

For Sale

Land

18,000 SF | \$540,000

36,600 VPD



Gordon Dr



Virginia St

26,300 VPD



I-29 Downtown Retail Site

711 Gordon Drive, Sioux City, IA 51101

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18,000 SF | \$540,000

LOT SIZE: 18,000 SF

LOT FRONTAGE: 120'

LOT DEPTH: 150'

ZONING: GC

TRAFFIC COUNT: 23,600

TRAFFIC COUNT STREET: Gordon Dr

APN: 894733127003

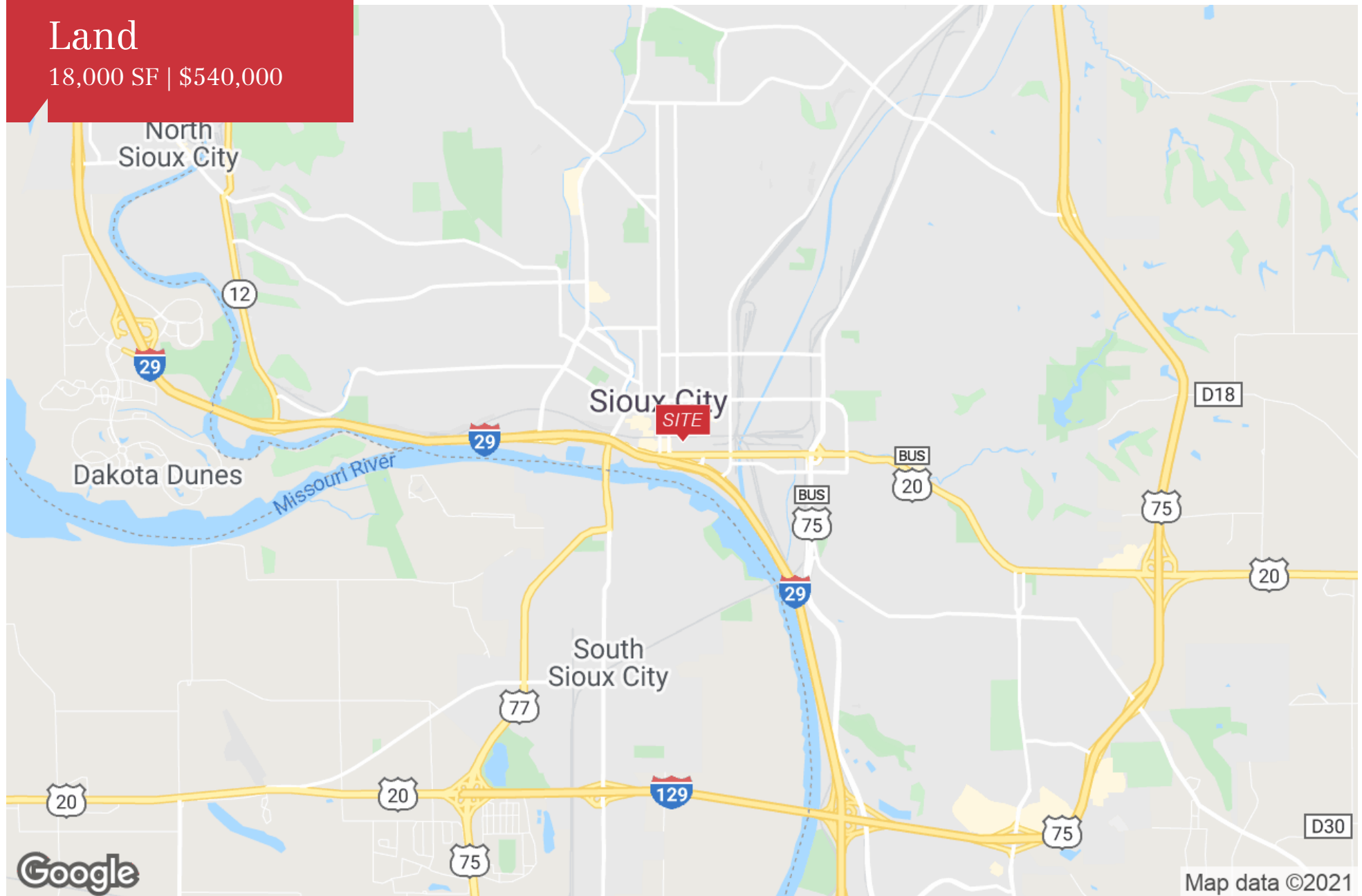


I-29 is finally done and the time is ripe for drive-through retail! This I-29 morning drive side retail site sits in front of the Holiday Inn at the entrance to downtown just off the Virginia Street exit. Neighbors include Kum & Go's newest Sioux City c-store, Avid Hotel, Arby's, Hardee's, Scooter's, Chili's, Perkins & Famous Dave's. This entire neighborhood will be transformed over the next 5 years as the industrial properties along I-29 are demolished and re-developed. Great spot for a Dunkin' Donuts! Where are you Dunkin'? You announced in 2012. Sandwich shops excluded.

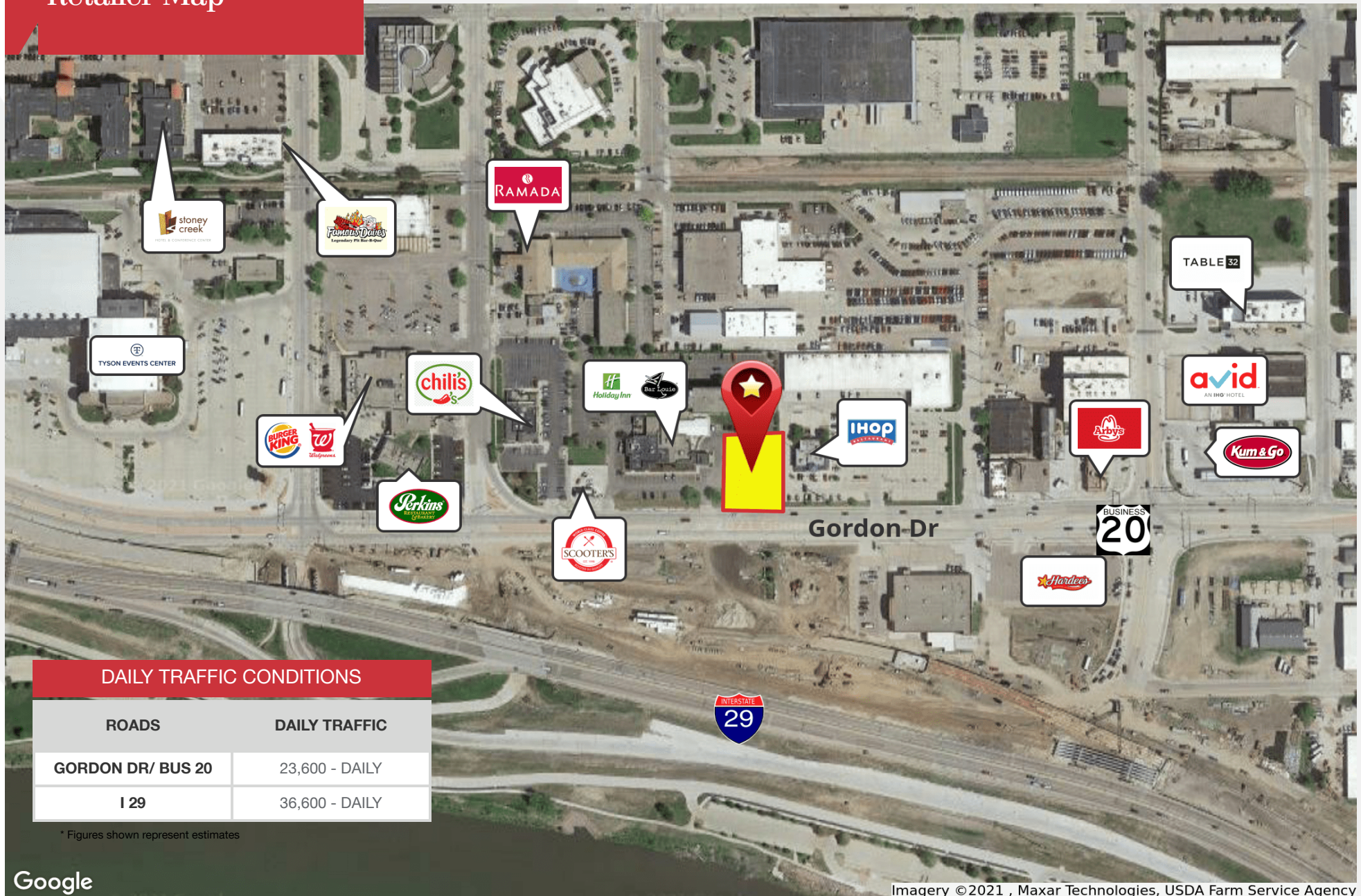
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Retailer Map



Google

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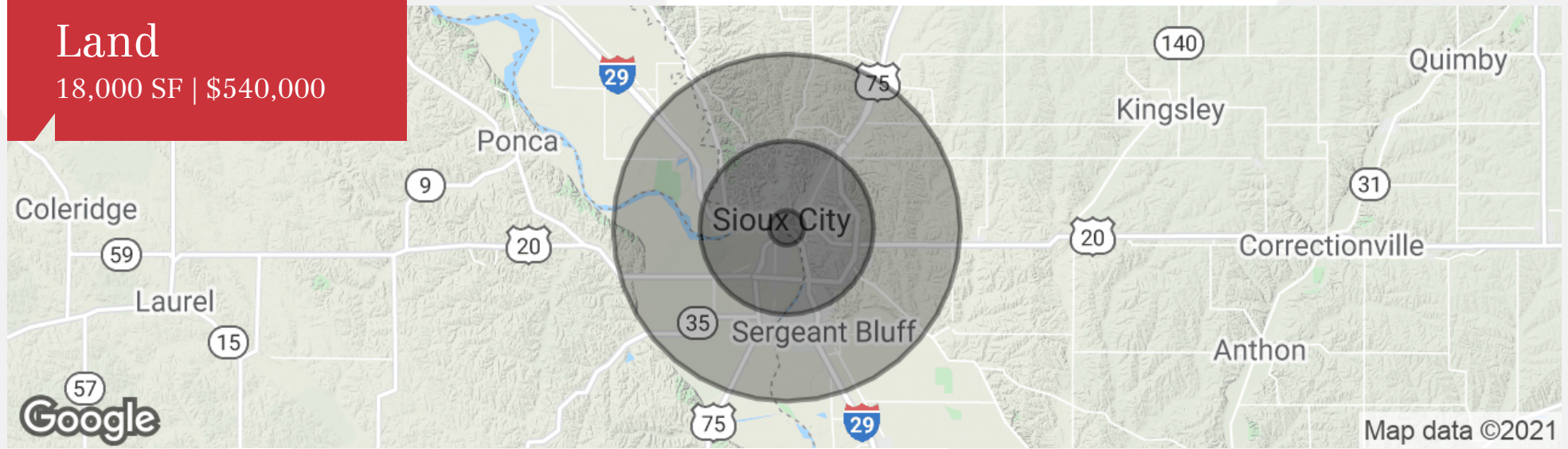
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	1 Mile	5 Miles	10 Miles
Population			
Total Population	5,628	109,789	143,521
Median Age	28.7	33.3	34.4
Median Age (Male)	27.6	32.3	33.4
Median Age (Female)	29.5	34.2	35.3
Households & Income			
Total Households	1,970	40,915	53,727
# of Persons Per HH	2.9	2.7	2.7
Average HH Income	\$36,603	\$52,680	\$55,453
Average House Value	\$71,813	\$118,008	\$124,192
Race			
% White	56.7%	77.6%	80.7%
% Black	3.5%	3.4%	2.7%
% Asian	7.3%	3.5%	3.0%
% Hawaiian	0.0%	0.2%	0.2%
% Indian	4.6%	2.3%	2.0%
% Other	22.9%	10.3%	8.9%
Ethnicity			
% Hispanic	42.0%	21.0%	18.1%

* Demographic data derived from 2010 US Census