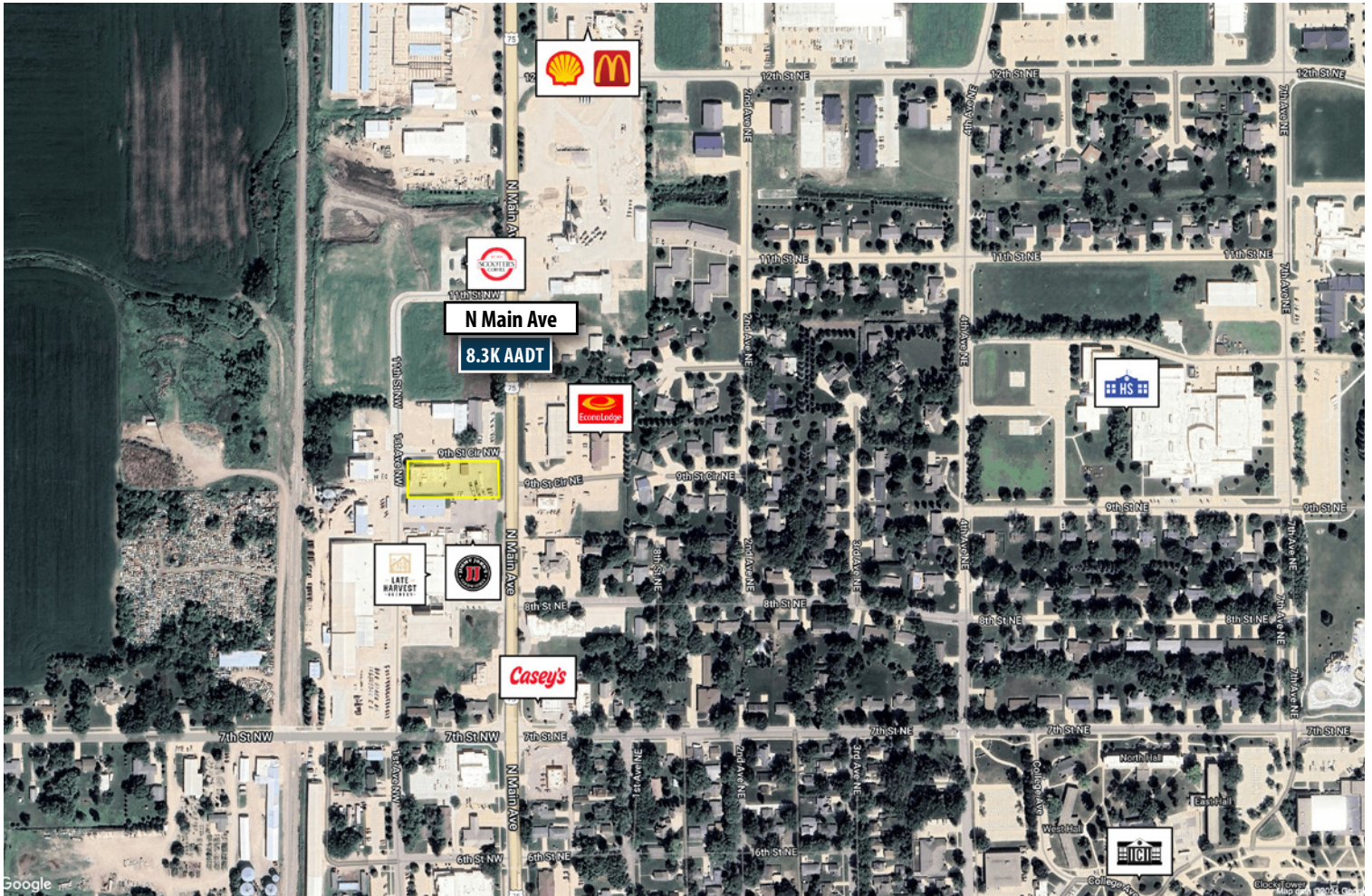


# ±0.8 Acre Redevelopment Site Available | Former Vet Clinic

898 1st Ave NW, Sioux Center, Iowa 51250



## PROPERTY INFORMATION

- Contact for pricing
- Great quick service restaurant opportunity in the heart of Sioux Center's primary retail corridor
- Plus visibility from highly traveled N Main Ave
- Located near 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.
- Close proximity to national retailers and restaurants

## CONTACT INFORMATION

### Lucas Heiberger

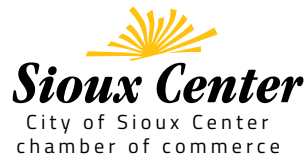
City of Sioux Center  
Community Development Director  
Office 712.722.0761  
LucasH@SiouxCenter.org  
www.SiouxCenter.gov

### Kyle Cofer

The Retail Coach, LLC  
Project Director  
Office 662.844.2155  
Cell 662.319.7144  
KyleCofer@TheRetailCoach.net  
www.TheRetailCoach.net

### Barbara Den Herder, IOM

Sioux Center Chamber of Commerce  
Chief Executive Officer  
Phone 712.722.3457  
BarbDH@SiouxCenterChamber.com  
www.SiouxCenterChamber.com



## 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

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