

FOR SALE

MARION SQUARE LAND

DEVELOPMENT LAND FOR SALE

Bender
COMMERCIAL



**2400 N MARION RD
SIOUX FALLS, SD**



**TOTAL: 18.59 AC +/-
USEABLE: 12.44 AC +/-**



\$2,750,000

- Development land available to the northeast of the signalized intersection at Marion Road and Maple Street in rapidly growing northwest Sioux Falls.
- Zoned C-2 Commercial, Live-Work and CN.
- Easy access and great visibility with a combined traffic count of 14,700 vehicles per day.
- Close proximity to Jefferson High School, George McGovern Middle School, Career and Technical Education Academy, USD Community College of Sioux Falls and Southeast Technical Institute.
- Contact Broker for additional information.
- **Located in an Opportunity Zone.**

ALEX SOUNDY, CCIM, SIOR | alex@benderco.com | 605-376-3700



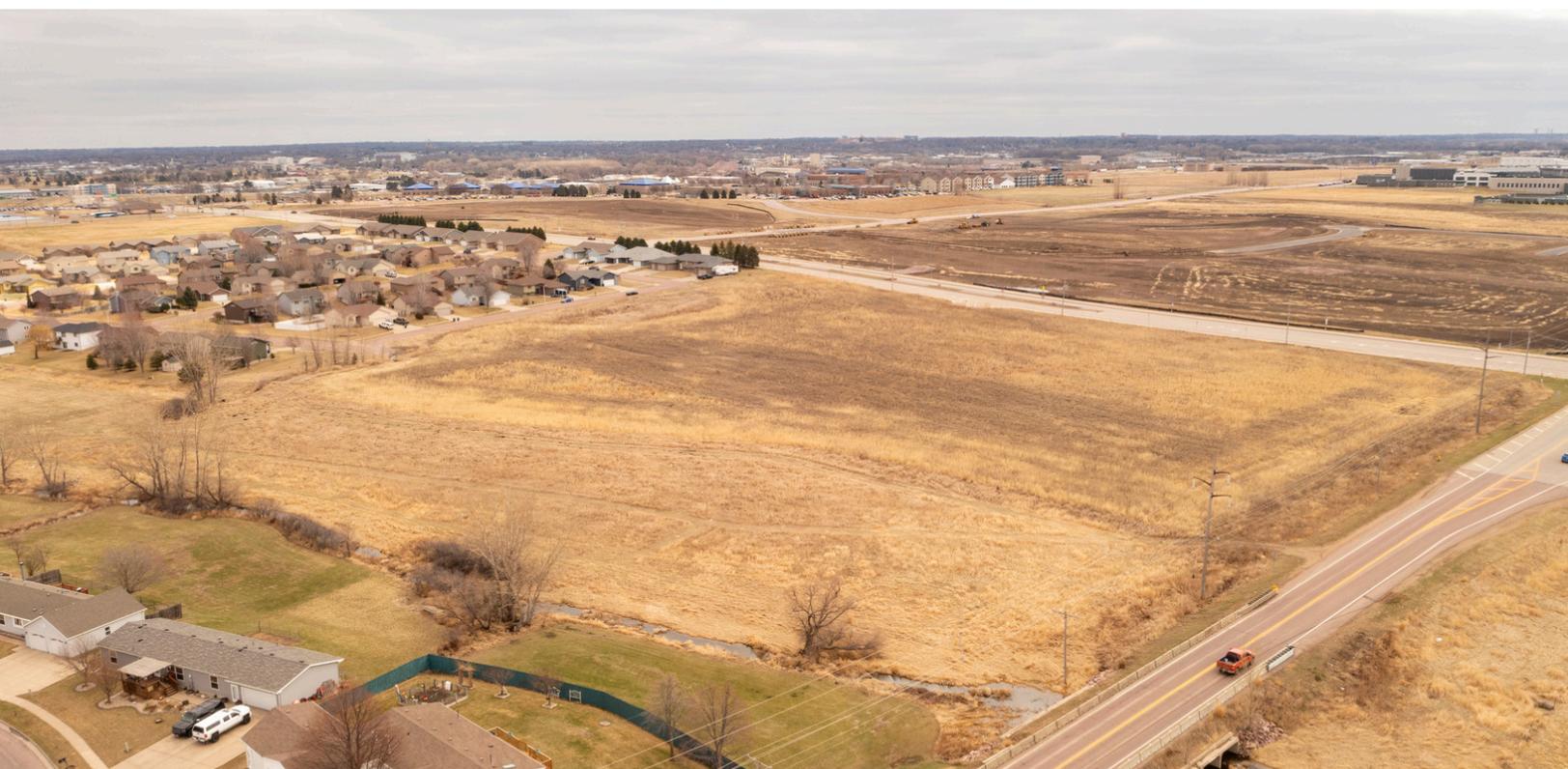
Bender Commercial Real Estate Services | 305 West 57th Street | Sioux Falls, SD 57108 | 605-336-7600 | benderco.com

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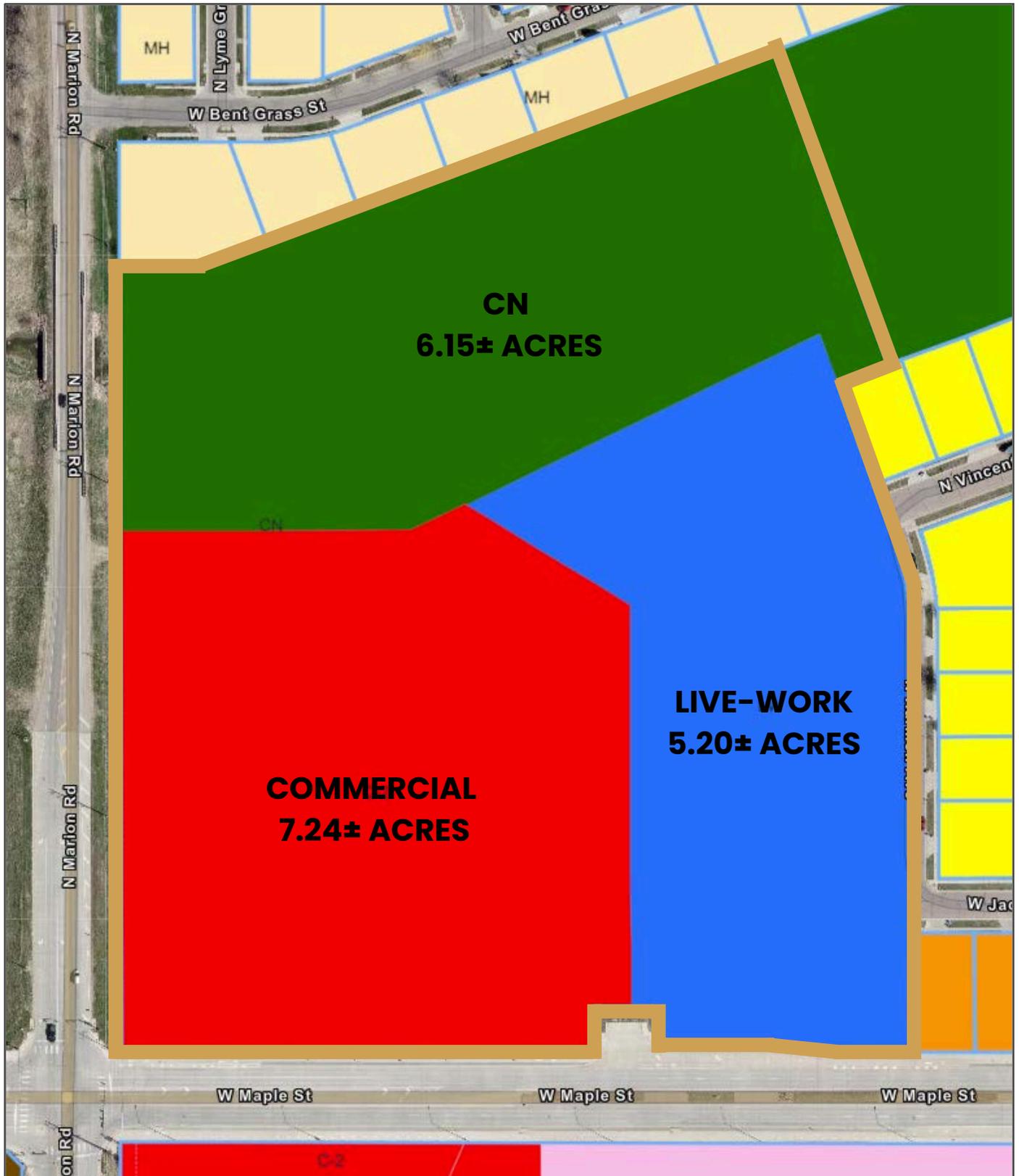
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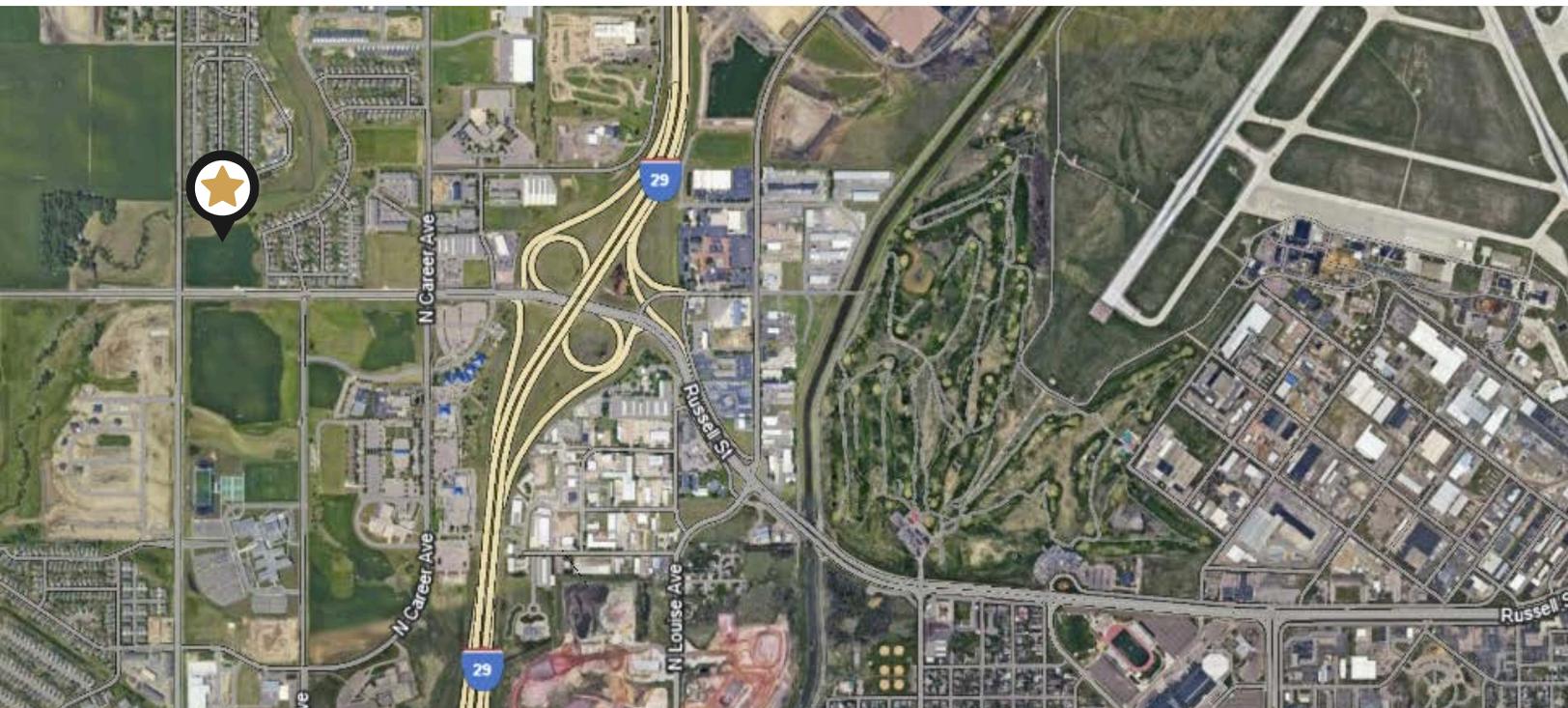
ZONING INFORMATION



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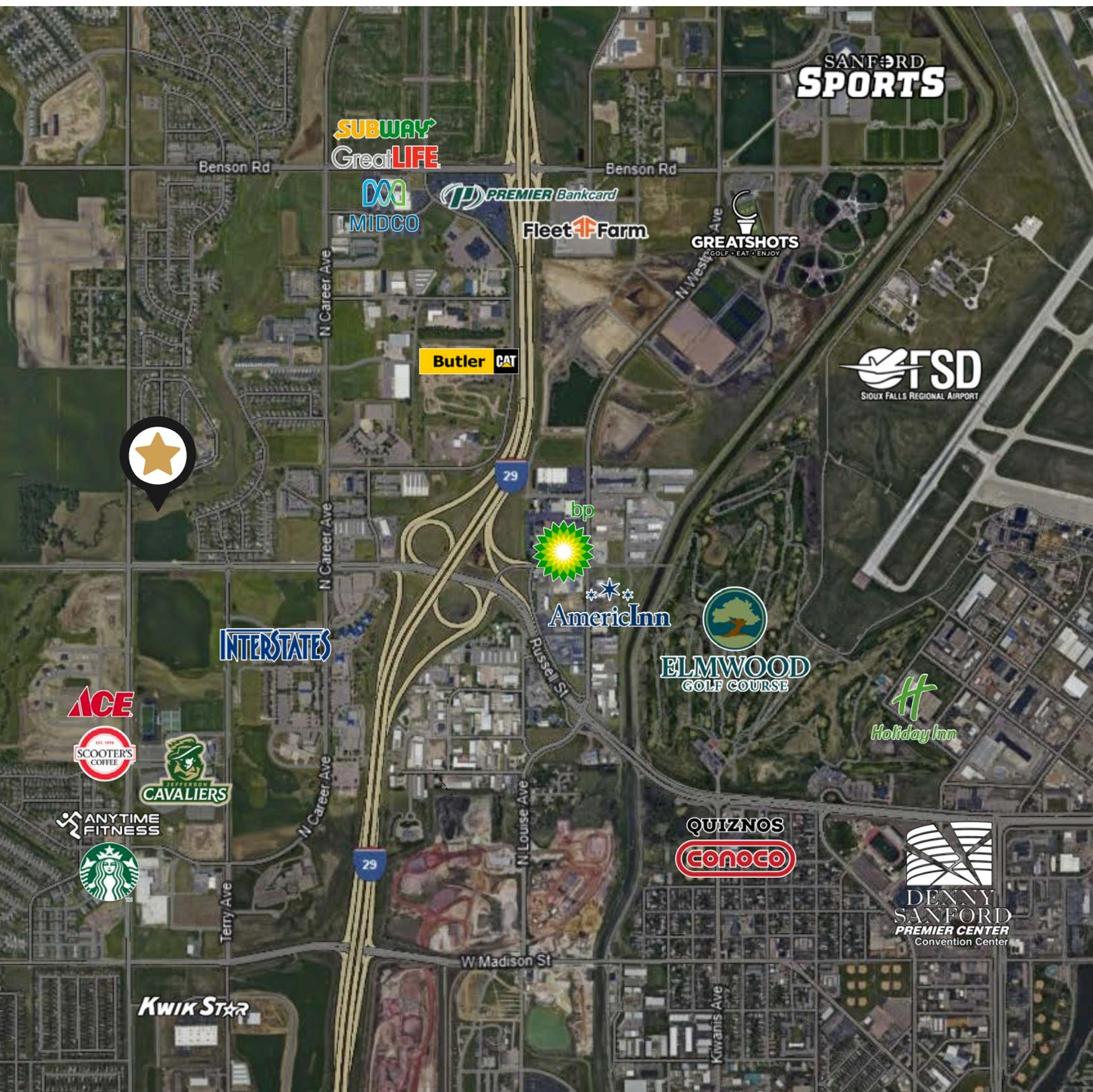
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AREA DEMOGRAPHICS

1 MILE

5 MILES

KEY FACTS

4,471
Population

2.4
Average Household Size

30.3
Median Age

\$72,479
Median Household Income

106,621
Population

2.3
Average Household Size

35.7
Median Age

\$65,746
Median Household Income

BUSINESS

107
Total Businesses

2,471
Total Employees

BUSINESS

6,318
Total Businesses

98,281
Total Employees

EMPLOYMENT

59.7%
White Collar

21.6%
Blue Collar

18.6%
Services

1.6%
Unemployment Rate

EMPLOYMENT

58.8%
White Collar

24.0%
Blue Collar

17.1%
Services

2.0%
Unemployment Rate

INCOME

\$72,479
Median Household Income

\$34,761
Per Capita Income

\$86,374
Median Net Worth

INCOME

\$65,746
Median Household Income

\$38,002
Per Capita Income

\$115,142
Median Net Worth

EDUCATION

6.0%
No High School Diploma

23.0%
High School Graduate

33.9%
Some College/
Associate's Degree

37.0%
Bachelor's/Grad/
Prof Degree

EDUCATION

7.0%
No High School Diploma

26.5%
High School Graduate

34.1%
Some College/
Associate's Degree

32.4%
Bachelor's/Grad/
Prof Degree

HOUSING STATS

\$266,507
Median Home Value

\$9,113
Average Spent on Mortgage & Basics

\$910
Median Contract Rent

HOUSING STATS

\$254,206
Median Home Value

\$9,849
Average Spent on Mortgage & Basics

\$817
Median Contract Rent