

±0.6 Acre Redevelopment Site Available

660 North Main Street, Sioux Center, Iowa 51250



PROPERTY INFORMATION

Former Hardee's Restaurant located on the main thoroughfare to Dordt University (1,600 students), Sioux Center Community Schools, ASB Sports Complex (250,000 visitors), All-Seasons Center and Siouxnami Waterpark (70,000 visitors), and numerous other attractions. This commercial property built in 1984, spans 0.60 acres. The 3,411 SF building features a combination of forced hot air and air conditioning, along with a durable roof structure comprising asphalt shingles, wood decking, and a rubber membrane. The property includes two frame canopies and extensive asphalt paving with curbs, providing ample parking and easy access.

Owned by Sol Properties 7, LLC, this site benefits from a prime location within the Sioux Center city limits along Main Street with an average daily traffic count 11,132 vehicles per day. The restaurant's structure includes essential amenities like multiple restrooms and kitchen sinks, catering to high customer turnover. The property is ideally suited for fast-food operations, benefiting from substantial foot traffic and a supportive business environment in the rapidly growing community of Sioux Center.

CONTACT INFORMATION

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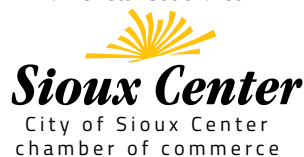
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QUICK FACTS

Population	Community	Primary RTA	Secondary RTA
2024	8,435	40,318	68,636
2029	8,716	41,393	70,081
Income	Community	Primary RTA	Secondary RTA
Average HH	\$110,429	\$103,522	\$101,561
Median HH	\$93,281	\$86,089	\$84,303
Per Capita	\$37,547	\$38,476	\$39,010
Age	Community	Primary RTA	Secondary RTA
Median Age	26.66	33.82	36.18
Average Age	34.20	37.42	38.57

