

FOR SUBLEASE | SINGLE OFFICE SPACES | 3213 SOUTH SERTOMA AVENUE | SIOUX FALLS, SD

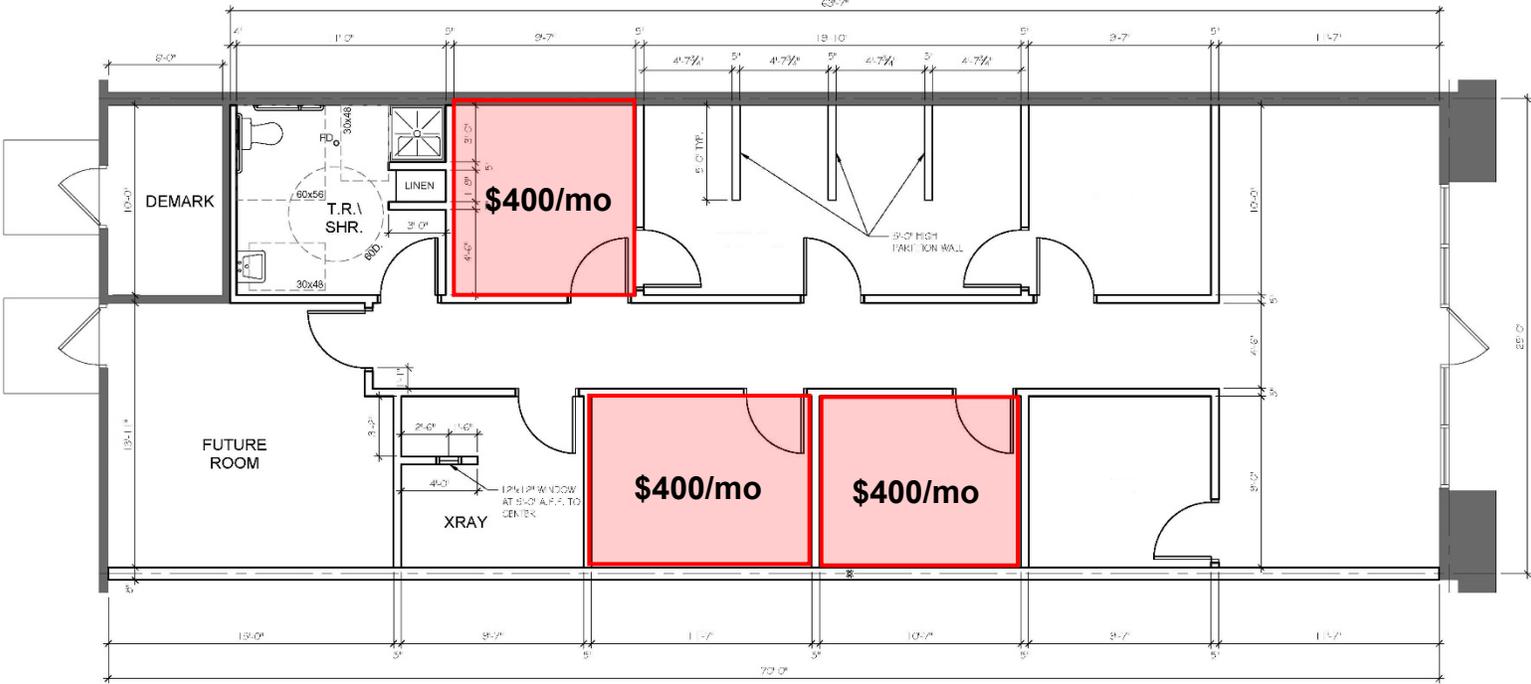
ROOSEVELT MARKETPLACE SUBLEASE

ALEX SOUNDY
alex@benderco.com
(605) 376-3700

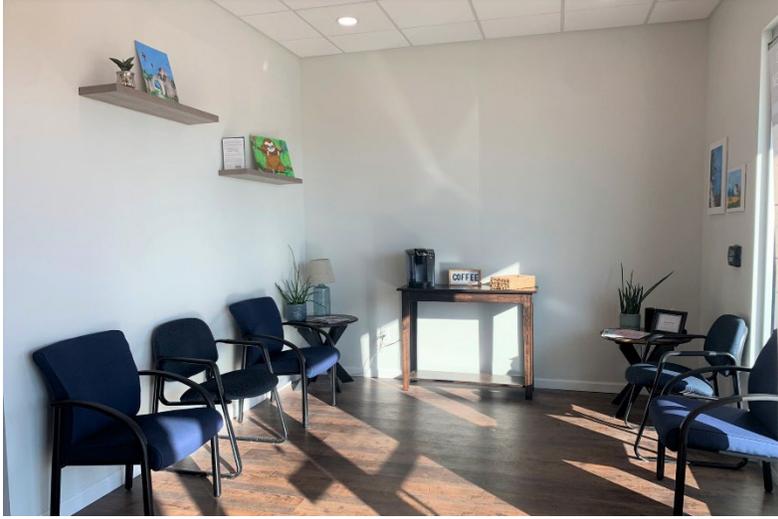
- **Single Offices**
- **For Sublease: \$400/month Gross**
- Individual offices available in the Roosevelt Marketplace center in west Sioux Falls.
- Common area reception and restrooms.
- Ample parking.
- Great location near the corner of 41st Street and Sertoma Avenue near Roosevelt Highschool.
- Nearby businesses include Gilberto's, Nail World, Great Life, Year Round Brown, Kum & Go, Walgreen's, Nybergs Ace, Get N' Go and Taco John's.
- Ideal for a massage therapist or health service provider.

Bender Commercial Real Estate Services
305 West 57th Street
Sioux Falls, SD 57108
(605) 336-7600
www.benderco.com



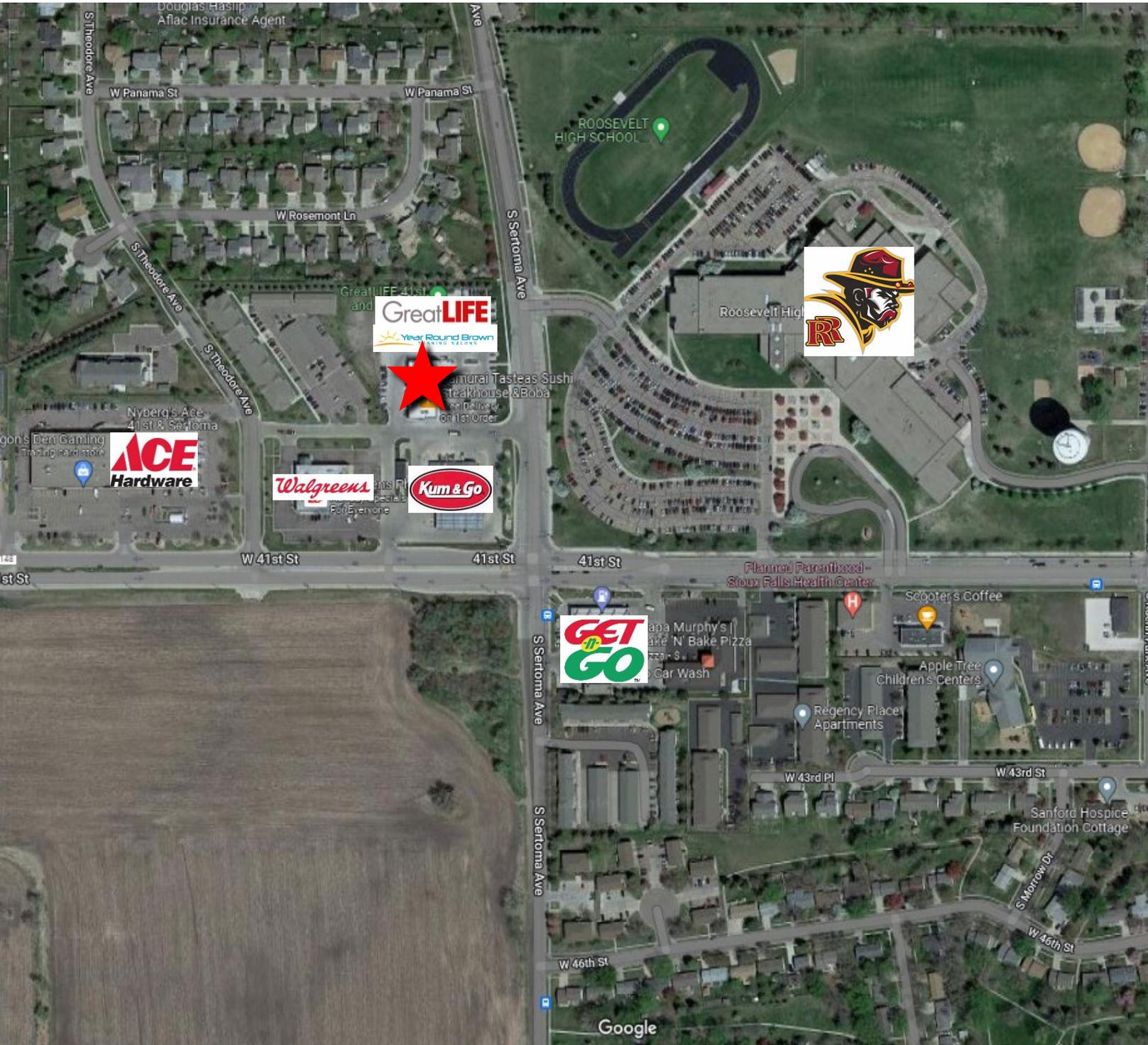


TENANT FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 SUITE GROSS AREA = 1,715 SQUARE FEET
 SUITE 'C' IN BUILDING



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DEMOGRAPHIC SUMMARY

3213 S Sertoma Ave, Sioux Falls, South Dakota, 57106

Ring of 3 miles

KEY FACTS

60,767

Population



25,108

Households

34.9

Median Age

\$59,154

Median Disposable Income

EDUCATION

5%

No High School Diploma



22%

High School Graduate



34%

Some College



39%

Bachelor's/Grad/Prof Degree

INCOME



\$69,535

Median Household Income



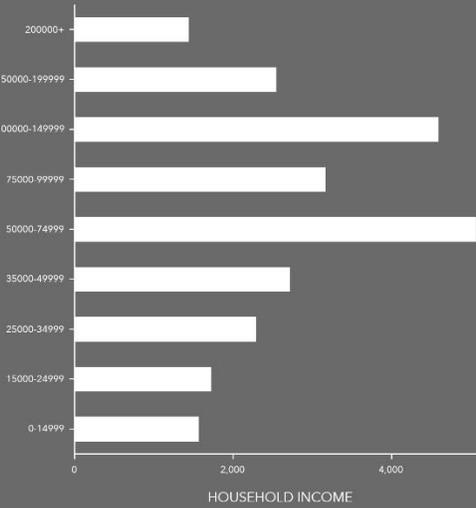
\$38,723

Per Capita Income

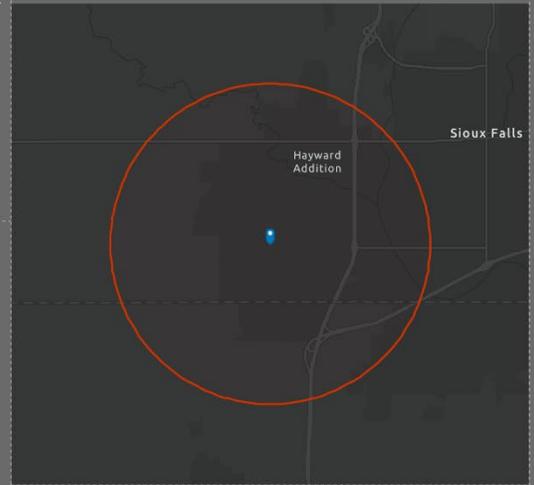


\$138,008

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT

White Collar 72%

Blue Collar 19%

Services 12%

2.9%

Unemployment Rate

Source: Esri. The vintage of the data is 2022, 2027.

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