

FOR SALE: HURON WALMART OUTLOT

Dakota Avenue South
Address TBD
Huron, SD 57350



Located in east-central South Dakota in the heart of the state's Glacial Lakes and Prairie's region, Huron rests along the beautiful James River in an area steeped in natural history. With an estimated population (US Census Bureau in 2013) of 13,097, Huron offers residents and visitors alike the charm and welcoming comfort of a small town while still providing all of the amenities and attractions of a much larger city.

SALE PRICE: \$82,500.00
ZONING: B-3
SIZE: 40,000 +/- SF
AVAILABLE: IMMEDIATE



**For more information,
please contact:**

Kristen Zueger, SIOR

p: 605.271.2234

c: 605.376.1903

e: Kristen@VBCLink.com



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.

PROPERTY INFORMATION

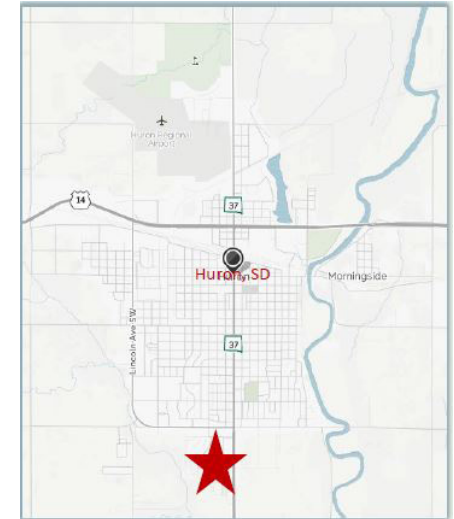
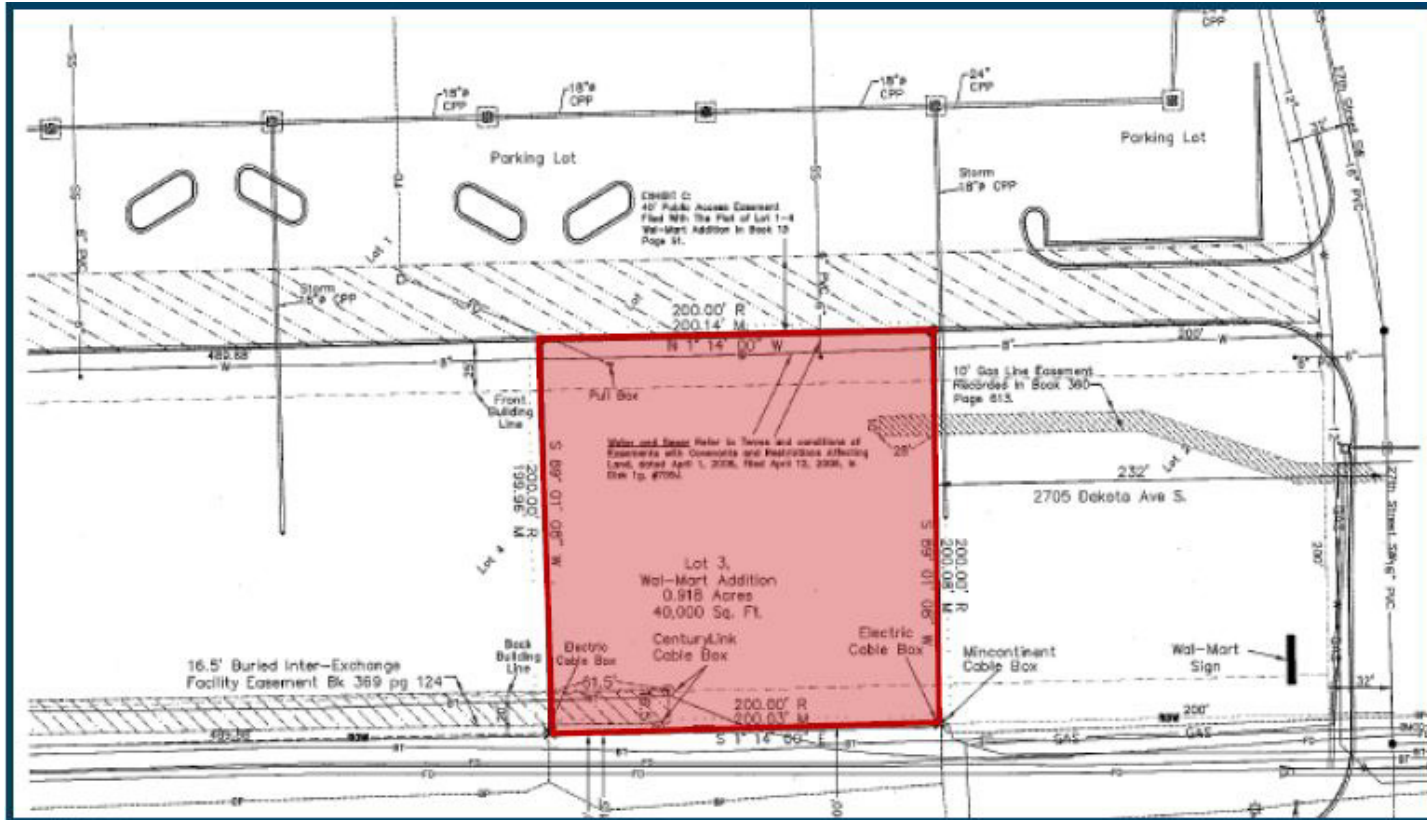
- Fantastic location for your business near the Wal-Mart Supercenter in Huron, SD.
- Located on SD Hwy 37, a major thoroughfare in City of Huron.
- B-3 General Business Zoning allows for many use types, including restaurant with drive-through/patio, personal services, office, etc.
- Infrastructure is already in place, this site is build-ready.

REAL ESTATE DEVELOPMENT | BROKERAGE | INVESTMENT
MANAGEMENT | COMMERCIAL CONSTRUCTION | ENGINEERING | ARCHITECTURE

2571 S Westlake Dr, Ste 100, Sioux Falls, SD 57106 | o: 605.361.8211 | f: 605.361.8052 | w: VBCLink.com

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VanBuskirk
COMPANIES

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KEY DEMOGRAPHICS

Subject	3-mile radius		5-mile radius	
	Number	Percent	Number	Percent
AGE				
Universe:				
Total population	2,551		12,639	
Under 5 years	305	12	1,163	9.2
5 to 9 years	235	9.2	946	7.5
10 to 14 years	168	6.6	805	6.4
15 to 19 years	135	5.3	827	6.5
20 to 24 years	66	2.6	650	5.2
25 to 34 years	287	11.3	1,705	13.5
35 to 44 years	192	7.5	1,299	10.3
45 to 54 years	279	10.9	1,663	13.1
55 to 59 years	187	7.3	687	5.4
60 to 64 years	152	6	845	6.7
65 to 74 years	180	7.1	922	7.3
75 to 84 years	229	9	738	5.8
85 years and over	136	5.3	389	3.1
Median age in years	40.3		37.5	

KEY DEMOGRAPHICS

Subject	3-mile radius		5-mile radius	
	Number	Percent	Number	Percent
HOME VALUES				
Universe:				
Owner-occupied units	532		3,258	
Less than \$50,000	76	14.3	546	16.8
\$50,000 to \$99,999	89	16.7	1,207	37
\$100,000 to \$149,999	131	24.6	714	21.9
\$150,000 to \$199,999	41	7.7	282	8.7
\$200,000 to \$299,999	156	29.3	371	11.4
\$300,000 to \$499,999	11	2.1	110	3.4
\$500,000 to \$999,999	28	5.3	28	0.9
\$1,000,000 or more	0	0	0	0
\$2,000,000 or more	0	0	0	0
Median home value	\$137,300		\$103,382	
Average home value	\$174,689		\$117,123	

Huron features a wide variety of events and opportunities throughout the year and is truly a community that has something to offer for everyone. Come celebrate the fun of the South Dakota State Fair each summer. Spend the day taking in the sun and excitement of Huron's new outdoor waterpark. Enjoy a scenic stroll through the many parks or play a round of golf at one of Huron's three courses. Have your picture taken with the World's Largest Pheasant and marvel at all the beautiful outdoor murals throughout the town. Experience some of the best pheasant hunting in the Midwest every fall.

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