

Former Shopko

700 9th Avenue SE, Watertown, SD 57201

For Sale or Lease

Up To 66,777 Sq. Ft.



Ryan Ammann

Vice President

605 444 7131

605 310 7091

rammann@naisiouxfalls.com

NAISioux Falls

2500 W 49th Street Suite 100

Sioux Falls, SD 57105

605 357 7100

naisiouxfalls.com

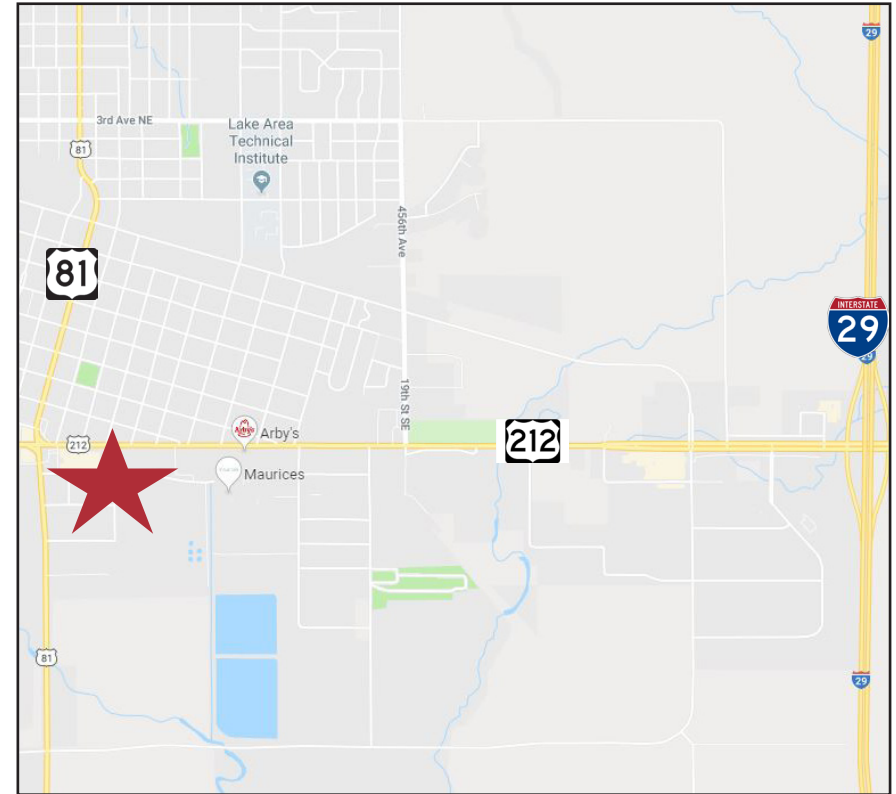
FEATURES

- Lot size: 219,678 sq. ft.
- Building size: 66,777 sq. ft.
- Year built: 1984
- Construction: Steel
- Zoning: General Commercial Retail
- Parking: Surface
- Signage: Building and pylon
- Dock doors: 2
- 2018 Real Estate Taxes: \$36,388.52
- Contact broker for pricing

The Watertown retail market continues to expand as a vibrant regional draw in all directions as far as 60 miles, including portions of West central Minnesota. Access to this community via intersecting US Highways 81 and 212, (Subject Property corner) along with Interstate I-29 combine to draw the market population of over 60,000 people.

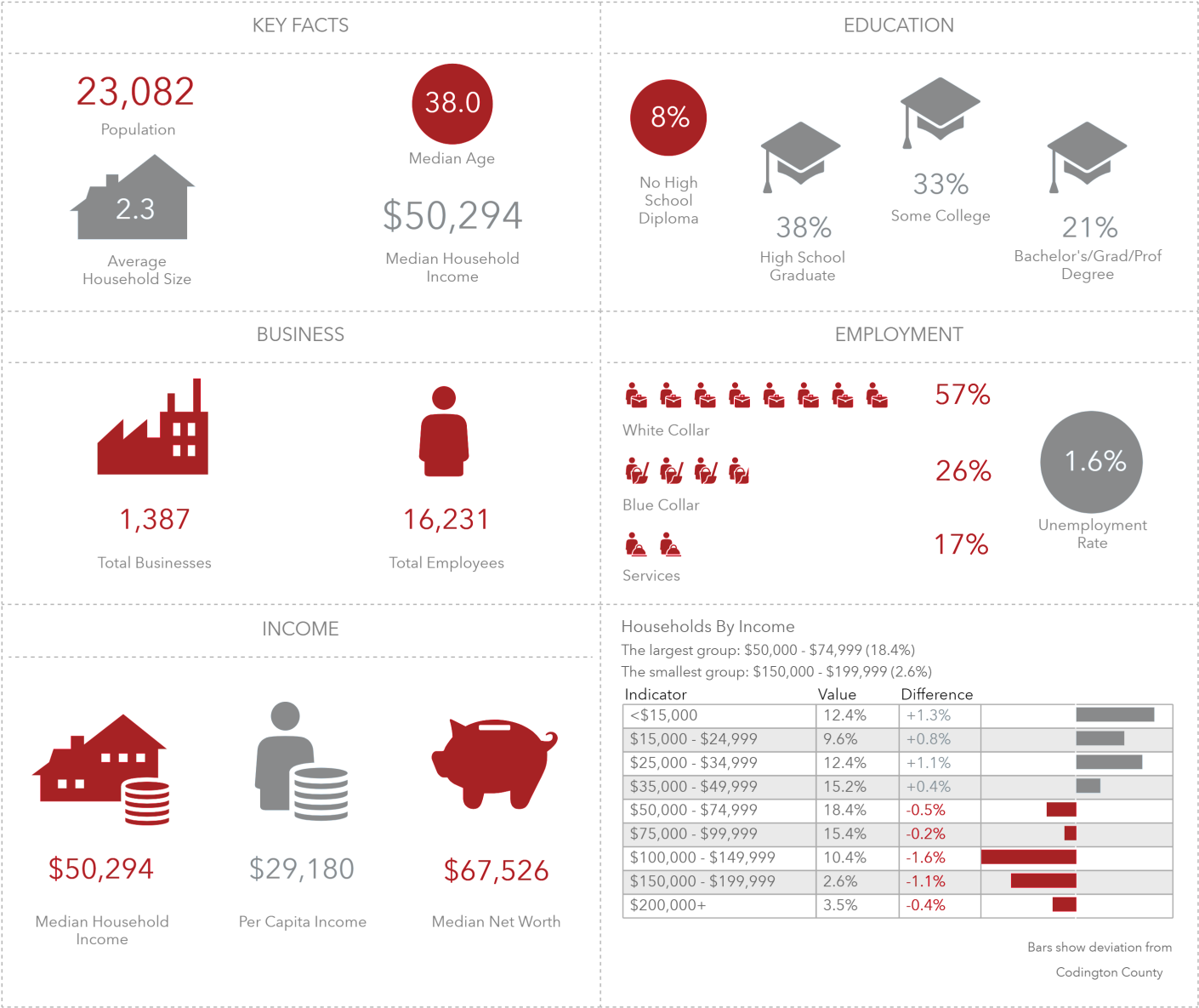
The subject property is located on a signalized hard corner considered to be the best location in the core retail sector of Watertown. Walgreens occupies the diagonal corner with recently developed strip shopping centers on the other. While this location has excellent visibility and access, it was developed to offer that access to the Watertown MSA as well as the rural markets surrounding Watertown.

Former Shopko
700 9th Avenue SE
Watertown, SD 57201



DEMOGRAPHICS

Former Shopko
700 9th Avenue SE
Watertown, SD 57201

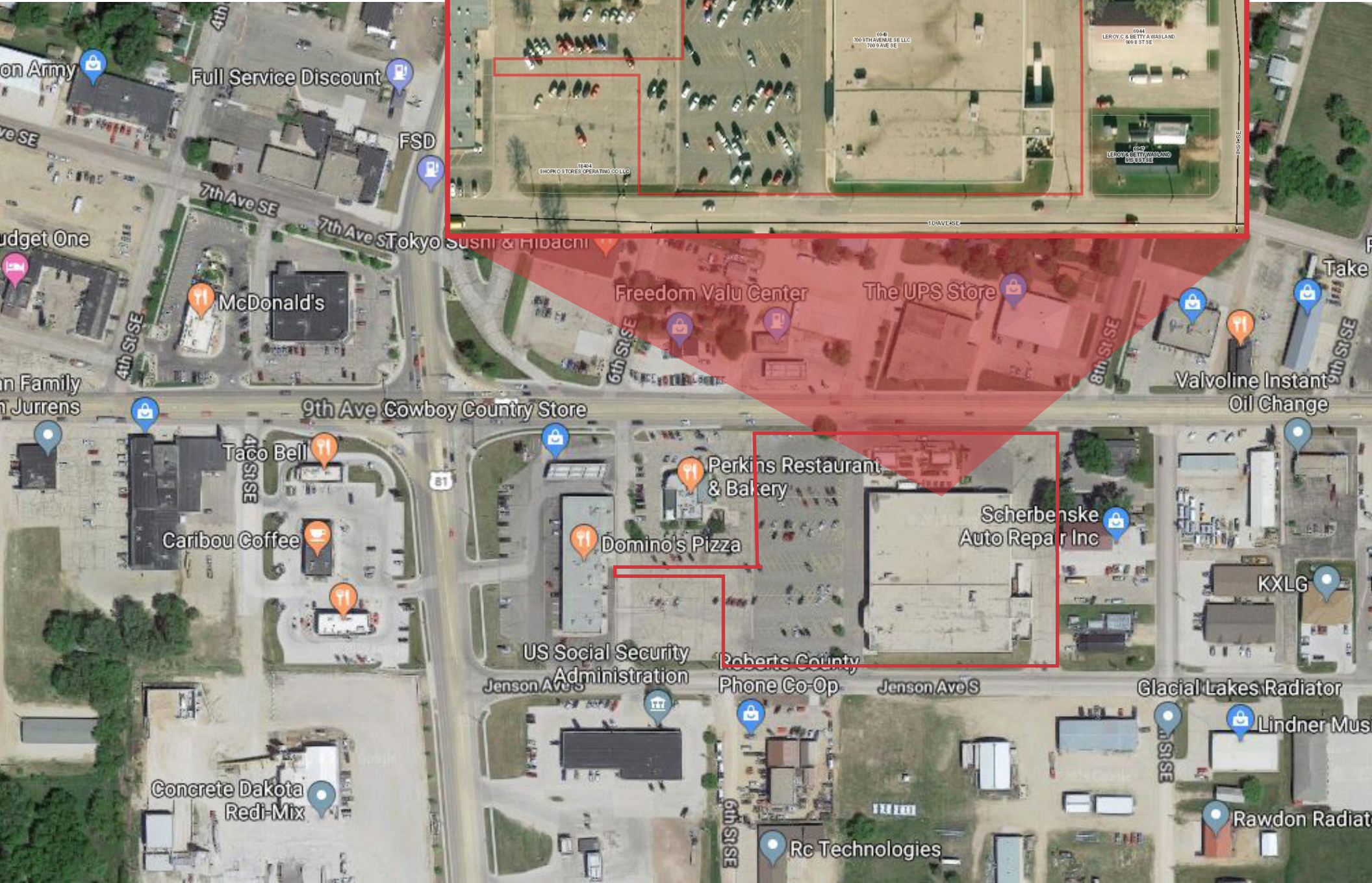


DEMOGRAPHICS

Former Shopko
700 9th Avenue SE
Watertown, SD 57201

	1 mile	10 miles	30 miles
POPULATION			
2019 Total Population	10,719	26,429	42,233
2024 Total Population	10,834	27,239	43,271
2019-2024 Population: Annual Growth Rate	0.21%	0.61%	0.49%
GENERATIONS			
2019 Millennial Population (Born 1981 to 1998)	2,814	6,117	9,080
2019 Generation X Population (Born 1965 to 1980)	1,741	4,805	7,793
2019 Baby Boomer Population (Born 1946 to 1964)	2,213	5,940	9,890
INCOME			
2019 Average Household Income	56,815	70,840	73,057
2024 Average Household Income	63,103	80,156	82,492
EDUCATION			
2019 Education: High School Diploma	2,832	5,983	10,201
2019 Education: Bachelor's Degree	971	3,134	4,750
2019 Education: Graduate/Professional Degree	235	833	1,332
EMPLOYMENT			
2019 Employed Civilian Population Age 16+	6,210	15,385	23,886
2019 Unemployed Population Age 16+	110	250	371

AERIAL



AERIAL

