

FOR LEASE: WESTRIDGE MALL RETAIL SPACE

8500 W 26th Street
Sioux Falls, SD 57106

SIZE: 1,815+/- SF
PRICE: \$13.50 PSF
TERMS: NNN
ZONING: C-2
Tenant Improvement Allowance:
\$25.00 PSF



For more information,
please contact:

Kristen Zueger, SIOR

p: 605.271.2234

c: 605.376.1903

e: Kristen@VBCLink.com



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PROPERTY INFORMATION

- Excellent opportunity for any retail or office user in this new construction neighborhood strip center, located on the south west corner of West 26th Street and Tea/Ellis Road, which has a combined traffic count of 18,500 vehicles per day.
- Ample parking with 350 spaces on current plan.
- Drive-thru potential.
- Landlord is offering \$25.00 PSF tenant improvement allowance with acceptable lease terms.
- Other tenants include Shenanigan's Sports Bar & Grill, 9-Round, Edward Jones, Tradesmen International, and Guardian Building Products.
- Act now to position your business in the rapidly growing west side of Sioux Falls!
- Construction to be completed in November 2018.

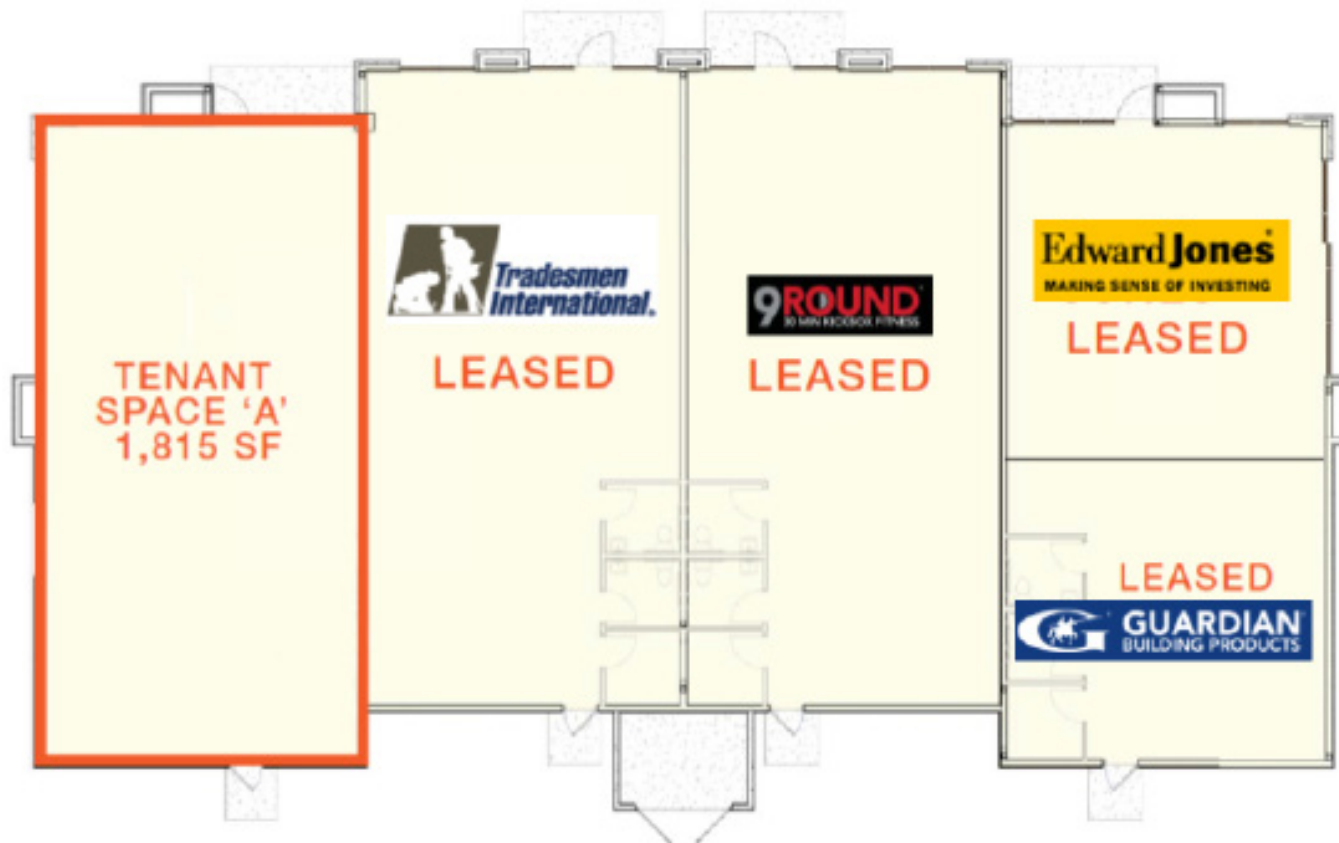
REAL ESTATE DEVELOPMENT | BROKERAGE | INVESTMENT
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2571 S Westlake Dr, Ste 100, Sioux Falls, SD 57106 | o: 605.361.8211 | f: 605.361.8052 | w: VBCLink.com

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FLOOR PLAN



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VanBuskirk
COMPANIES

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AERIAL



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DEMOGRAPHICS

Subject	3-mile radius		5-mile radius		10-mile radius	
	Number	Percent	Number	Percent	Number	Percent
HOME VALUES						
Universe:						
Owner-occupied units	11,095		19,258		44,901	
Less than \$50,000	1,235	11.1	1,732	9	3,024	6.7
\$50,000 to \$99,999	603	5.4	1,966	10.2	4,496	10
\$100,000 to \$149,999	2,755	24.8	5,188	26.9	11,858	26.4
\$150,000 to \$199,999	4,127	37.2	5,390	28	11,550	25.7
\$200,000 to \$299,999	1,567	14.1	3,165	16.5	8,528	19
\$300,000 to \$499,999	711	6.4	1,454	7.5	4,238	9.4
\$500,000 to \$999,999	65	0.6	296	1.5	915	2
\$1,000,000 or more	19	0.2	54	0.3	247	0.6
\$2,000,000 or more	13	0.1	13	0.1	45	0.1
Average home value	\$164,409		\$170,189		\$186,463	

Subject	3-mile radius		5-mile radius		10-mile radius	
	Number	Percent	Number	Percent	Number	Percent
EDUCATIONAL ATTAINMENT						
Universe:						
Population 25 years and over	27,072		53,780		118,087	
Less than 9th grade	793	2.9	2,012	3.7	4,706	4
9th to 12th grade, no diploma	1,165	4.3	2,268	4.2	5,623	4.8
High school graduate (includes equivalency)	7,467	27.6	14,816	27.6	31,548	26.7
Some college, no degree	5,554	20.5	11,289	21	24,821	21
Associates degree	3,376	12.5	6,264	11.6	12,887	10.9
Bachelors degree	6,192	22.9	11,719	21.8	26,294	22.3
Graduate or professional degree	2,525	9.3	5,412	10.1	12,208	10.3
High school graduate or higher	25,114	92.8	49,500	92.1	107,758	91.3
Bachelor degree or higher	8,717	32.2	17,131	31.9	38,502	32.6

Don't miss out on this fantastic opportunity to locate your business in this great location!

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	Number	Percent	Number	Percent	Number	Percent
AGE						
Universe:						
Total population	40,296		82,609		180,864	
Under 5 years	3,613	9	7,175	8.7	14,603	8.1
5 to 9 years	2,845	7.1	5,678	6.9	12,971	7.2
10 to 14 years	2,745	6.8	4,958	6	11,732	6.5
15 to 19 years	1,824	4.5	4,564	5.5	10,638	5.9
20 to 24 years	2,197	5.4	6,454	7.8	12,833	7.1
25 to 34 years	7,575	18.8	14,803	17.9	30,451	16.8
35 to 44 years	5,829	14.5	10,645	12.9	23,422	12.9
45 to 54 years	4,844	12	9,637	11.7	22,905	12.7
55 to 59 years	2,450	6.1	4,629	5.6	11,399	6.3
60 to 64 years	2,276	5.6	4,094	5	9,593	5.3
65 to 74 years	2,489	6.2	4,987	6	11,218	6.2
75 to 84 years	977	2.4	2,830	3.4	5,974	3.3
85 years and over	632	1.6	2,155	2.6	3,125	1.7
Median age in years	34.9		34		34.8	

Subject	3-mile radius		5-mile radius		10-mile radius	
	Number	Percent	Number	Percent	Number	Percent
HOUSEHOLD INCOME AND BENEFITS						
Universe:						
Total households	15,723		33,285		71,208	
Less than \$10,000	640	4.1	1,693	5.1	3,889	5.5
\$10,000 to \$14,999	498	3.2	1,646	4.9	3,018	4.2
\$15,000 to \$24,999	1,549	9.9	3,384	10.2	6,554	9.2
\$25,000 to \$34,999	1,474	9.4	4,092	12.3	8,328	11.7
\$35,000 to \$49,999	2,169	13.8	5,263	15.8	10,905	15.3
\$50,000 to \$74,999	3,551	22.6	6,867	20.6	13,815	19.4
\$75,000 to \$99,999	2,842	18.1	4,629	13.9	10,513	14.8
\$100,000 to \$149,999	2,172	13.8	3,818	11.5	8,832	12.4
\$150,000 to \$199,999	385	2.5	1,090	3.3	2,739	3.9
\$200,000 or more	443	2.8	803	2.4	2,615	3.7
Mean household income	\$69,701		\$66,070		\$70,672	



City of Sioux Falls

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