

# SUNNYBROOK VILLAGE

SIOUX CITY, IOWA



SUNNYBROOK VILLAGE - SIOUX CITY, IOWA

## PROPERTY OVERVIEW

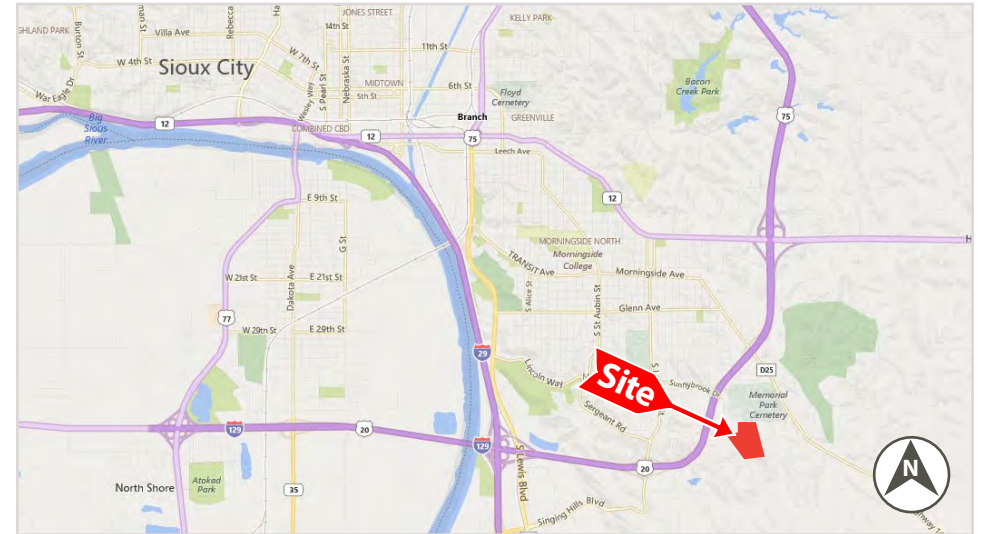
- » 250,000 SF Regional Shopping Center
- » SEC of Sergeant Road and Sunnybrook Drive
- » Junior Anchor Space Available

## DEMOGRAPHIC INFORMATION

Trade Area Population	169,057
Trade Area Households	64,211
Trade Area Average HH Income	\$73,102

## DAILY TRAFFIC

Interstate 75	32,000 VPD
Sunnybrook Drive	7,000 VPD



## ANCHOR ANALYSIS

 <p><b>5th highest trafficked Hobby Lobby in Iowa, 78th percentile</b></p>	 <p><b>18th highest trafficked apparel store in Iowa, 92nd percentile</b></p>	 <p><b>Most trafficked Marshall's in Iowa</b></p>
 <p><b>4th highest trafficked Target in Iowa, 85th percentile</b></p>	 <p><b>4th highest trafficked Lowe's in Iowa, 85th percentile</b></p>	 <p><b>Most trafficked beauty store in Iowa</b></p>

\*According to traffic data obtained from Placer.ai



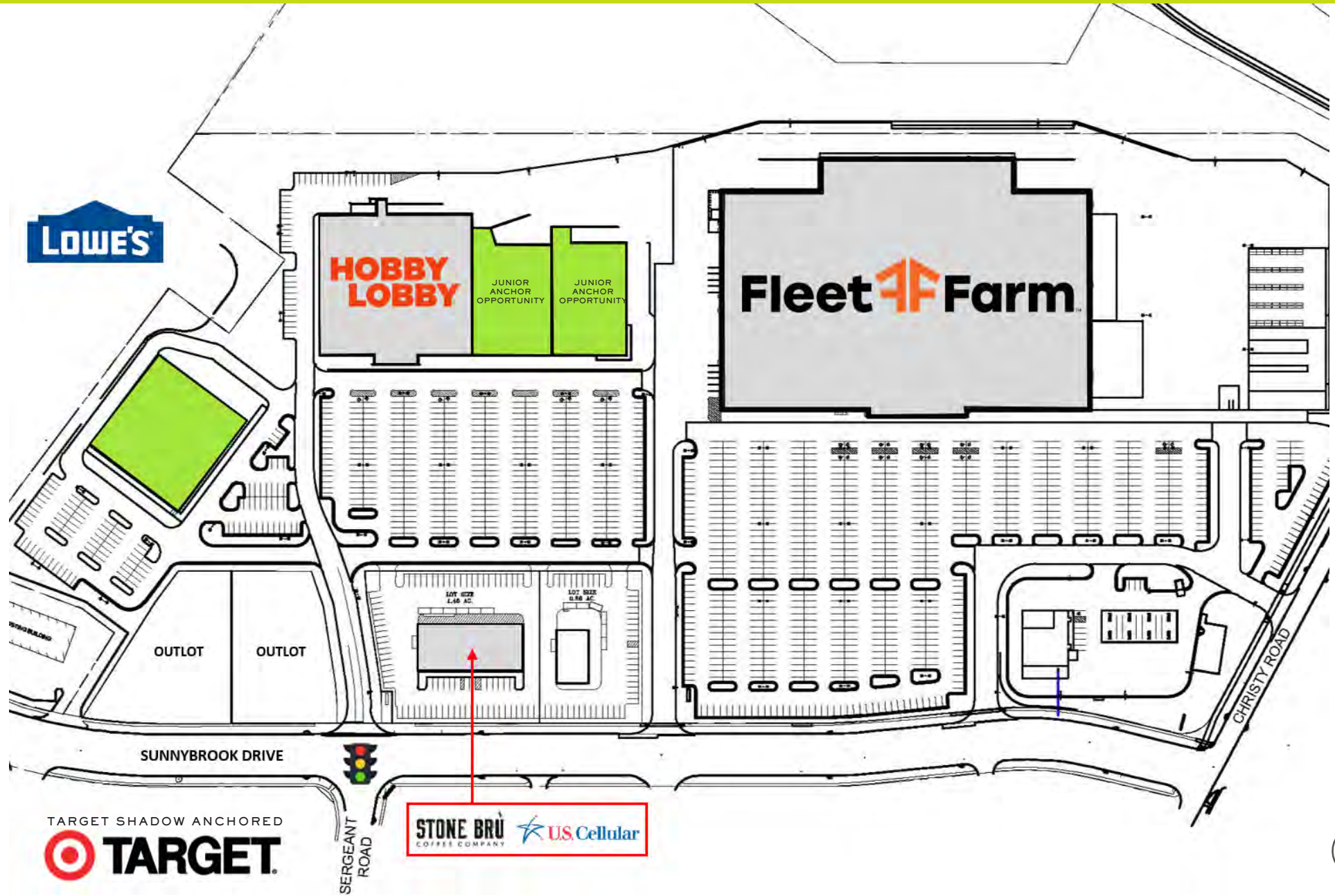
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Video Link:  
<https://youtu.be/rqDDnavnQbE>

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## LAKEPORT COMMONS



## SOUTHERN HILLS MALL



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JUNIOR  
ANCHOR  
OPPORTUNITIES



ST LUKE'S  
MEDICAL  
CENTER

Play (k)



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