



For Lease & BTS

Hard corner retail site and space available on Hamilton Blvd

.32 AC
2,538 SF

**2401 Hamilton Blvd
Sioux City, IA 51104**

Property overview

Available space: 2,538 SF

Lot Size: .32 ac

Lease rate: Please Inquire

- Hard corner site opportunity with great visibility and frontage to over 24,000 VPD
- Drive-thru in place for conversion to food/QSR
- Hy-Vee located just .5mi North
- Adjacent to national, regional, and local restaurants, retails, and residential

Nick Anderson

Associate

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515 729 6015

Meredith Hedstrom

Vice President

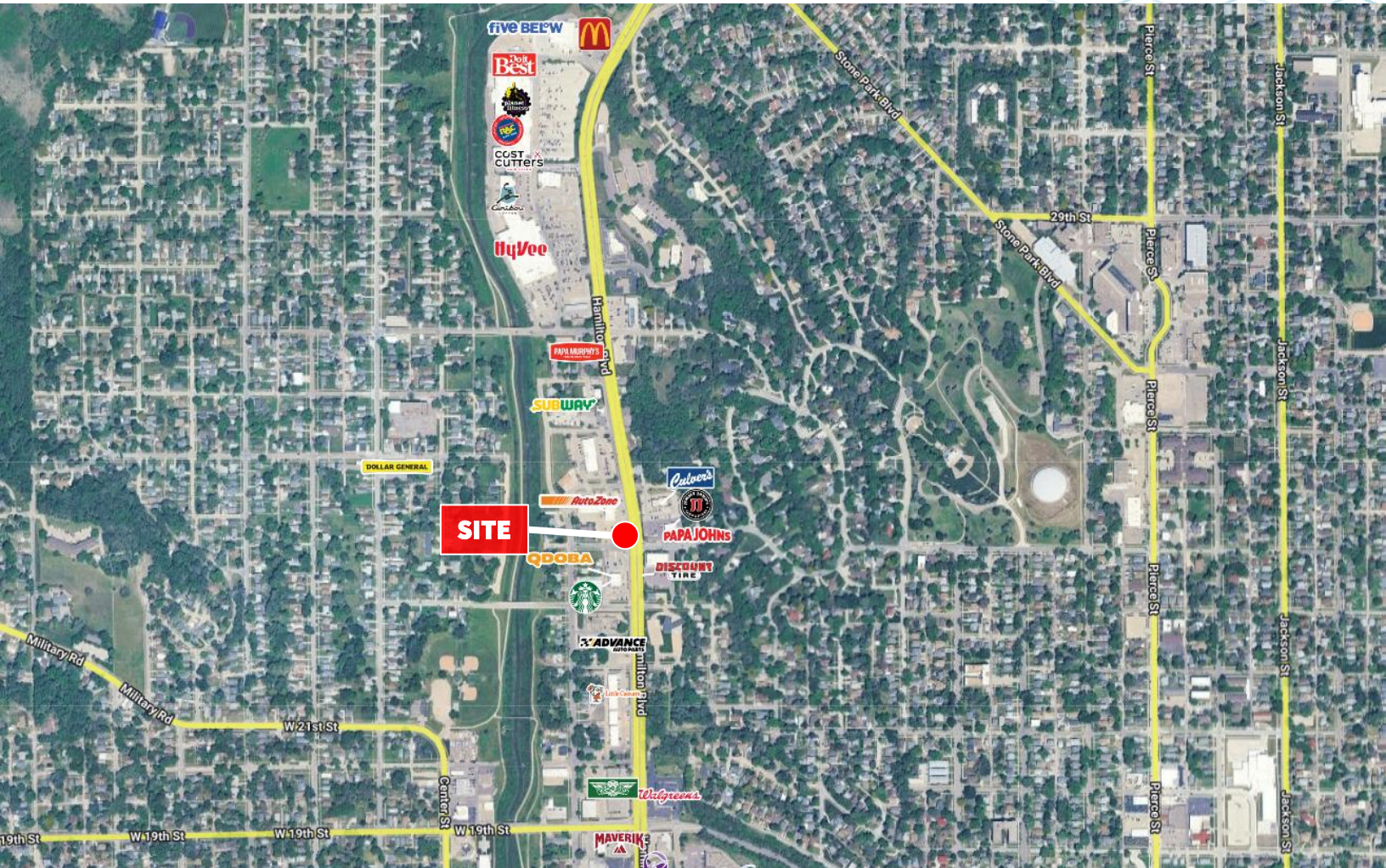
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Demographics

	1 mi.	3 mi.	5 mi.
Population	14,827	57,257	100,351
Average HH Income	\$81,834	\$79,356	\$86,425
Households	5,298	21,051	37,185

Traffic Counts

Hamilton Blvd 22,000 VPD

Contact broker for
additional information

jll.com/des-moines

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