

For Lease

Retail Property

1,500 - 9,850 SF | \$20.00 /SF/yr NNN



Eastgate Center - Outlot

5935 Gordon Dr Outlot, Sioux City, IA 51106

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BUILDING SIZE: 9,850 SF

YEAR BUILT: 2019

LOT SIZE: 0.25 Acres

LOT FRONTAGE: 175'

LOT DEPTH: 90'

ZONING: GC

TRAFFIC COUNT: 12,200

TRAFFIC COUNT STREET: Gordon Dr

LEASE TYPE: NNN

APN: 894631300054



Planet Fitness retail pad next to Perkins on the NW corner US75/20 interchange. 28,400 VPD. Neighbors include Bomgaars, Menards, Dunhams, Planet Fitness and Siouxland Community Christian School (K-12). 1,500 to 9,850 SF building size. Drive-up window is possible. US20 is now 4-lanes from Chicago to Sioux City A build-to-suit leaseback based on land value of \$7.00. Lease terms are \$20.00 PSF NNN, except for drive-up window which is \$24.00 PSF NNN.

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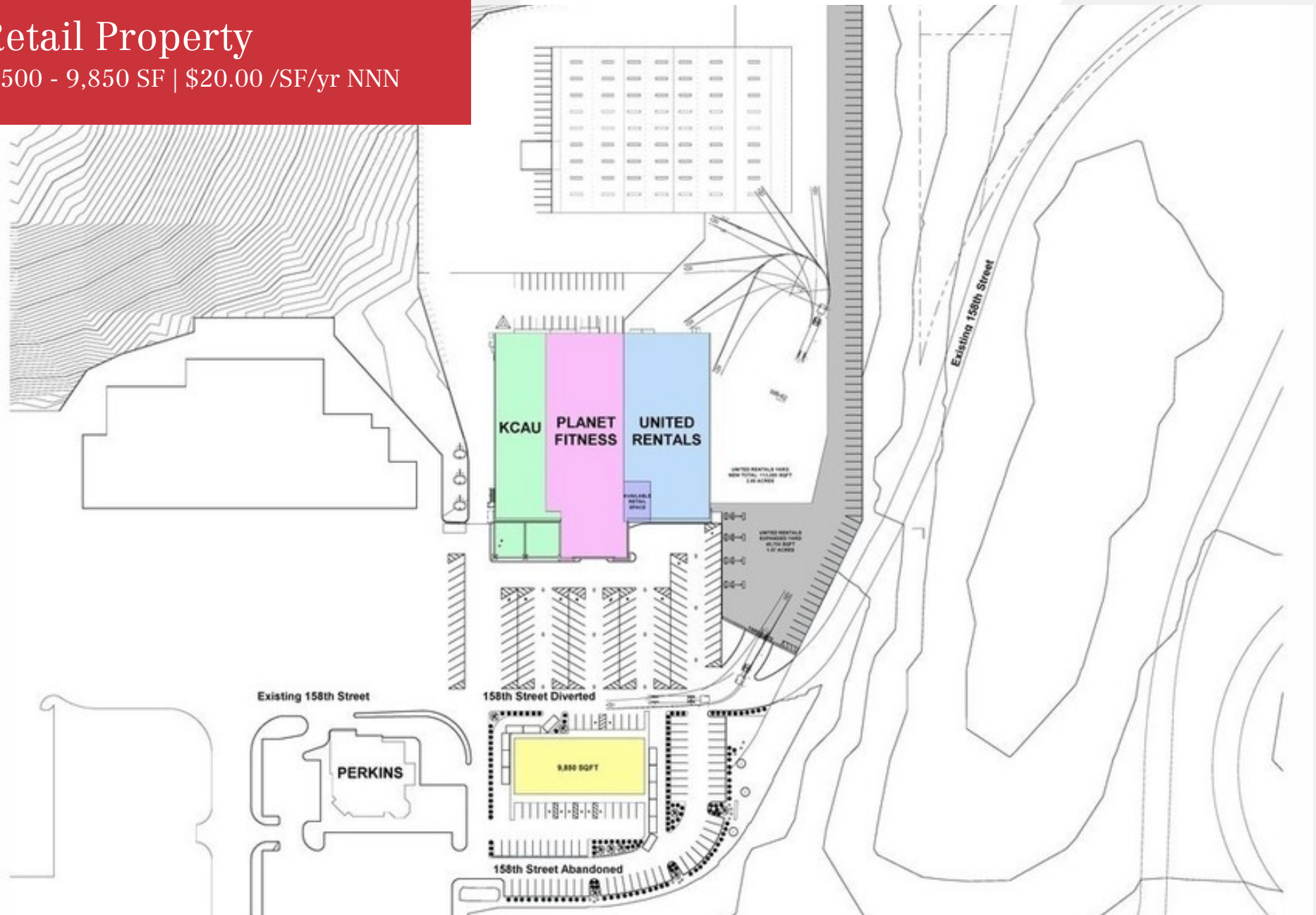


Concept Drawing

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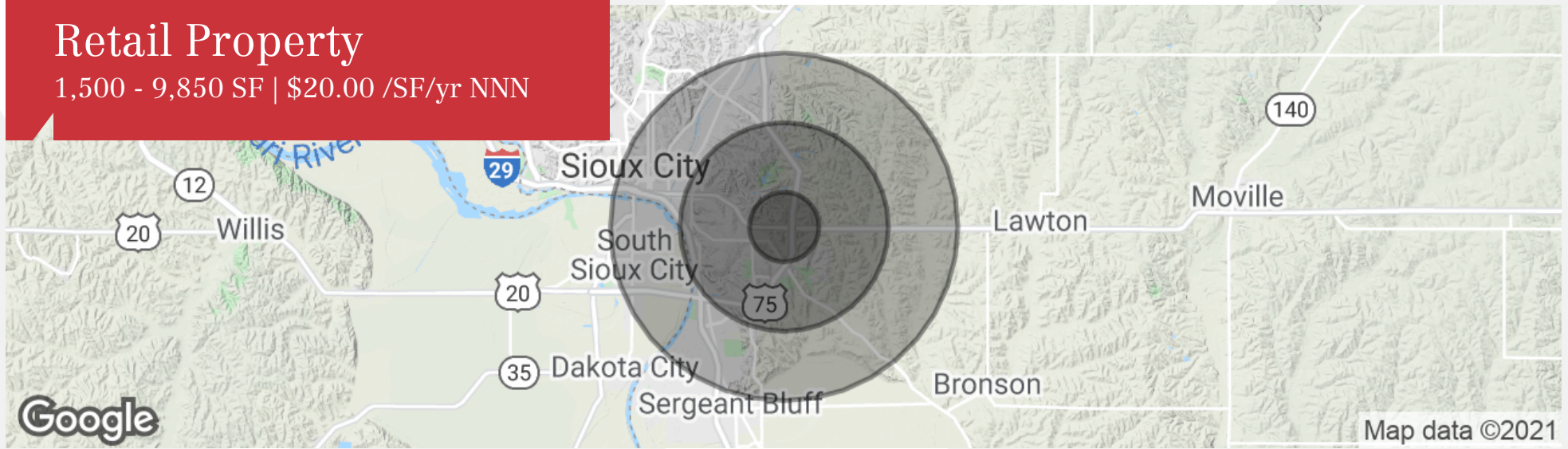
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	1 Mile	3 Miles	5 Miles
Population			
Total Population	6,707	30,093	59,100
Median Age	33.7	35.2	34.2
Median Age (Male)	31.2	33.5	32.9
Median Age (Female)	36.4	37.4	35.5
Households & Income			
Total Households	2,552	11,671	22,239
# of Persons Per HH	2.6	2.6	2.7
Average HH Income	\$50,163	\$55,301	\$54,001
Average House Value	\$101,110	\$111,956	\$110,461
Race			
% White	93.1%	92.0%	84.5%
% Black	1.2%	1.5%	1.7%
% Asian	0.5%	0.9%	2.4%
% Hawaiian	0.0%	0.0%	0.0%
% Indian	0.9%	0.9%	1.2%
% Other	2.1%	2.7%	7.5%
Ethnicity			
% Hispanic	6.9%	6.6%	15.9%

* Demographic data derived from 2010 US Census