

**OAK RIDGE PLAZA
1208 EAST 57TH STREET
SIOUX FALLS, SD**

Real Estate Services

Bender
COMMERCIAL

FOR LEASE

OFFICE/RETAIL SPACE – SOUTHEAST SIOUX FALLS

We open doors.



PROPERTY FEATURES:

- **1,000 sq. ft.**
- **For Lease: \$16.00/sq. ft. NNN**
Estimated NNN: \$6.75/sq. ft.
- Built in 1994.
- Zoned C-2 Commercial.
- Office/retail space located in Oak Ridge Plaza on the corner of 57th Street and Cliff Avenue.
- Space has a reception area, two (2) private offices, and in-suite restroom.
- Building and monument signage.
- Parking ratio of 1:265.
- Great visibility on signalized intersection with a combined daily traffic count of 33,900 vehicles.



For More Information, Please Contact:

REGGIE KUIPERS, SIOR
reggie@benderco.com
(605) 782-1663



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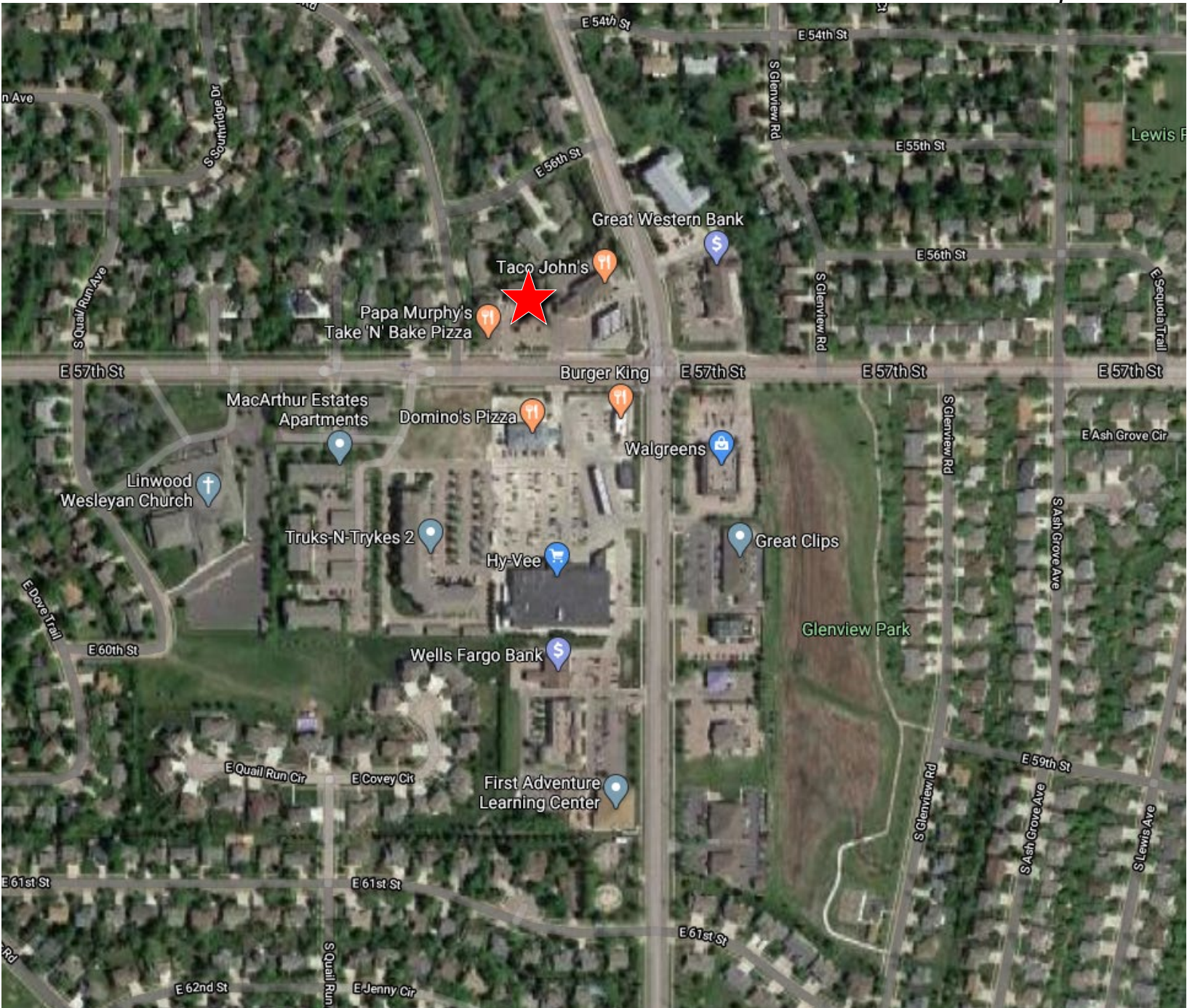


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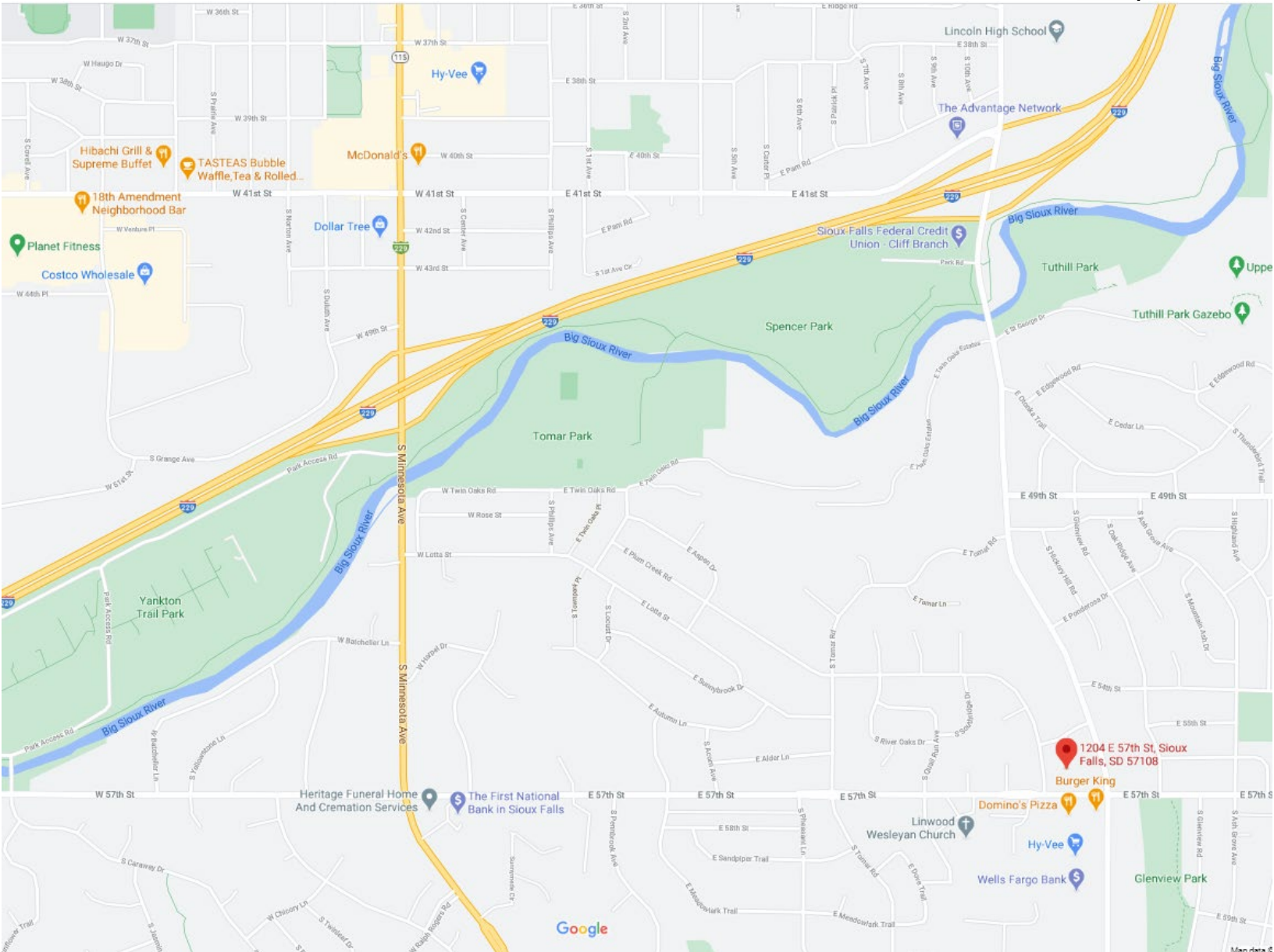


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KEY FACTS

72,312

Population



Average
Household Size

38.0

Median Age

\$68,437

Median Household
Income

EDUCATION

4%

No High
School
Diploma



22%

High School
Graduate



31%

Some College



42%

Bachelor's/Grad/Prof
Degree

BUSINESS



2,949

Total Businesses



39,828

Total Employees

EMPLOYMENT



White Collar

70%



Blue Collar

16%



Services

15%



Unemployment
Rate

INCOME



\$68,437

Median Household
Income



\$36,712

Per Capita Income



\$157,825

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (17.7%)

The smallest group: <\$15,000 (6.4%)

Indicator	Value	Difference	
<\$15,000	6.4%	+1.6%	
\$15,000 - \$24,999	7.6%	+3.1%	
\$25,000 - \$34,999	9.5%	+2.3%	
\$35,000 - \$49,999	12.2%	+0.7%	
\$50,000 - \$74,999	17.7%	-0.3%	
\$75,000 - \$99,999	16.3%	-2.9%	
\$100,000 - \$149,999	15.9%	-3.3%	
\$150,000 - \$199,999	6.9%	-0.8%	
\$200,000+	7.4%	-0.6%	

Bars show deviation from
Lincoln County