

FOR SALE | COMMERCIAL LAND | 6200 EAST SILVER MAPLE CIRCLE | SIOUX FALLS, SD

# SILVER MAPLE CIR LAND

- 70,103 SF (1.61 AC) – Total  
Parcel A & B: 35,051 SF each (0.805 AC)
- For Sale: \$17.00/SF
- Zoned C-2 Commercial.
- Commercial land located near the corner of 26<sup>th</sup> Street and Veteran's Parkway in east Sioux Falls.
- Parcel A can conceptually accommodate up to a 8,000 SF building.
- Parcel B can conceptually accommodate up to a 6,800 SF building with drive-thru.
- Access to site via Silver Maple Circle. 334' frontage along East 26<sup>th</sup> Street.
- Replat will be done at time of purchase.
- Neighboring businesses include First Dakota National Bank, Creative Steps Childcare Center, Auten Accounting, Edward Jones, Avera Health, Casey's and Caribou Coffee.

**BOBBIE TIBBETTS**  
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## Bender Commercial Real Estate Services

305 West 57<sup>th</sup> Street  
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POTENTIAL LAYOUT OPTION



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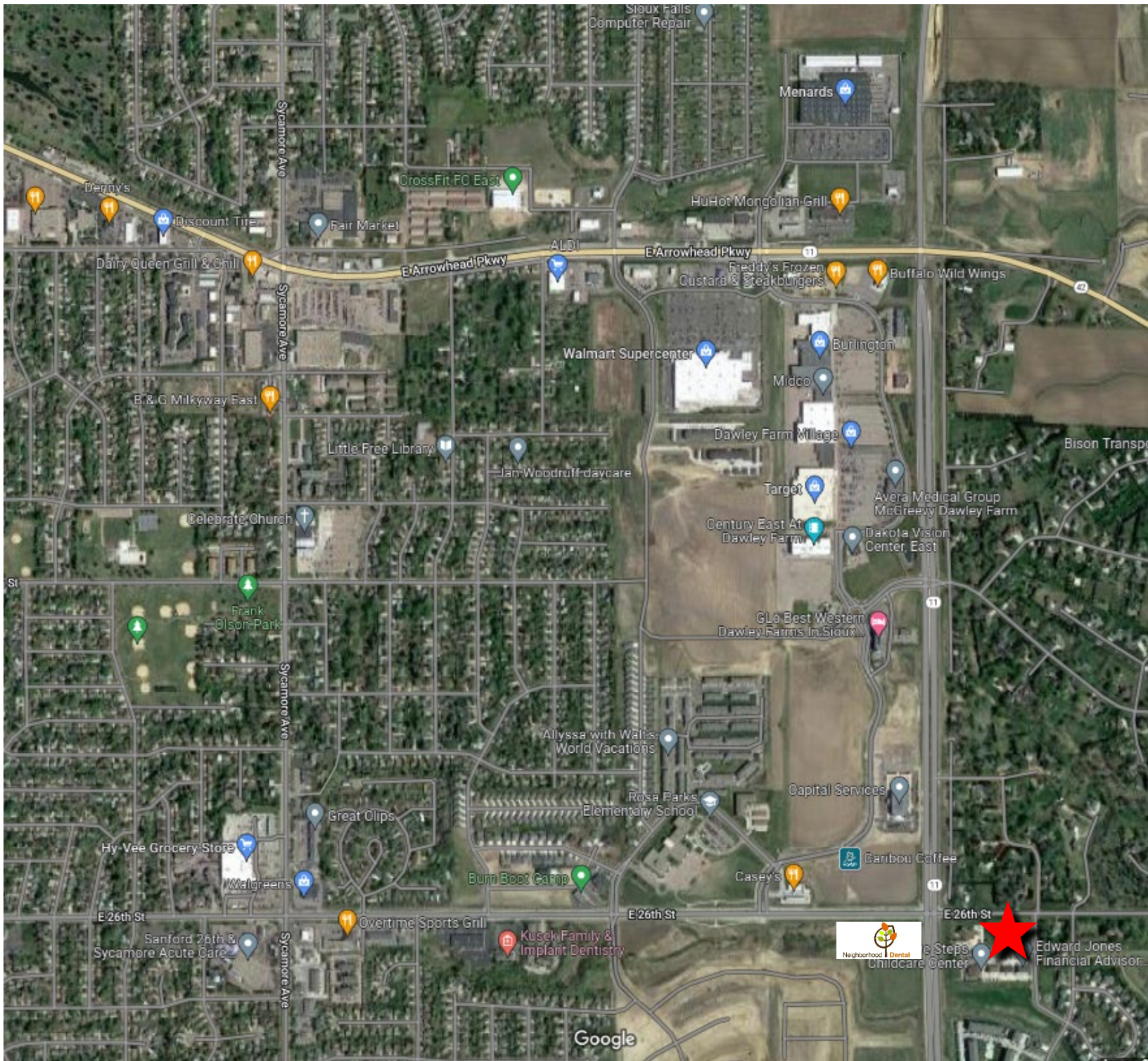
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## DEMOGRAPHIC SUMMARY

6200 E Silver Maple Cir, Sioux Falls, South Dakota, 57110  
 Ring of 3 miles

### KEY FACTS

56,757

Population



21,976

Households

38.5

Median Age

\$65,325

Median Disposable Income

### EDUCATION

7%

No High School Diploma



25%

High School Graduate



30%

Some College



37%

Bachelor's/Grad/Prof Degree

### INCOME



\$78,773

Median Household Income



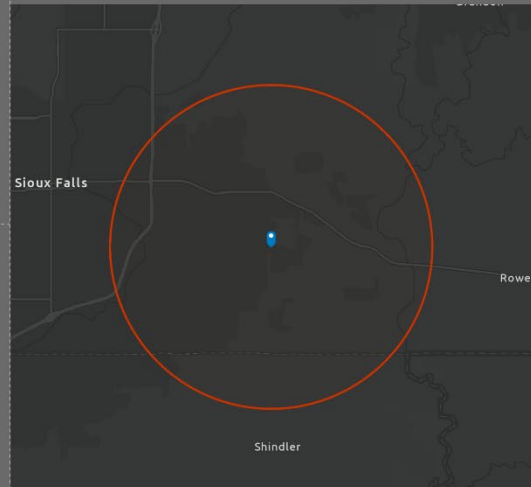
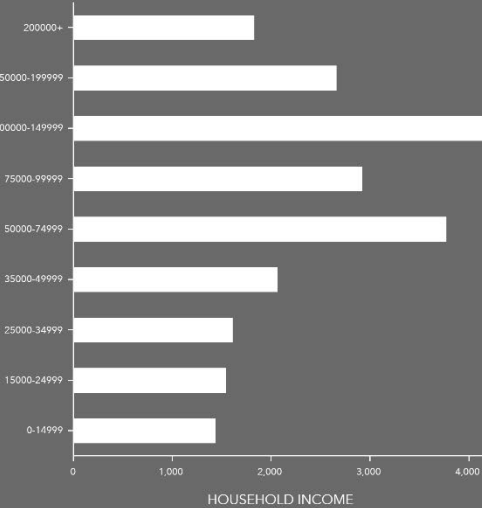
\$40,551

Per Capita Income



\$165,379

Median Net Worth



### EMPLOYMENT

White Collar 65%

Blue Collar 23%

Services 13%

2.1%

Unemployment Rate

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

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