

**SOUTH MINNESOTA AVENUE LAND  
7309 & 7409 SOUTH MINNESOTA AVENUE  
SIOUX FALLS, SD**

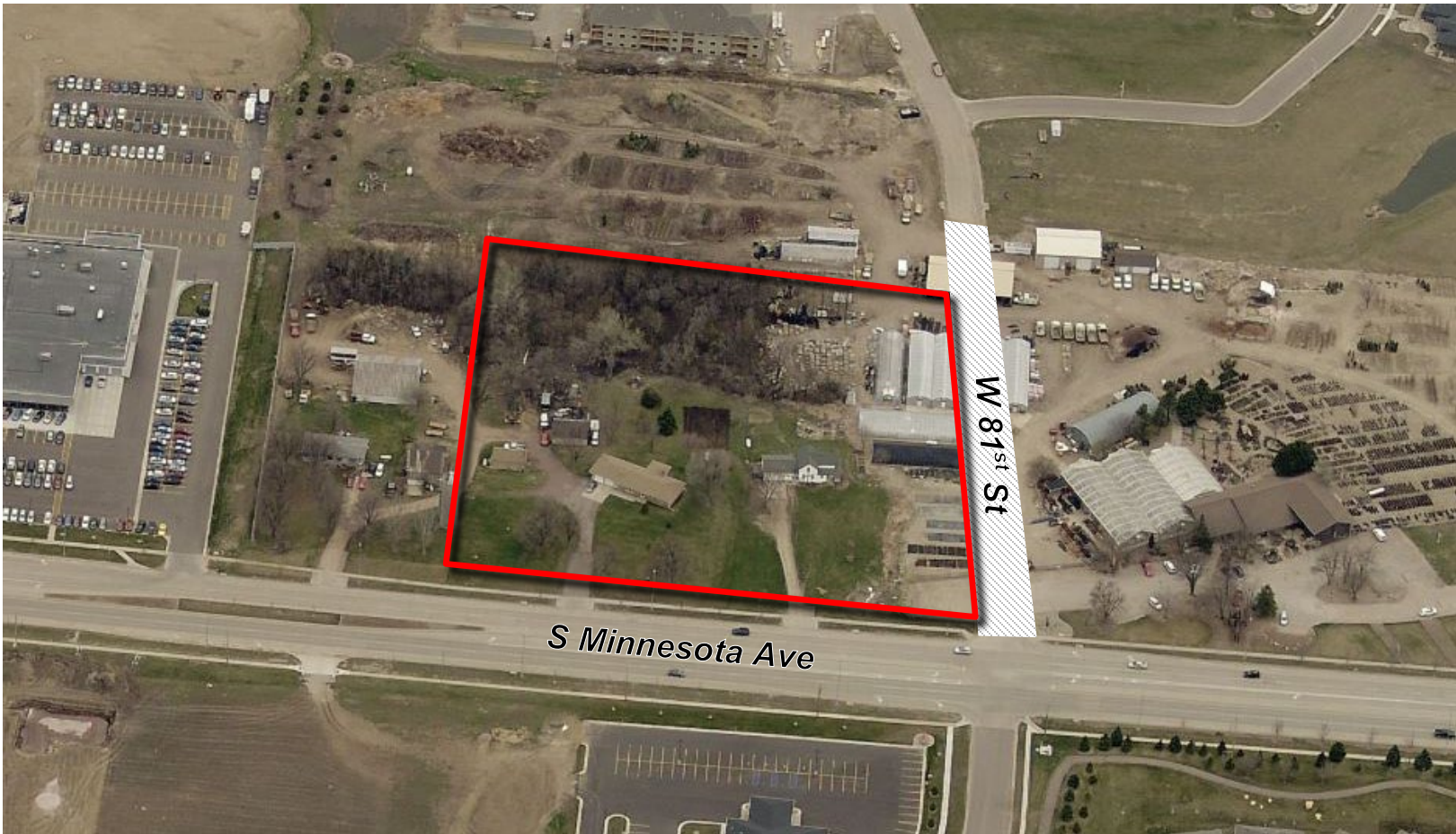
Real Estate Services

**Bender**  
COMMERCIAL

**FOR SALE**

**REDEVELOPMENT LAND – SOUTH SIOUX FALLS**

*We open doors.*



**PROPERTY FEATURES:**

- **Up to 4.24 acres**
- **For Sale: Contact Broker**
- Redevelopment opportunity along Minnesota Avenue in rapidly growing South Sioux Falls.
- Site can be subdivided.
- Located near the future signalized intersection of Minnesota Avenue and 81<sup>st</sup> Street.
- Over 600' of Minnesota Avenue frontage.
- Access from 81<sup>st</sup> Street.
- Zoning can accommodate several uses including restaurants, banks, medical offices and retail strip malls.
- Highly visible location with a daily traffic count of 13,100 vehicles.

*For More Information, Please Contact:*

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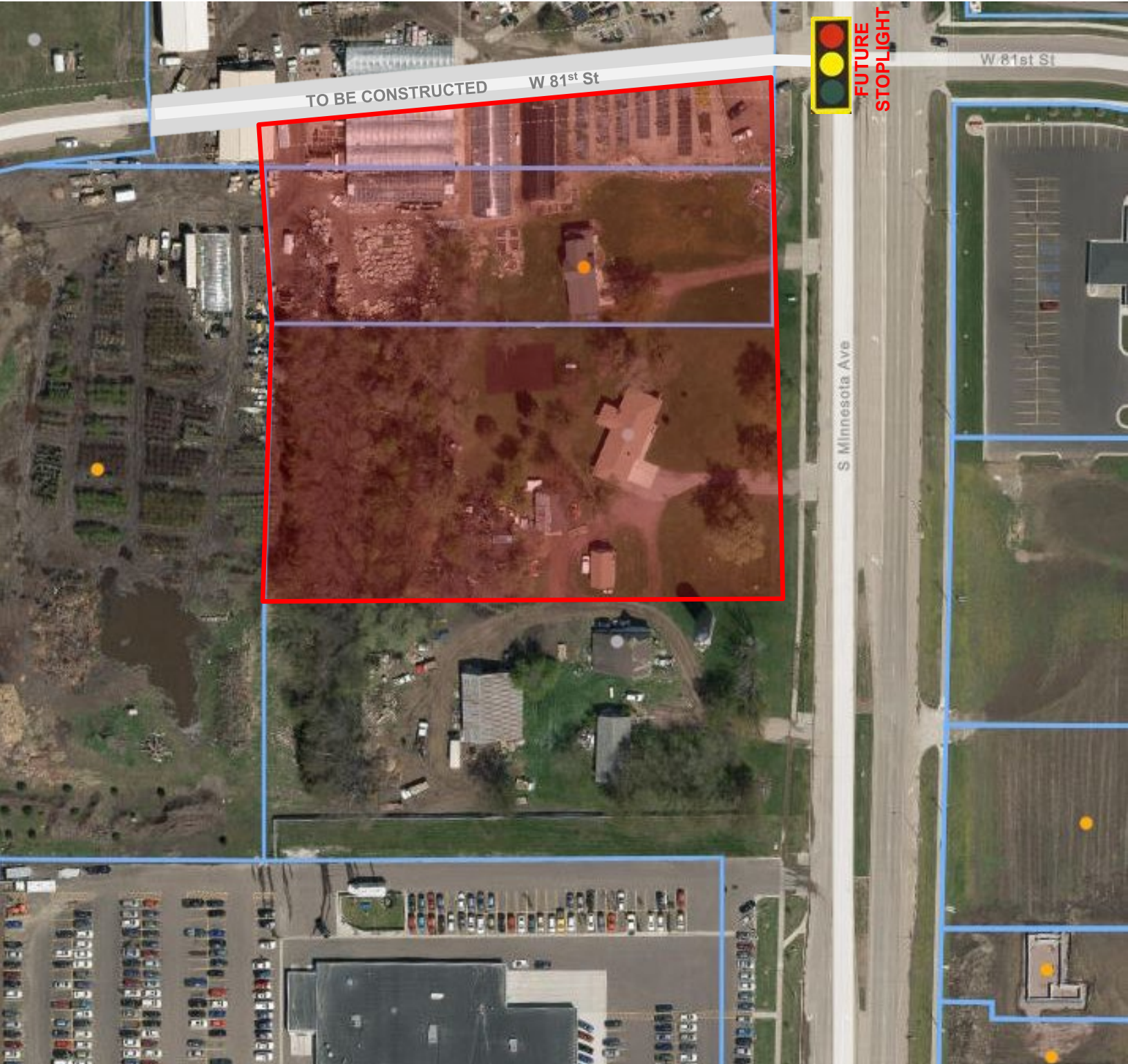


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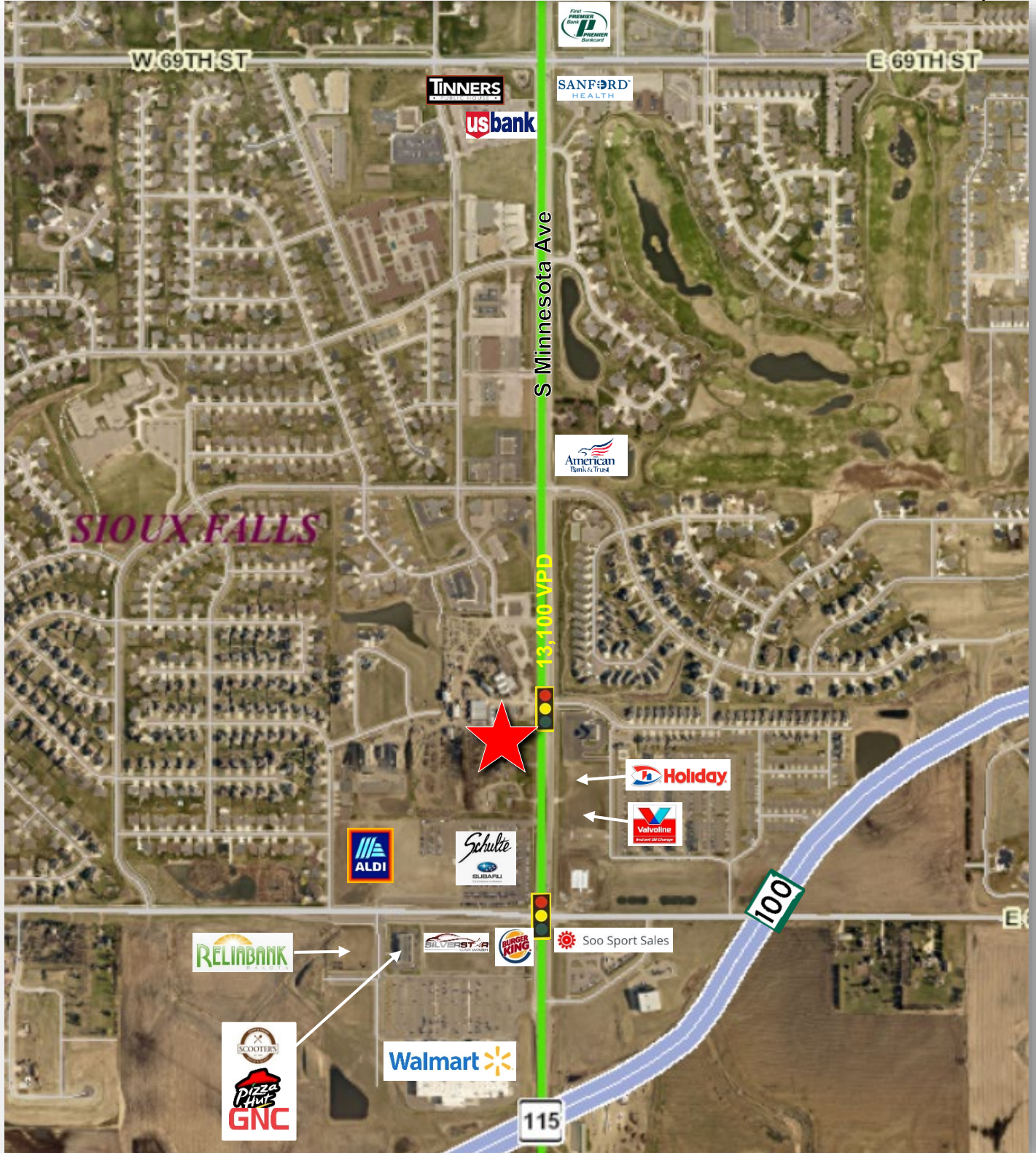


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KEY FACTS

42,741  
Population



Average Household Size

37.4  
Median Age

\$77,651  
Median Household Income

Median Household Income

EDUCATION

4%  
No High School Diploma



16%  
High School Graduate

High School Graduate



30%  
Some College

Some College



51%  
Bachelor's/Grad/Prof Degree

Bachelor's/Grad/Prof Degree

BUSINESS



2,310  
Total Businesses

Total Businesses



28,867  
Total Employees

Total Employees

EMPLOYMENT



77%  
White Collar

White Collar



14%  
Blue Collar

Blue Collar



10%  
Services

Services

2.6%  
Unemployment Rate

Unemployment Rate

INCOME



\$77,651  
Median Household Income

Median Household Income



\$41,402  
Per Capita Income

Per Capita Income



\$174,294  
Median Net Worth

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (17.8%)

The smallest group: \$15,000 - \$24,999 (5.5%)

Indicator	Value	Difference	
<\$15,000	6.1%	+1.3%	
\$15,000 - \$24,999	5.5%	+1.0%	
\$25,000 - \$34,999	8.7%	+1.5%	
\$35,000 - \$49,999	12.4%	+0.9%	
\$50,000 - \$74,999	15.1%	-2.9%	
\$75,000 - \$99,999	15.8%	-3.4%	
\$100,000 - \$149,999	17.8%	-1.4%	
\$150,000 - \$199,999	9.1%	+1.4%	
\$200,000+	9.5%	+1.5%	

Bars show deviation from Lincoln County