

# 8TH STREET & MINNESOTA AVE: LAND FOR SALE!

8th Street & Minnesota Ave  
Sioux Falls, SD 57104



AVAILABLE: Up to 63,150 +/- SF  
(1.44 Acres)  
PRICE: \$38.00 PSF  
TERMS: Cash  
ZONING: DT-PUD



For more information,  
please contact:  
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**VanBuskirk**  
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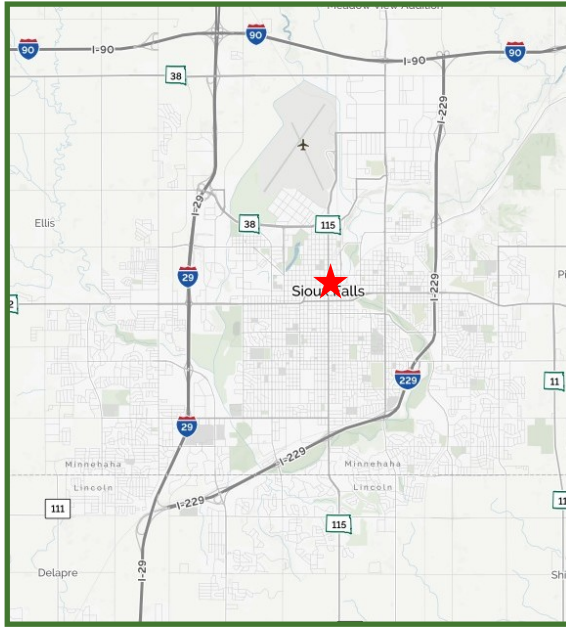
REAL ESTATE DEVELOPMENT | CONSTRUCTION | COMMERCIAL BROKERAGE | PROPERTY MANAGEMENT

5800 S Remington Place | Suite 100 | Sioux Falls | South Dakota | 57108

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income, and expenses are approximate. Buyers or Lessors should conduct their own independent investigations and rely only on those results.

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Centrally located at the gateway to Sioux Falls' Central Business District, this prime piece of real estate is one of the very few greenfield spaces left within the downtown boundary. With a combined traffic count of 47,300 vehicles per day at the corner of 8th & Minnesota, this is the ideal location for any type of business.

According to [www.dtsf.com](http://www.dtsf.com), between 2011 and 2014, ninety (90) new businesses opened and eleven (11) businesses expanded. Additionally, retail sales have steadily increased by \$70 million dollars between 2009 and 2013, and downtown businesses employ over 15,000 people. Living in downtown Sioux Falls is fun, unique, affordable, and convenient, and currently nearly 2,300 persons call downtown their home.

Downtown Sioux Falls is the heartbeat of the city, with a full calendar of events year-round. With leisure activities including live music, theatres, museums, sports, and outdoor activities, downtown Sioux Falls has something to offer everyone. Along with the Washington Pavilion, Orpheum Theatre, Old Courthouse Museum, the Sculpture Walk, and the many other major events, Sioux Falls' downtown area receives nearly one million visitors per year. Downtown customers enjoy exercise, are highly educated with a healthy lifestyle, travel frequently, and eat out often.

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## AREA DEMOGRAPHIC INFORMATION

| AGE                        | 5-Mile Radius  |         | 10-Mile Radius |         | 15-Mile Radius |         |
|----------------------------|----------------|---------|----------------|---------|----------------|---------|
|                            | Number         | Percent | Number         | Percent | Number         | Percent |
| <b>Total population</b>    | <b>135,784</b> |         | <b>182,727</b> |         | <b>193,288</b> |         |
| Under 5 years              | 10,534         | 7.8     | 15,186         | 8.3     | 15,759         | 8.2     |
| 5 to 9 years               | 8,830          | 6.5     | 12,803         | 7       | 13,812         | 7.1     |
| 10 to 14 years             | 8,281          | 6.1     | 11,926         | 6.5     | 12,945         | 6.7     |
| 15 to 19 years             | 8,493          | 6.3     | 11,155         | 6.1     | 12,247         | 6.3     |
| 20 to 24 years             | 11,101         | 8.2     | 13,504         | 7.4     | 13,970         | 7.2     |
| 25 to 34 years             | 21,310         | 15.7    | 30,274         | 16.6    | 31,171         | 16.1    |
| 35 to 44 years             | 16,977         | 12.5    | 23,976         | 13.1    | 25,479         | 13.2    |
| 45 to 54 years             | 18,964         | 14      | 25,252         | 13.8    | 27,104         | 14      |
| 55 to 59 years             | 8,896          | 6.5     | 11,100         | 6.1     | 11,927         | 6.2     |
| 60 to 64 years             | 6,711          | 4.9     | 8,469          | 4.6     | 8,960          | 4.6     |
| 65 to 74 years             | 7,917          | 5.8     | 9,921          | 5.4     | 10,452         | 5.4     |
| 75 to 84 years             | 5,273          | 3.9     | 6,245          | 3.4     | 6,463          | 3.3     |
| 85 years and over          | 2,497          | 1.8     | 2,916          | 1.6     | 2,999          | 1.5     |
| <b>Median age in years</b> | <b>35.1</b>    |         | <b>34.5</b>    |         | <b>34.6</b>    |         |

| HOME VALUES                 | 5-Mile Radius |         | 10-Mile Radius |         | 15-Mile Radius |         |
|-----------------------------|---------------|---------|----------------|---------|----------------|---------|
|                             | Number        | Percent | Number         | Percent | Number         | Percent |
| <b>Owner-occupied units</b> | <b>32,647</b> |         | <b>46,392</b>  |         | <b>49,399</b>  |         |
| Less than \$50,000          | 2,738         | 8.4     | 3,226          | 7       | 3,292          | 6.7     |
| \$50,000 to \$99,999        | 4,488         | 13.8    | 5,153          | 11.1    | 5,443          | 11      |
| \$100,000 to \$149,999      | 9,493         | 29.1    | 12,905         | 27.8    | 13,536         | 27.4    |
| \$150,000 to \$199,999      | 7,175         | 22      | 11,558         | 24.9    | 12,030         | 24.3    |
| \$200,000 to \$299,999      | 5,337         | 16.4    | 8,114          | 17.5    | 8,920          | 18.1    |
| \$300,000 to \$499,999      | 2,582         | 7.9     | 4,141          | 8.9     | 4,717          | 9.5     |
| \$500,000 to \$999,999      | 681           | 2.1     | 1,025          | 2.2     | 1,138          | 2.3     |
| \$1,000,000 or more         | 153           | 0.5     | 270            | 0.6     | 323            | 0.7     |
| Median home value           | \$156,260     |         | \$165,112      |         | \$167,272      |         |
| Average home value          | \$172,654     |         | \$181,863      |         | \$187,859      |         |

| HOUSEHOLD INCOME AND BENEFITS | 5-Mile Radius |         | 10-Mile Radius |         | 15-Mile Radius |         |
|-------------------------------|---------------|---------|----------------|---------|----------------|---------|
|                               | Number        | Percent | Number         | Percent | Number         | Percent |
| <b>Total households</b>       | <b>54,399</b> |         | <b>71,729</b>  |         | <b>75,145</b>  |         |
| Less than \$10,000            | 3,361         | 6.2     | 3,775          | 5.3     | 3,868          | 5.2     |
| \$10,000 to \$14,999          | 2,721         | 5       | 3,091          | 4.3     | 3,149          | 4.2     |
| \$15,000 to \$24,999          | 5,708         | 10.5    | 6,604          | 9.2     | 6,788          | 9       |
| \$25,000 to \$34,999          | 6,478         | 11.9    | 7,814          | 10.9    | 8,068          | 10.7    |
| \$35,000 to \$49,999          | 9,025         | 16.6    | 11,122         | 15.5    | 11,507         | 15.3    |
| \$50,000 to \$74,999          | 10,626        | 19.5    | 14,890         | 20.8    | 15,503         | 20.6    |
| \$75,000 to \$99,999          | 7,542         | 13.9    | 11,130         | 15.5    | 11,874         | 15.8    |
| \$100,000 to \$149,999        | 5,305         | 9.7     | 8,256          | 11.5    | 9,088          | 12.1    |
| \$150,000 to \$199,999        | 1,858         | 3.4     | 2,660          | 3.7     | 2,759          | 3.7     |
| \$200,000 or more             | 1,775         | 3.3     | 2,387          | 3.3     | 2,541          | 3.4     |

| EDUCATIONAL ATTAINMENT                     | 5-Mile Radius |         | 10-Mile Radius |         | 15-Mile Radius |         |
|--|---------------|---------|----------------|---------|----------------|---------|
|  | Number        | Percent | Number         | Percent | Number         | Percent |
| <b>Population 25 years and over</b>        | <b>88,545</b> |         | <b>118,153</b> |         | <b>124,555</b> |         |
| Less than 9th grade                        | 3,737         | 4.2     | 4,268          | 3.6     | 4,343          | 3.5     |
| 9th to 12th grade, no diploma              | 4,990         | 5.6     | 5,692          | 4.8     | 5,910          | 4.7     |
| High school graduate, includes equivalency | 25,031        | 28.3    | 32,437         | 27.5    | 34,377         | 27.6    |
| Some college, no degree                    | 19,397        | 21.9    | 25,488         | 21.6    | 26,885         | 21.6    |
| Associates degree                          | 8,140         | 9.2     | 12,794         | 10.8    | 13,551         | 10.9    |
| Bachelors degree                           | 18,758        | 21.2    | 25,959         | 22      | 27,420         | 22      |
| Graduate or professional degree            | 8,492         | 9.6     | 11,515         | 9.7     | 12,069         | 9.7     |
| High school graduate or higher             | 79,818        | 90.1    | 108,193        | 91.6    | 114,302        | 91.8    |
| Bachelor degree or higher                  | 27,250        | 30.8    | 37,474         | 31.7    | 39,489         | 31.7    |

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