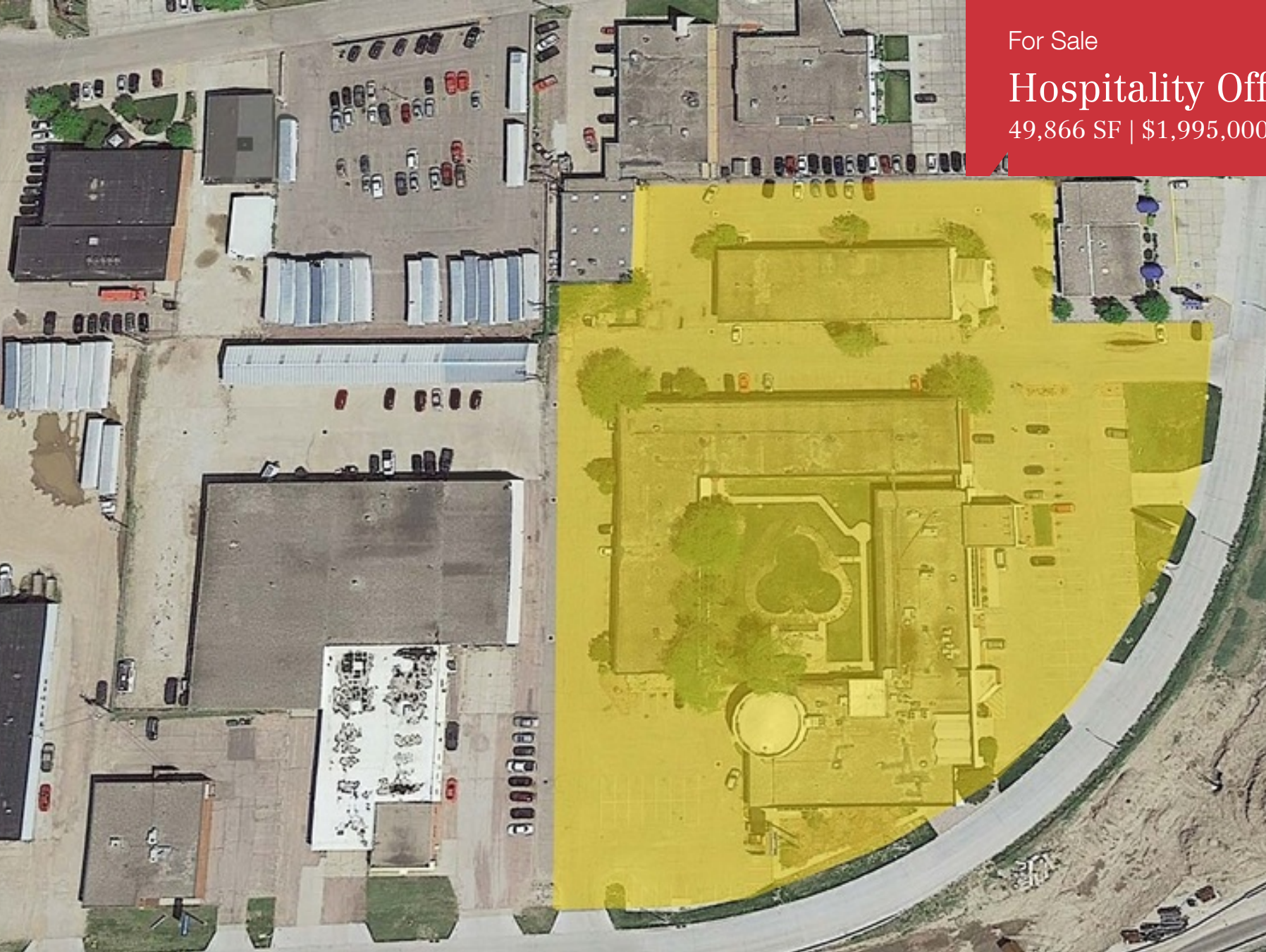


For Sale

Hospitality Offering

49,866 SF | \$1,995,000



Former Rodeway Inn Site

1401 Zenith Dr, Sioux City, IA 51103

For Sale

Hospitality Offering

49,866 SF | \$1,995,000

PROPERTY NAME: Former Rodeway Inn Site

PROPERTY ADDRESS: 1401 Zenith Dr
Sioux City, IA 51103

APN: 894729351018

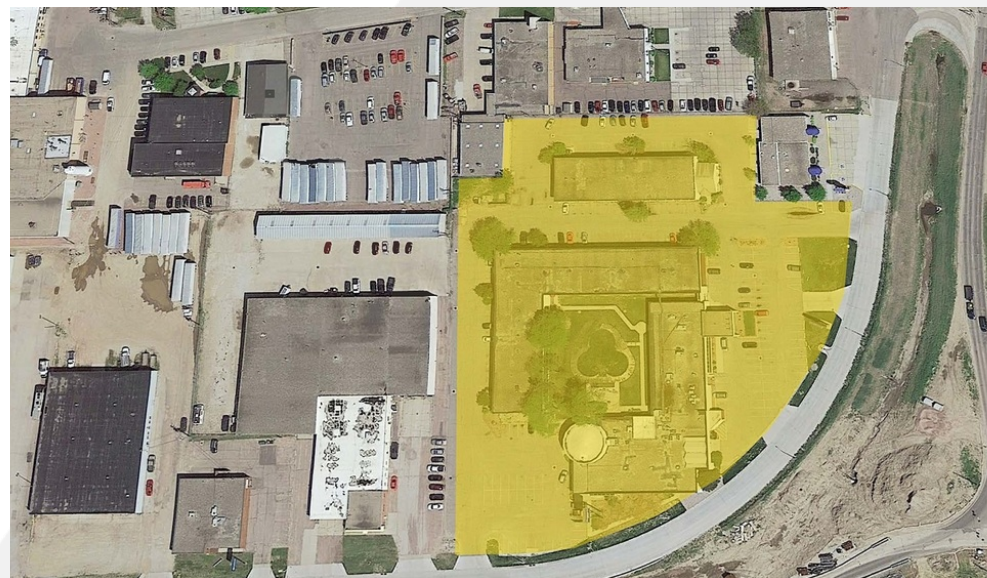
LOT SIZE: 4.78 Acres

BUILDING SIZE: 49,866 SF

GROSS LEASABLE AREA: SF

CROSS STREETS: Hamilton Blvd, I 29

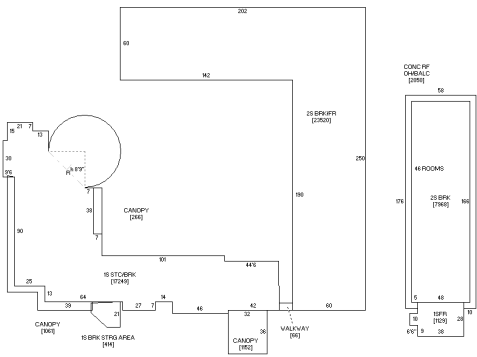
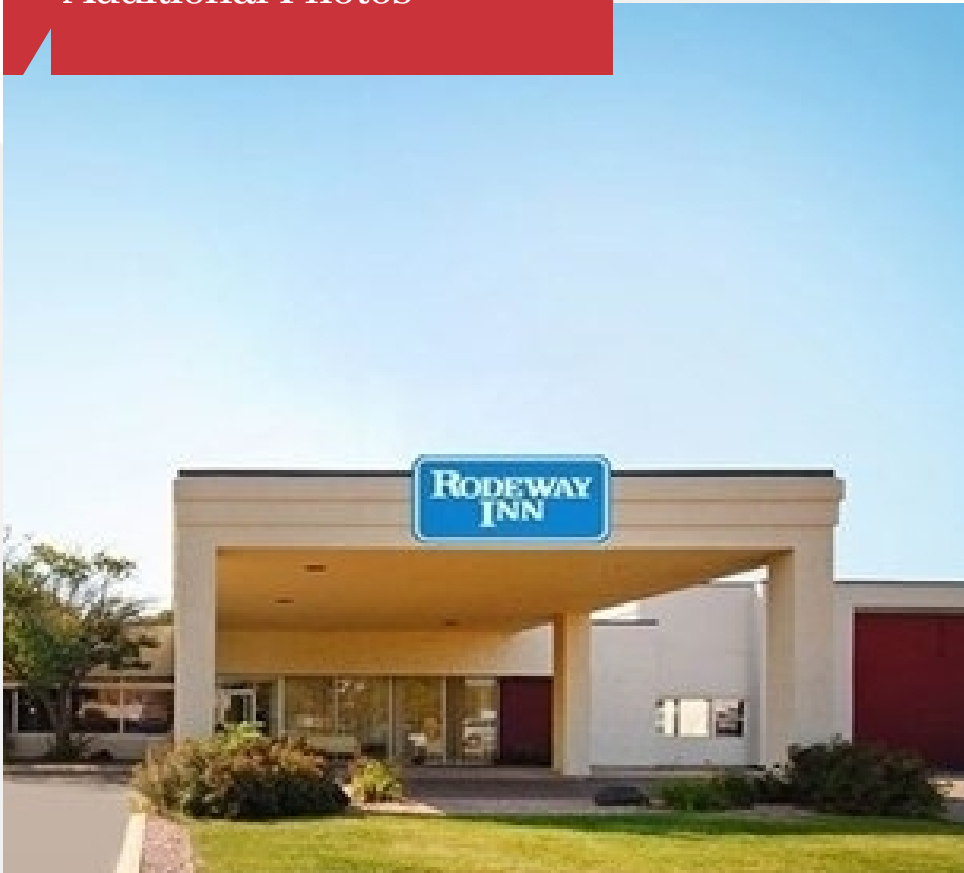
YEAR BUILT: 1962



\$300,000 PRICE REDUCTION!

Former Rodeway Inn located southwest of the Hamilton Blvd/Tri-View intersection and North of I-29. This location sees over 33,000 VPD. Currently has building on site, for sale with the intention for a redevelopment project or brand new construction. Main commercial corridor, high traffic area. One of the few locations with I-29 visibility AND located in an "Opportunity Zone". Permissible uses include convenience stores, storage units, car wash, extended stays and more.

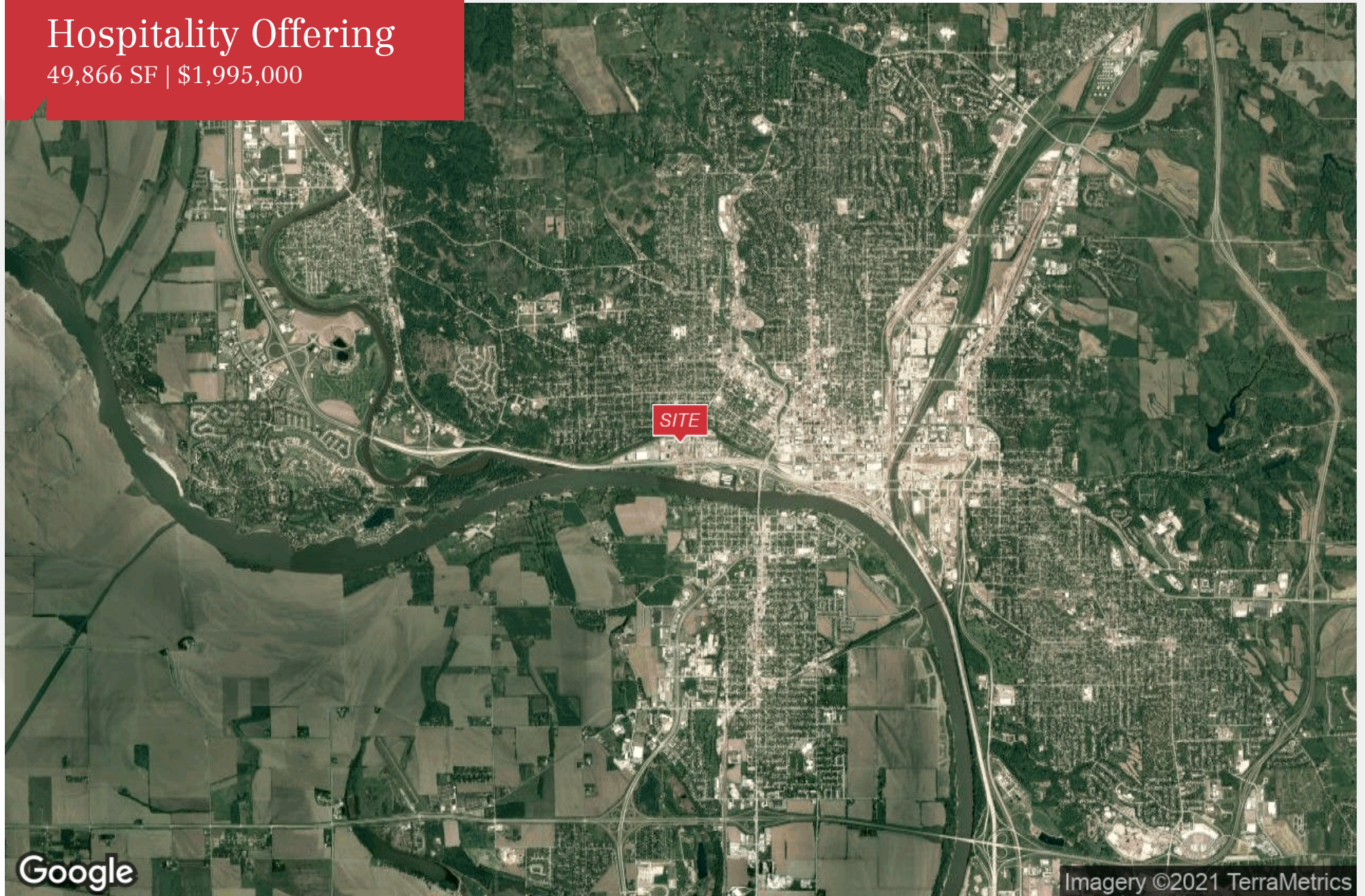
Additional Photos



For Sale

Hospitality Offering

49,866 SF | \$1,995,000



Google

Imagery ©2021 TerraMetrics

For Sale

Hospitality Offering

49,866 SF | \$1,995,000



DAILY TRAFFIC CONDITIONS

ROADS	DAILY TRAFFIC
HAMILTON BLVD	18,4000 - DAILY
I-29	33,200 - DAILY

Figures shown represent estimates

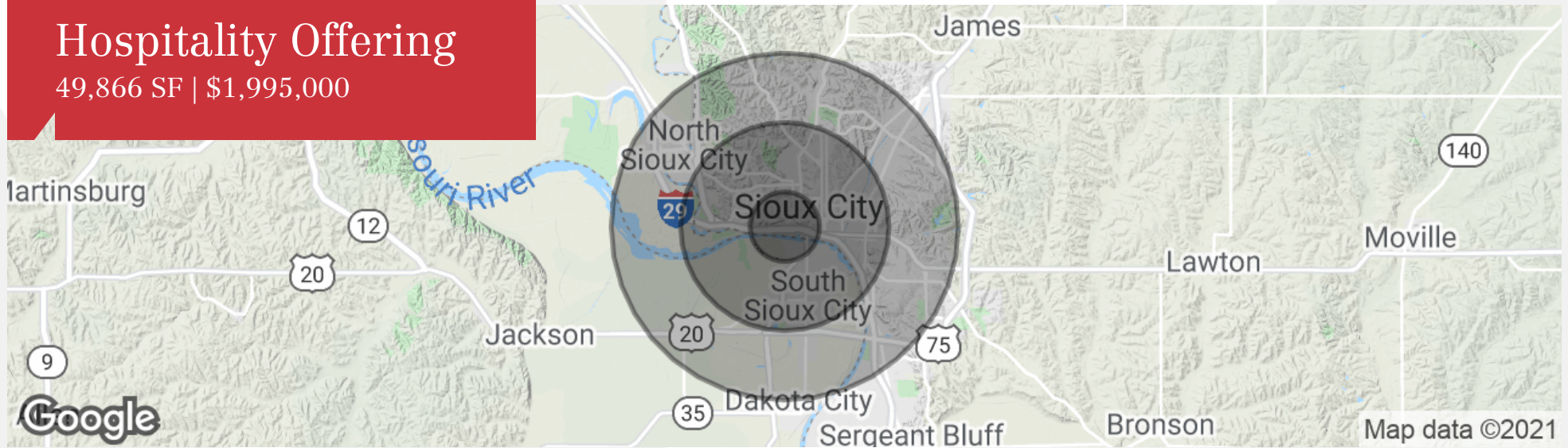
Google

Map data ©2021 Google Imagery ©2021, Maxar Technologies, USDA Farm Service Agency

For Sale

Hospitality Offering

49,866 SF | \$1,995,000



	1 Mile	3 Miles	5 Miles
Population			
Total Population	10,328	52,795	97,506
Median Age	30.4	31.5	33.0
Median Age (Male)	30.8	31.2	32.3
Median Age (Female)	30.0	31.4	33.6
Households & Income			
Total Households	3,545	18,702	35,862
# of Persons Per HH	2.9	2.8	2.7
Average HH Income	\$37,572	\$46,797	\$52,783
Average House Value	\$83,451	\$99,954	\$121,103

* Demographic data derived from 2010 US Census