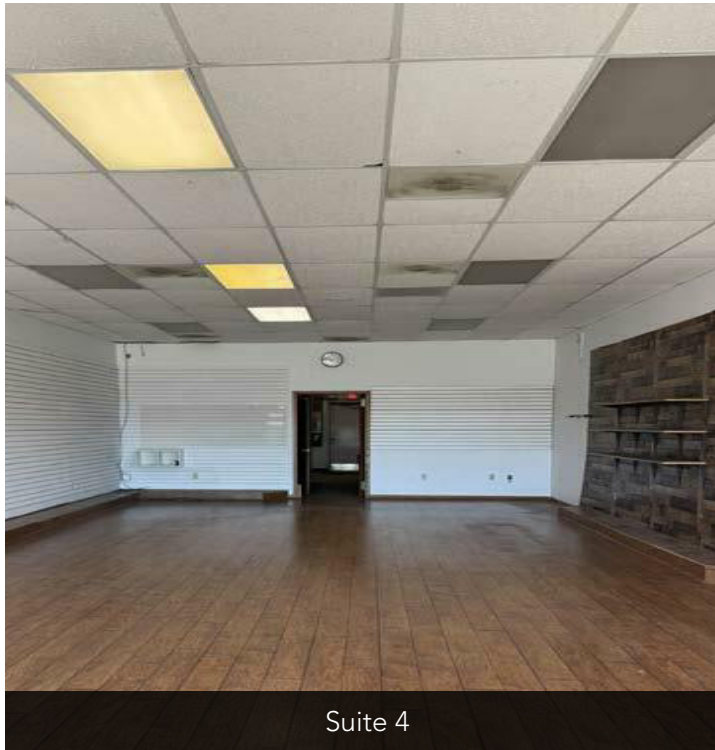
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## ADDITIONAL PHOTOS



Suite 4



Suite 11



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ACCESS Commercial, LLC | 10730 Pacific St Suite 020, Omaha, NE 68114 | 402.502.1983 | [accesscommercial.com](http://accesscommercial.com)

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PLACER.AI DATA



**TARGET**

5775 Sunnybrook Dr, Sioux City



**VISITS**

2 Million  
in the last 12 months



**RANKING**

90th  
percentile statewide



5001 Sergeant Rd, Sioux City



**VISITS**

404,300  
in the last 12 months



**RANKING**

96th  
percentile nationwide



4735 Sergeant Rd, Sioux City



**VISITS**

475,500  
in the last 12 months



**RANKING**

95th  
percentile nationwide



5822 Sunnybrook Dr, Sioux City



**VISITS**

244,700  
in the last 12 months



**RANKING**

97th  
percentile nationwide



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## MEET THE TEAM



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Senior Broker Associate

Direct: 402.618.5523  
amber@accesscommercial.com



### KIRK HANSON

Principal

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