



PRIME REDEVELOPMENT SITE

3420 Old Lakeport Road

Sioux City, Iowa

PRICE JUST REDUCED!

2.4 Acres

Ideal for multiple uses:

- Retail or Commercial Development
- Professional Offices
- Multi-family
- Assisted Living or Medical Offices



Ideal Location

- Next to Lakeport Commons, the area's newest lifestyle shopping center
- Adjacent to Southern Hills Mall, NW Iowa's only regional mall
- Direct access from major interstates: I-29, Hwy. 20 & Hwy. 75
- Neighbors include Best Buy, Target, Sears, JC Penney's, Old Navy, Barnes & Noble, Olive Garden, Kohl's, Lowe's & many more

NAI LeGrand & Company

Commercial Real Estate Services, Worldwide.

Committed to Siouxland. Connected to the world.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Contact information

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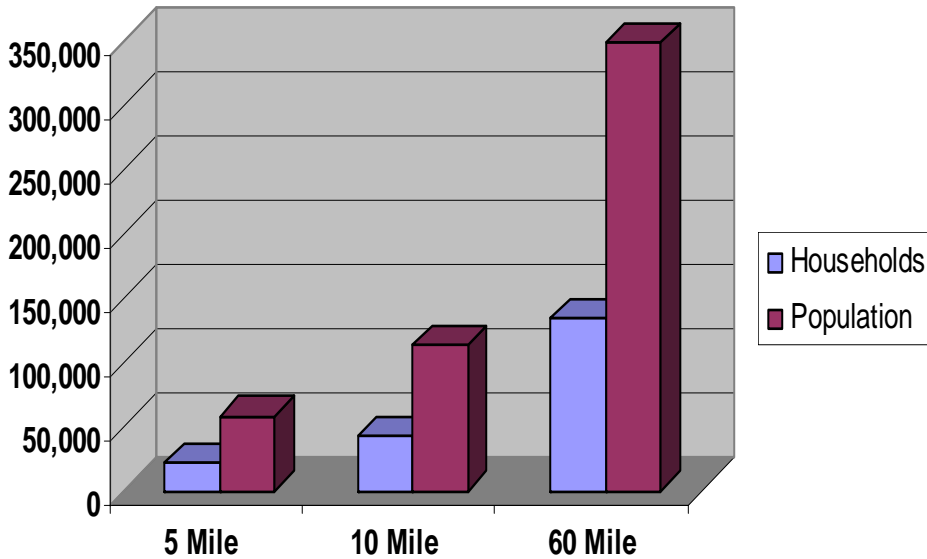
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RARE OPPORTUNITY FOR PRIME RE-DEVELOPMENT SITE

Sioux City, Iowa

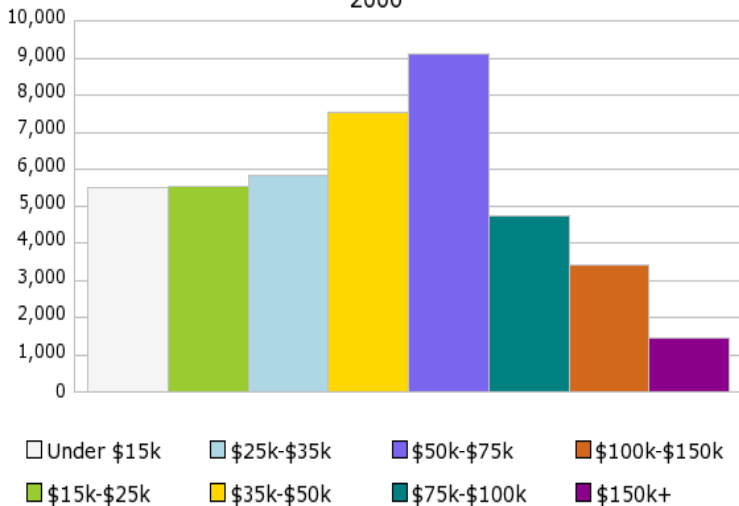
Demographics



MORE RETAIL NEARBY:

- Younkers
- Kohl's
- Starbucks
- Ann Taylor Loft
- Chico's
- Coldwater Creek
- Buffalo Wild Wings
- Jimmy John's
- Hobby Lobby
- Pier One Imports
- Scheels
- Talbots
- GAP
- Gordman's
- David's Bridal

Households by Income Group 2006



	2000 Census	%	2006 Estimate	%	1990 to 2000
\$0 - \$15,000	6,274	14.8%	5,490	12.7%	-42.1%
\$15,000 - \$24,999	6,235	14.7%	5,521	12.8%	-22.8%
\$25,000 - \$34,999	6,405	15.1%	5,821	13.5%	-7.6%
\$35,000 - \$49,999	7,943	18.8%	7,542	17.5%	13.1%
\$50,000 - \$74,999	8,553	20.2%	9,105	21.1%	109.5%
\$75,000 - \$99,999	3,685	8.7%	4,739	11.0%	332.8%
\$100,000 - \$149,999	2,097	5.0%	3,389	7.9%	350.5%
\$150,000 +	1,096	2.6%	1,460	3.4%	149.6%
Average Hhld Income	\$49,982		\$55,462		56.9%
Median Hhld Income	\$39,039		\$43,609		52.5%
Per Capita Income	\$18,556		\$21,804		54.2%

Statistics Based On A 10 Mile Radius

*Demographic information provided by Site Right

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