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FEATURES

Former Shopko 700 9th Avenue SE Watertown, SD <u>57201</u>

Lot size: 219,678 sq. ft.Building size: 66,777 sq. ft.

Year built: 1984Construction: Steel

Zoning: General Commercial Retail

Parking: Surface

Signage: Building and pylon

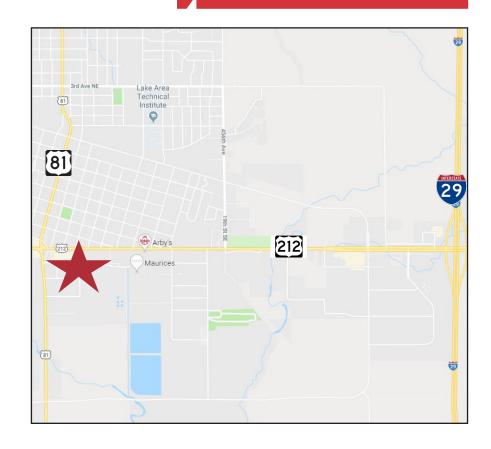
Dock doors: 2

• 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

KEY FACTS 23,082 38.0 Population Median Age

\$50,294 Median Household Income

No Hiah

School Diploma



High School

EDUCATION



Some College

Bachelor's/Grad/Prof Degree

BUSINESS



Average

Household Size

1,387

Total Businesses



16,231

Total Employees

EMPLOYMENT



Blue Collar



26%

57%

17%



Unemployment Rate

INCOME



\$50,294

Median Household Income



\$29,180

Per Capita Income



\$67,526

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (18.4%) The smallest group: \$150,000 - \$199,999 (2.6%)

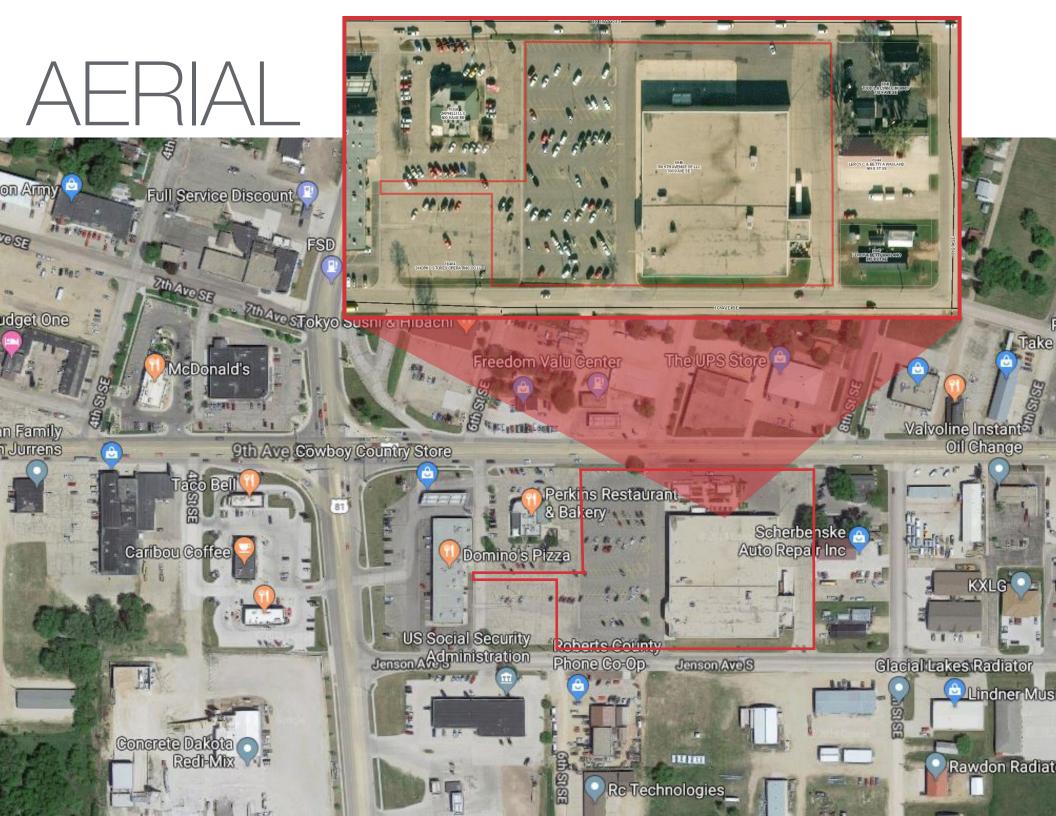
The smallest group, \$100,000 \$177,777 (2.070)						
Indicator	Value	Difference				
<\$15,000	12.4%	+1.3%				
\$15,000 - \$24,999	9.6%	+0.8%				
\$25,000 - \$34,999	12.4%	+1.1%				
\$35,000 - \$49,999	15.2%	+0.4%				
\$50,000 - \$74,999	18.4%	-0.5%				
\$75,000 - \$99,999	15.4%	-0.2%				
\$100,000 - \$149,999	10.4%	-1.6%				
\$150,000 - \$199,999	2.6%	-1.1%				
\$200,000+	3.5%	-0.4%				

Bars show deviation from Codington County

DEMOGRAPHICS

Former Shopko 700 9th Avenue SE Watertown, SD 57201

	1 mile	10 miles	30 miles
POPULATION			8
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	9	17	
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	9		
2019 Average Household Income	56,815	70,840	73,057
2024 Average Household Income	63,103	80,156	82,492
EDUCATION	0	45	
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

