

SUNNYBROOK

COMMERCIAL AREA



Sioux City:
Trade Area: 285,314
Median Age: 34.7
Total Households: 54,811
Median Income: \$52,538
Average Family Size: 3.13



Sioux City is the largest city in western Iowa and a regional hub for shopping, healthcare and entertainment in the tri-state area of Iowa, Nebraska and South Dakota.



- New development with retail, healthcare, office & residential
- High visibility from US 20/75 bypass
- Traffic Count: 10,000 vehicles per day
- Connected via underpass to Lakeport Commons & Southern Hills Mall
- Area anchors: Target, Lowe's, Marshalls & UnityPoint Health
- \$10-\$14 per sq. ft.



Economic Development Department
Marty Dougherty
mdougherty@sioux-city.org
877-246-7242
LocateSiouxCity.com