

Office

For Lease

Warrior Business Center

2090 Old Highway 75 Sergeant Bluff, IA 51054



For Lease

1,490 - 5,909 SF | \$19.50 SF/yr
Office



Property Description

Brand new neighborhood business/retail center located towards the southern edge of Sergeant Bluff. Located adjacent to the new home of Sergeant Bluff Eye Care (under construction), this new center is ready for occupancy for you/your client within 90 days. Landlord is offering \$45 SF on top of a cold shell for a TI allowance. Space sizes range from 1,500 SF up to 5,909 SF. Phase II of this project shall commence once this property has been fully committed to. Property is also near the Serenity Point Estates, whereas, 38 three-bedroom two-bath townhomes are currently pending construction.

Location Description

Located on the southern end of Sergeant Bluff at the intersection of Dogwood Trail and Old Hwy 75

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Location Information

Building Name	Warrior Business Center
Street Address	2090 Old Highway 75
City, State, Zip	Sergeant Bluff, IA 51054
County	Woodbury
Market	Sergeant Bluff

Building Information

Building Size	5,909 SF
Building Class	A
Tenancy	Multiple
Year Built	2025

Property Information

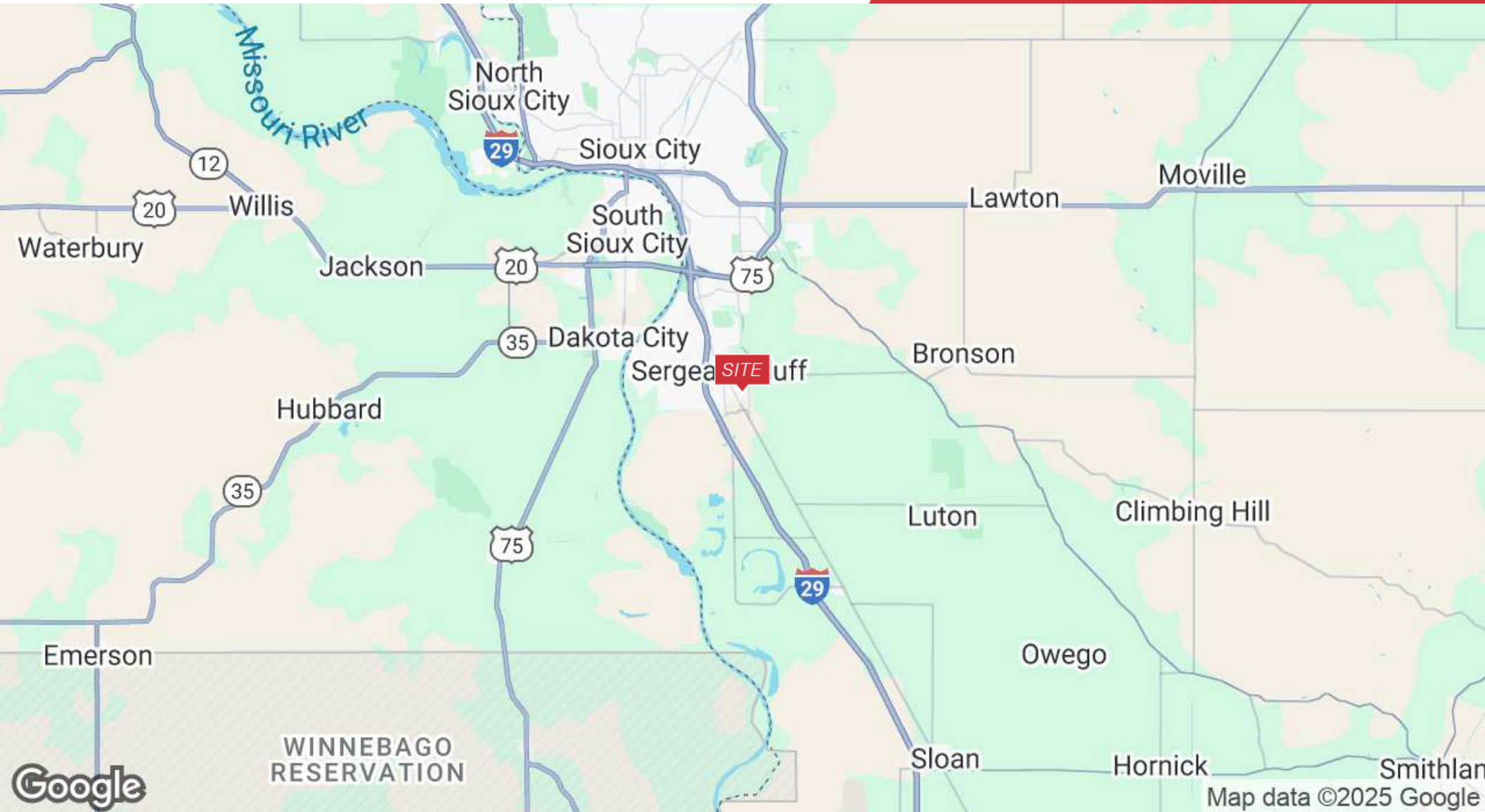
Property Type	Office
Property Subtype	Office Building
Zoning	AE
Lot Size	5.58 Acres
APN #	884732376026
Lot Frontage	1,017 ft



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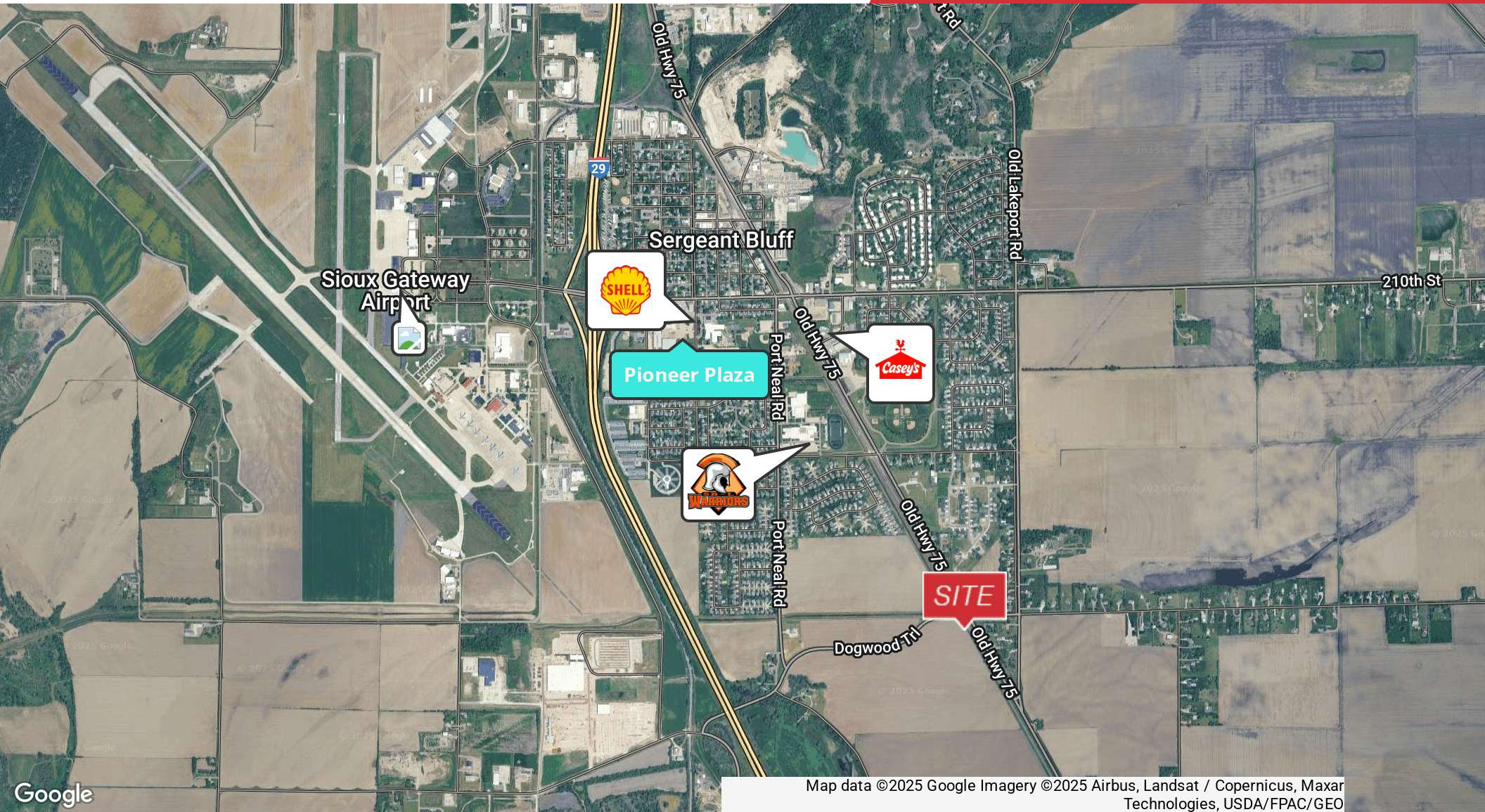
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Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate
A 1,500 SF	1,500 - 5,909 SF	NNN	\$19.50 SF/yr
B 1,500 SF	1,500 - 5,909 SF	NNN	\$19.50 SF/yr
C 1,500 SF	1,500 - 5,909 SF	NNN	\$19.50 SF/yr
D 1,490 SF	1,490 - 5,909 SF	NNN	\$19.50 SF/yr
E 5,909 SF	5,909 SF	NNN	\$19.50 SF/yr

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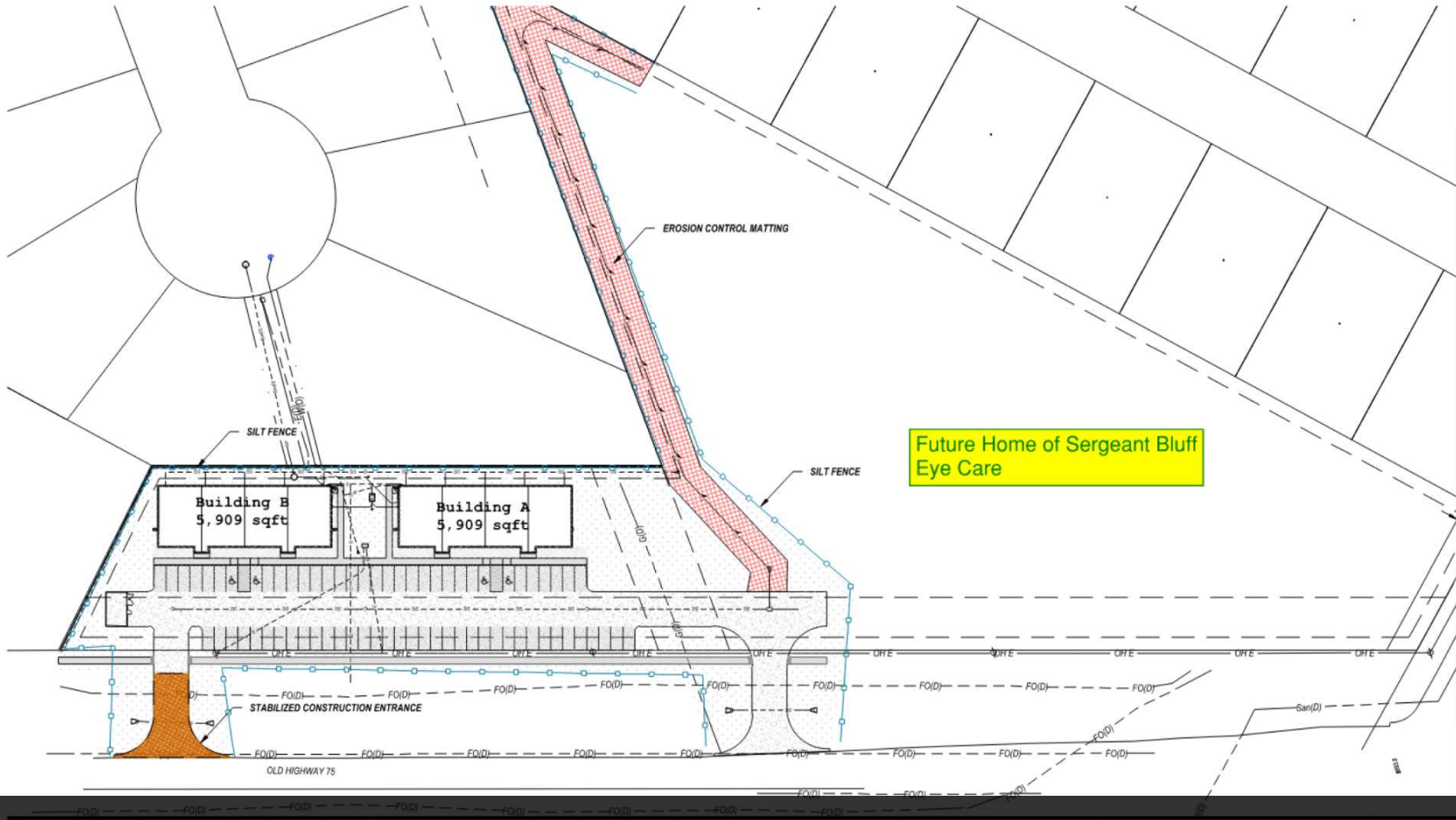
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Concept Drawing

400 Gold Circle, Suite 120
Dakota Dunes, SD 57049
712 224 2727 tel
naiunited.com



Site Plan

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Population **0.3 Miles** **0.5 Miles** **1 Mile**

Total Population	225	920	3,542
Average Age	37	37	37
Average Age (Male)	36	37	36
Average Age (Female)	38	38	38

Households & Income **0.3 Miles** **0.5 Miles** **1 Mile**

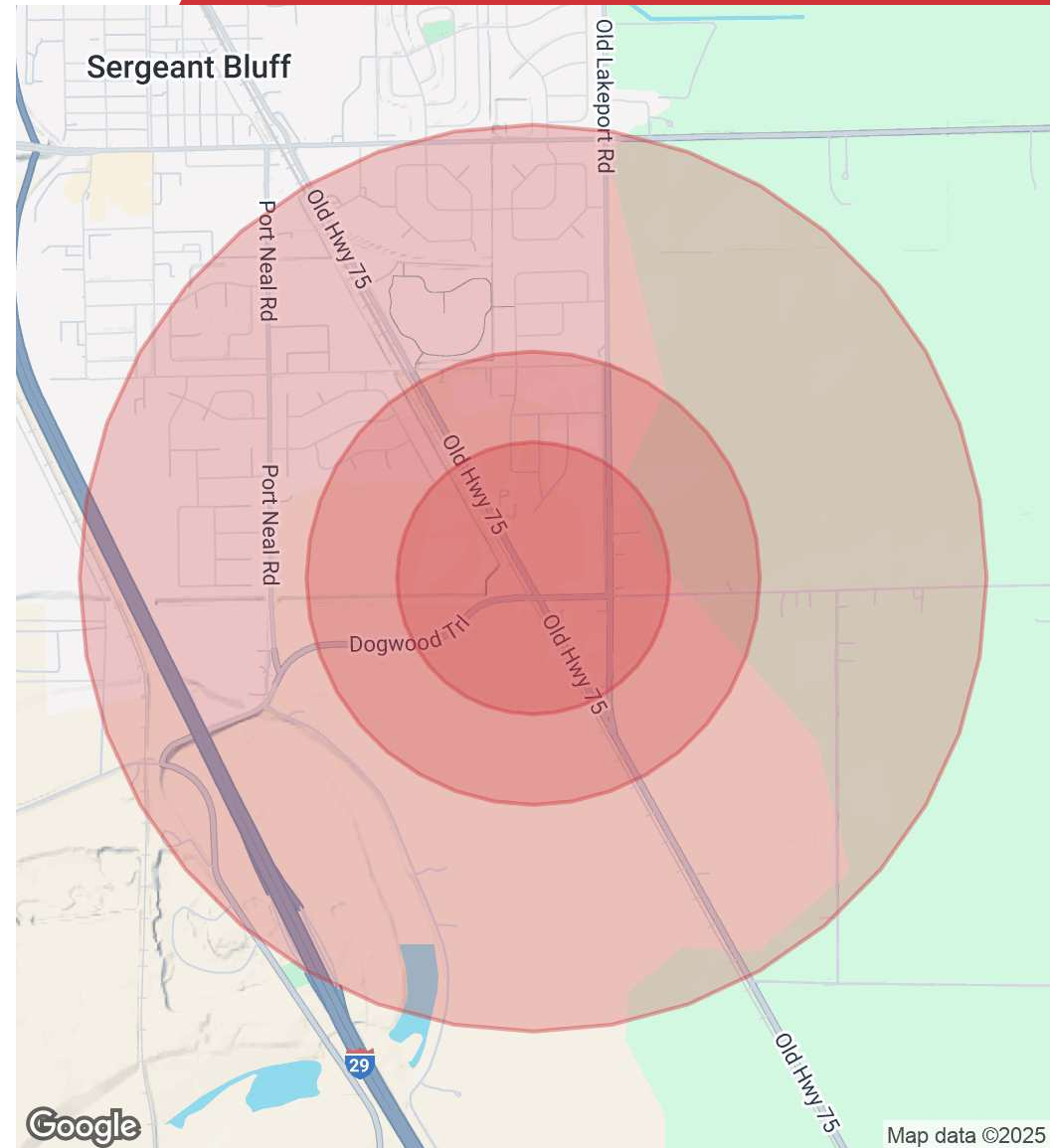
Total Households	74	302	1,175
# of Persons per HH	3	3	3
Average HH Income	\$145,823	\$145,314	\$138,776
Average House Value	\$319,746	\$320,708	\$308,608

Ethnicity (%) **0.3 Miles** **0.5 Miles** **1 Mile**

Hispanic	4.9%	4.9%	5.5%
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Race **0.3 Miles** **0.5 Miles** **1 Mile**

Total Population - White	200	820	3,131
% White	88.9%	89.1%	88.4%
Total Population - Black	3	13	55
% Black	1.3%	1.4%	1.6%
Total Population - Asian	5	20	68



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% Asian	2.2%	2.2%	1.9%
Total Population - Hawaiian	0	0	2
% Hawaiian	0.0%	0.0%	0.1%
Total Population - American Indian	2	7	33
% American Indian	0.9%	0.8%	0.9%
Total Population - Other	3	10	43
% Other	1.3%	1.1%	1.2%

Demographics data derived from AlphaMap

