

**FOR SALE**  
**OFFICE / CALL CENTER**  
**35,920 sq. ft.**  
**\$3,250,000**

**60<sup>TH</sup> STREET NORTH CALL CENTER/OFFICE BUILDING**  
**500 EAST 60<sup>TH</sup> STREET NORTH**  
**SIOUX FALLS, SD**



**Bender Commercial Real Estate Services**  
305 West 57<sup>th</sup> Street  
Sioux Falls, South Dakota 57108  
(605) 336-7600  
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## PROPERTY SUMMARY

FOR SALE	\$3,250,000
BUILDING SIZE	35,920 SF
LAND SIZE	4.126 AC
YEAR BUILT	1986 (Renovation 1999) Addition 2000
ZONING	I-1 Light Industrial
PARKING	1:138 261 parking spaces
GENERATOR	UPS Emergency System Diesel Generator – 3 Day Power Supply
CAFETERIA	Available
OCCUPANCY	January 2021 – Contact Broker for details

- Building consists of lobby area with Photo ID Badge Access, ten (10) executive offices, open work areas with perimeter offices, six (6) conference/training rooms and several restrooms.
- Great location along East 60<sup>th</sup> Street North near Cliff Avenue and North 4<sup>th</sup> Avenue with a daily traffic count of 10,800 vehicles.
- Large parking lot located to the north of building that can accommodate approximately 261 vehicles.
- Large pylon sign along 60<sup>th</sup> Street North.
- FF&E included in sales price – contact broker for details.
- Broker must be present for all showings.



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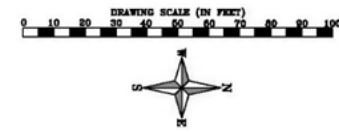
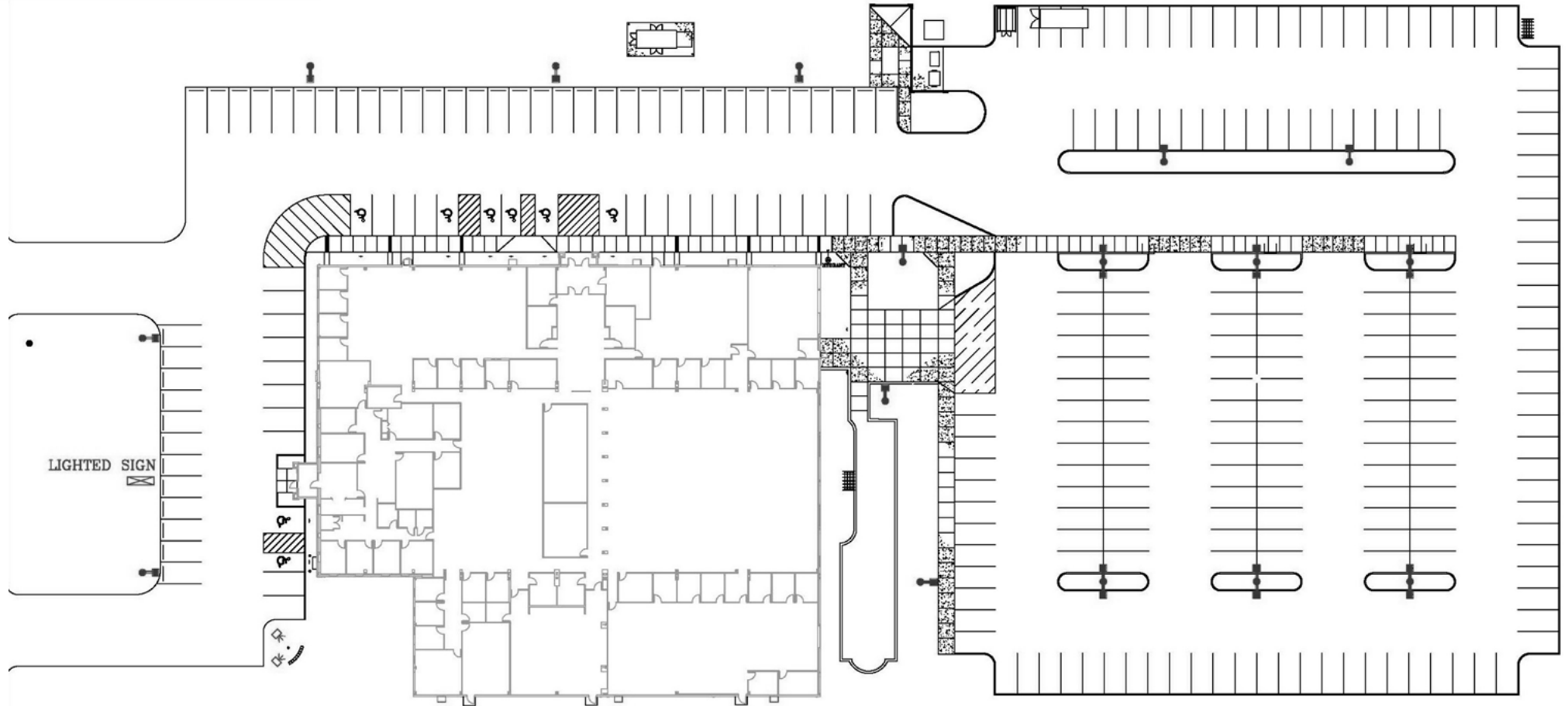
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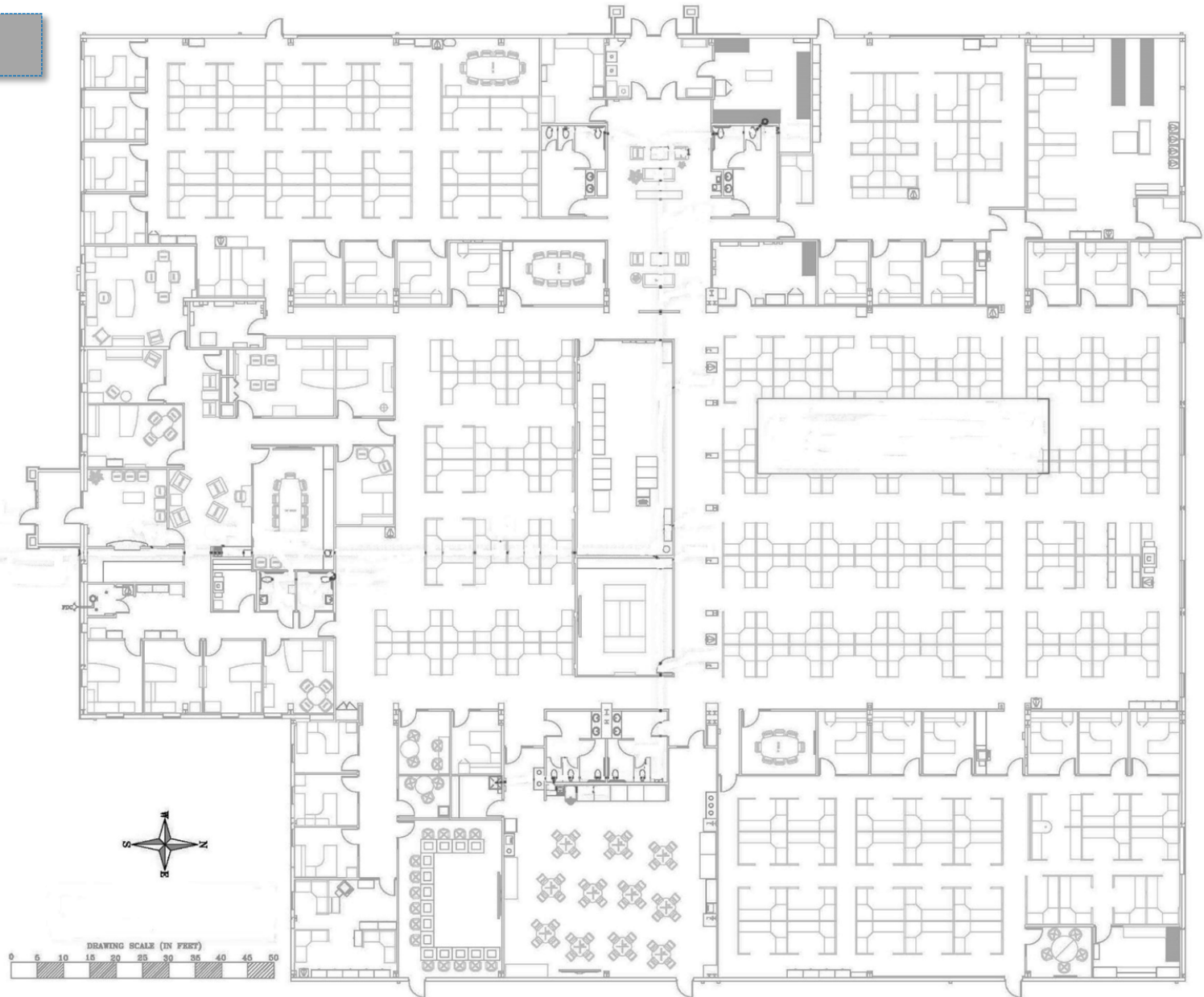
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SITE PLAN

261 STALLS TOTAL



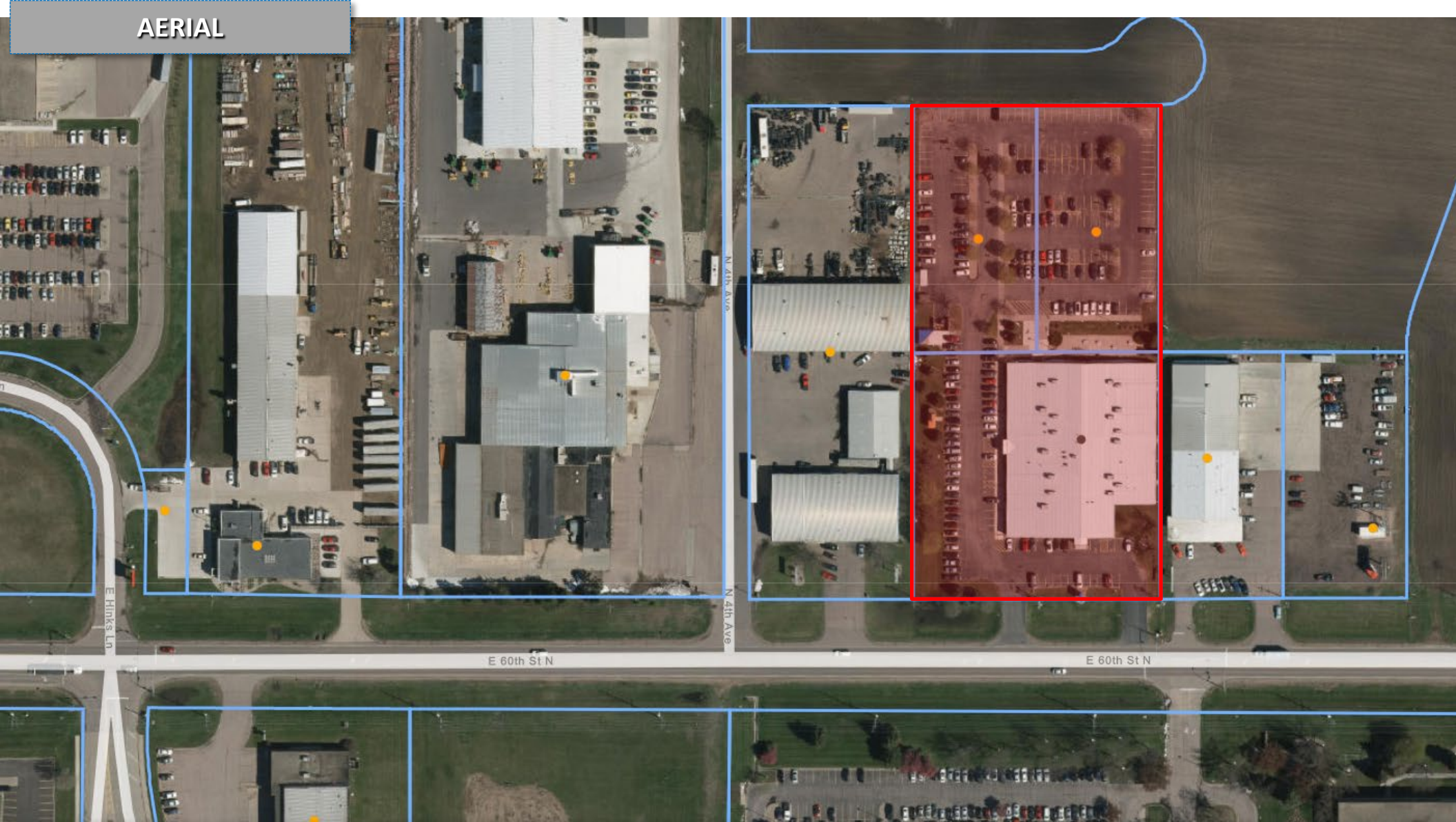
FLOOR PLAN



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AERIAL



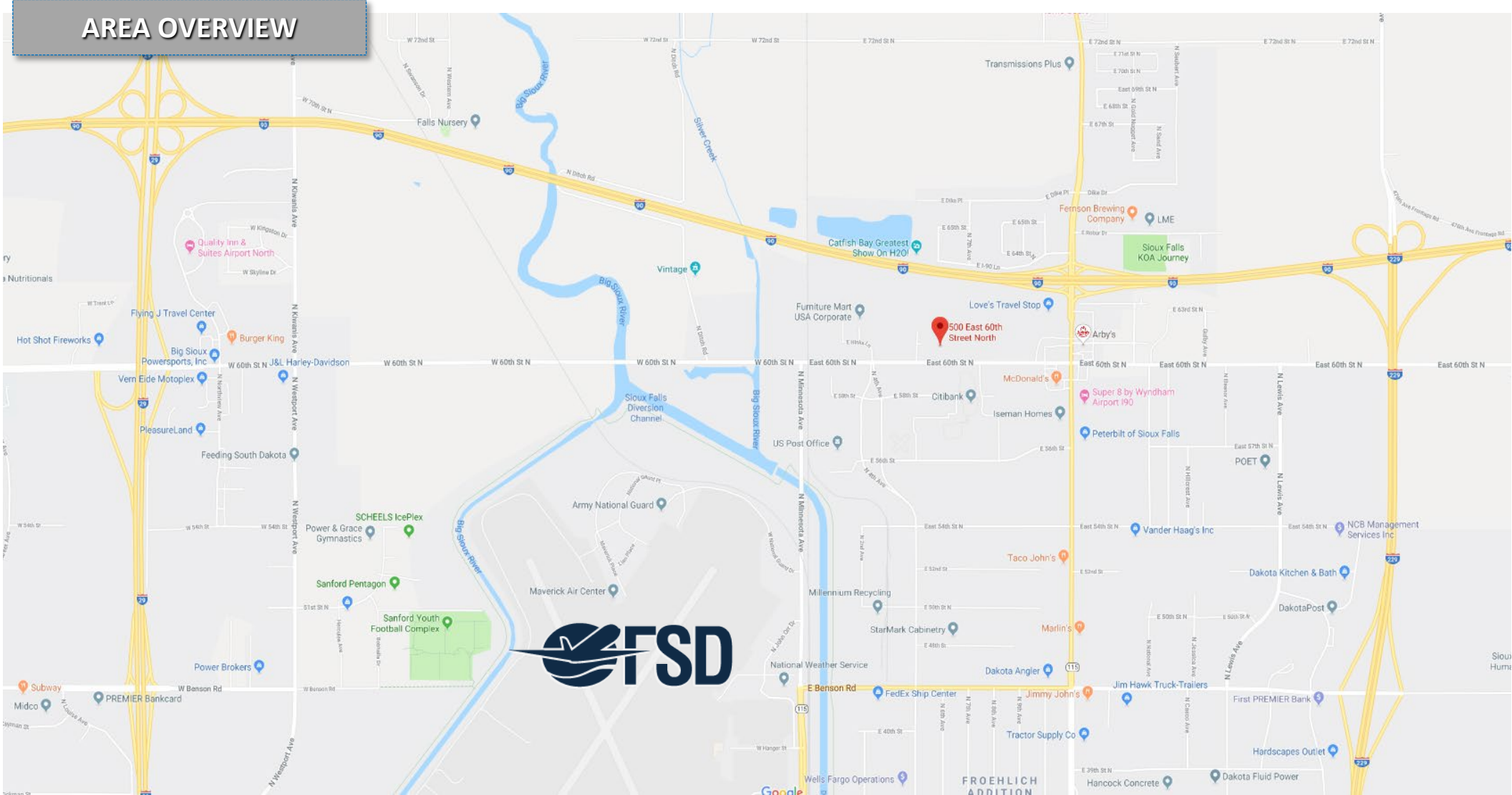
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**AREA OVERVIEW**



5-MILE DEMOGRAPHICS

KEY FACTS

69,133  
Population



Average Household Size

34.4

Median Age

\$43,690

Median Household Income

EDUCATION

15%

No High School Diploma



31%

High School Graduate



32%

Some College



23%

Bachelor's/Grad/Prof Degree

BUSINESS



3,607

Total Businesses



107,833

Total Employees

EMPLOYMENT



58%

White Collar



27%

Blue Collar



15%

Services



Unemployment Rate

INCOME



\$43,690

Median Household Income



\$24,771

Per Capita Income



\$29,898

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (19.5%)

The smallest group: \$200,000+ (2.2%)

Indicator	Value	Difference	
<\$15,000	15.3%	+4.9%	
\$15,000 - \$24,999	11.4%	+2.8%	
\$25,000 - \$34,999	12.8%	+2.8%	
\$35,000 - \$49,999	16.0%	+2.1%	
\$50,000 - \$74,999	19.5%	+0.1%	
\$75,000 - \$99,999	12.5%	-3.3%	
\$100,000 - \$149,999	8.1%	-5.8%	
\$150,000 - \$199,999	2.3%	-1.8%	
\$200,000+	2.2%	-1.8%	

Bars show deviation from  
Minnehaha County