

Lakeport Commons Retail Space for Lease 5001 Sergeant Road



**1,500-5,300 SF
NNN, CAM EST \$7.57/SF**



**CALL TODAY!
KJ 712-251-9905
JENNIFER
712-266-5972**

PROPERTY PROS
Group

CENTURY 21
COMMERCIAL
ProLink

Century 21 ProLink
1114 4th Street, Sioux City, IA 51101

HIGH VISABILITY



LOCATION

ONLY REGIONAL SHOPPING CENTER

TRAFFIC

OVER 50,000 VEHICLES PER DAY

CLASS A

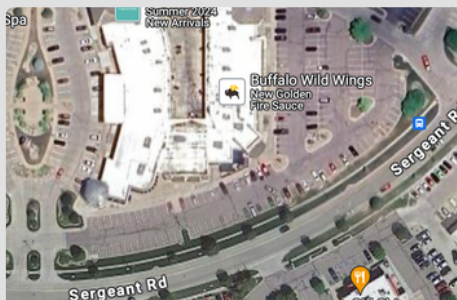
IMPRESSIVE NEIGHBORS

LAKEPORT COMMONS

- OVER 4.5 MILLION ANNUAL SHOPPERS
- NEIGHBORS INCLUDE
 - ALDI, ROSS, OLD NAVY, STARBUCKS
 - STAPLES, BUFFALO WILD WINGS
- UNDER NEW MANAGEMENT
- TI NEGOTIABLE



EASY ACCESS TO
I-29 AND HWY 20



SERGEANT ROAD
FRONTAGE



MULTIPLE SIZE
SUITES AVAILABLE



KJ WINGERT, CIN
JENNIFER ROSE BASS,
MBA, CCIM, CIN
LICENSED IN IA, NE & SD



kjwingert@c21prolink.com



jennifer@c21prolink.com



www.propertyprosgroup.com

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CENTER TENANTS

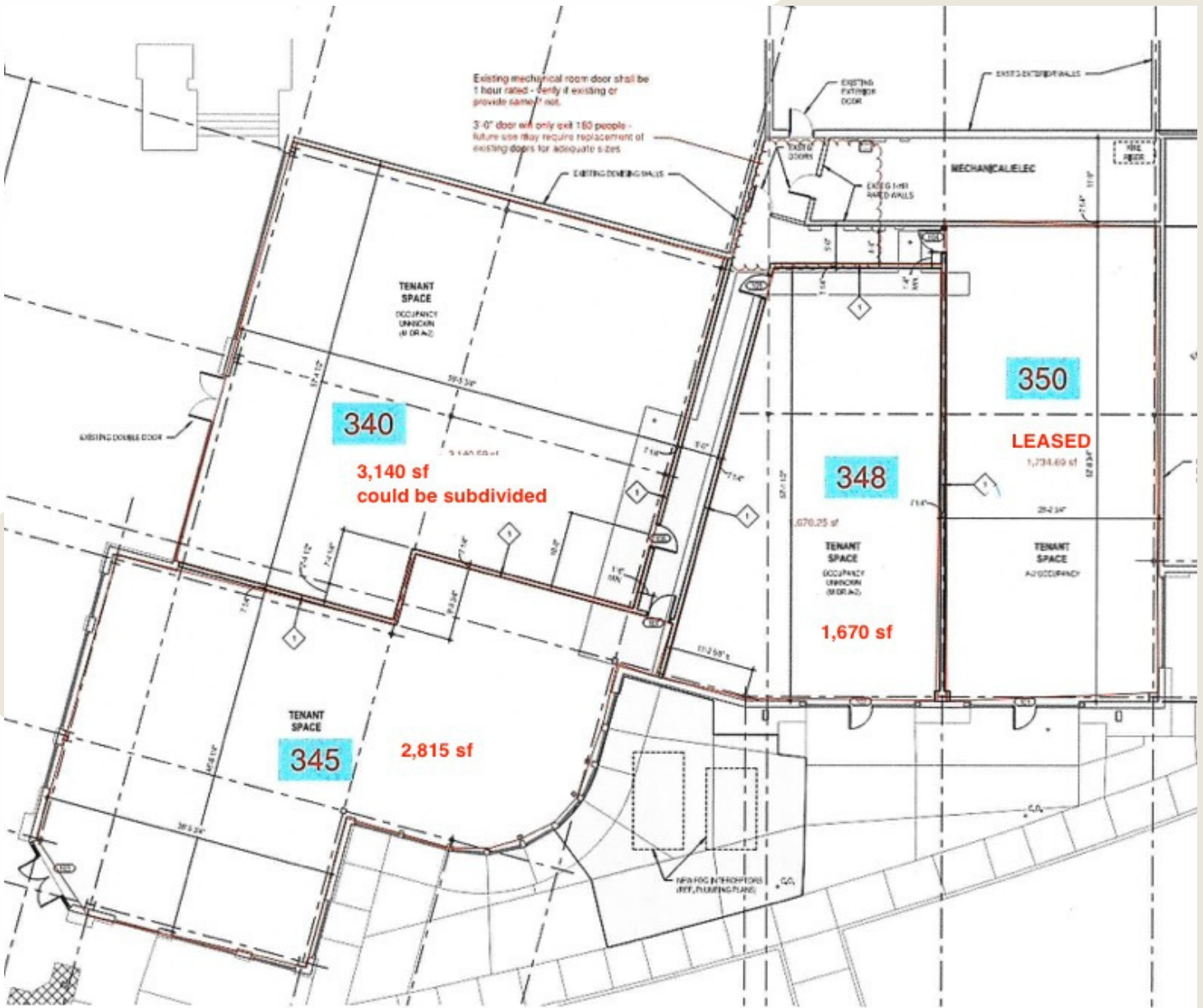


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SPACES AVAILABLE



EAST LIFESTYLE BUILDING
VARIOUS SIZE AVAILABLE - \$18.50/SF



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SIouxLAND STATS

1 GOLD STANDARD

Ranking #1 Has Become Our

Site Selection magazine has ranked the Sioux City Metro Number 1 in economic development for the 12th time.

— NUMBER ONE (TIER 3) FOR OVERALL PROJECTS —



www.siouxlandchamber.com

Congrats Siouxland



NATIONAL RECOGNITIONS

SIoux CITY RANKED #3
MOST LIVABLE SMALL CITY IN THE U.S.

smartasset™

SIoux CITY RANKED #2
IN ECONOMIC DEVELOPMENT PROJECTS IN THE
200,000 AND UNDER POPULATION CATEGORY

SITESELECTION

SIoux CITY, IA RANKED #5 ON THE SUMMER 2023
EMERGING HOUSING MARKETS INDEX

THE WALL STREET JOURNAL. realtor.com

AVERAGE HOUSEHOLD INCOME

2024/2025 HOUSEHOLD

SIoux CITY, IA	\$68,906
SOUTH SIoux CITY, NE	\$82,037
DAKOTA DUNES, SD	\$178,199

AT A GLANCE

METRO POPULATION 2024

Woodbury County, IA	107,257
Plymouth County, IA	25,825
Dakota County, NE	21,582
Dixon County, NE	5,606
Union County, SD	17,402

SIoux CITY METRO 177,672

HOUSEHOLDS BY INCOME 2025

# of Households	55,198
Median Income	\$68,906

TOP EMPLOYERS



UnityPoint Health



seaboardtriumph
FOODS



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