

CENTER AVENUE APARTMENTS

1216 South Center Avenue · Sioux Falls, South Dakota



Bender
COMMERCIAL

EXCLUSIVE OFFERING MEMORANDUM

\$1,150,000

\$95,833/UNIT



INVESTMENT HIGHLIGHTS

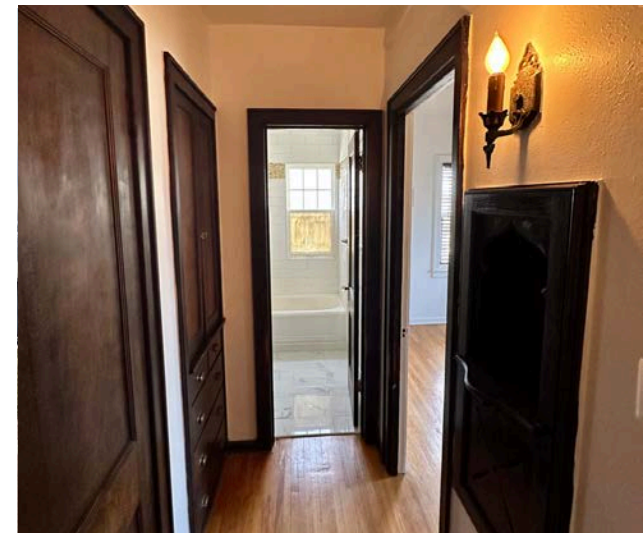
Price	\$1,150,000.00
Number of Units	12
Price per Unit	\$95,833
Year Built	1931
Total Building Size	8,988 SF
Lot Size	5,808 SF
12 units - 1 bed/1 bath	\$525 - \$875 / mo

PROPERTY FEATURES:

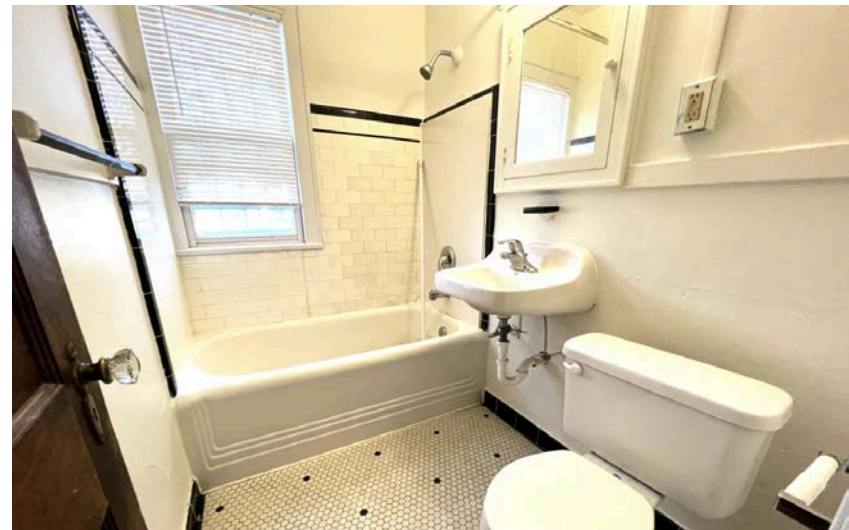
- Vintage-style units with lasting appeal.
- On the National Register of Historic Places.
- Located within walking distance of McKennan Park and Downtown Sioux Falls.

Contact Broker for financials, rent roll, and showing access.
Alex Soundy, CCIM, SIOR: 605-376-3700, alex@benderco.com

PROPERTY OVERVIEW



PROPERTY OVERVIEW



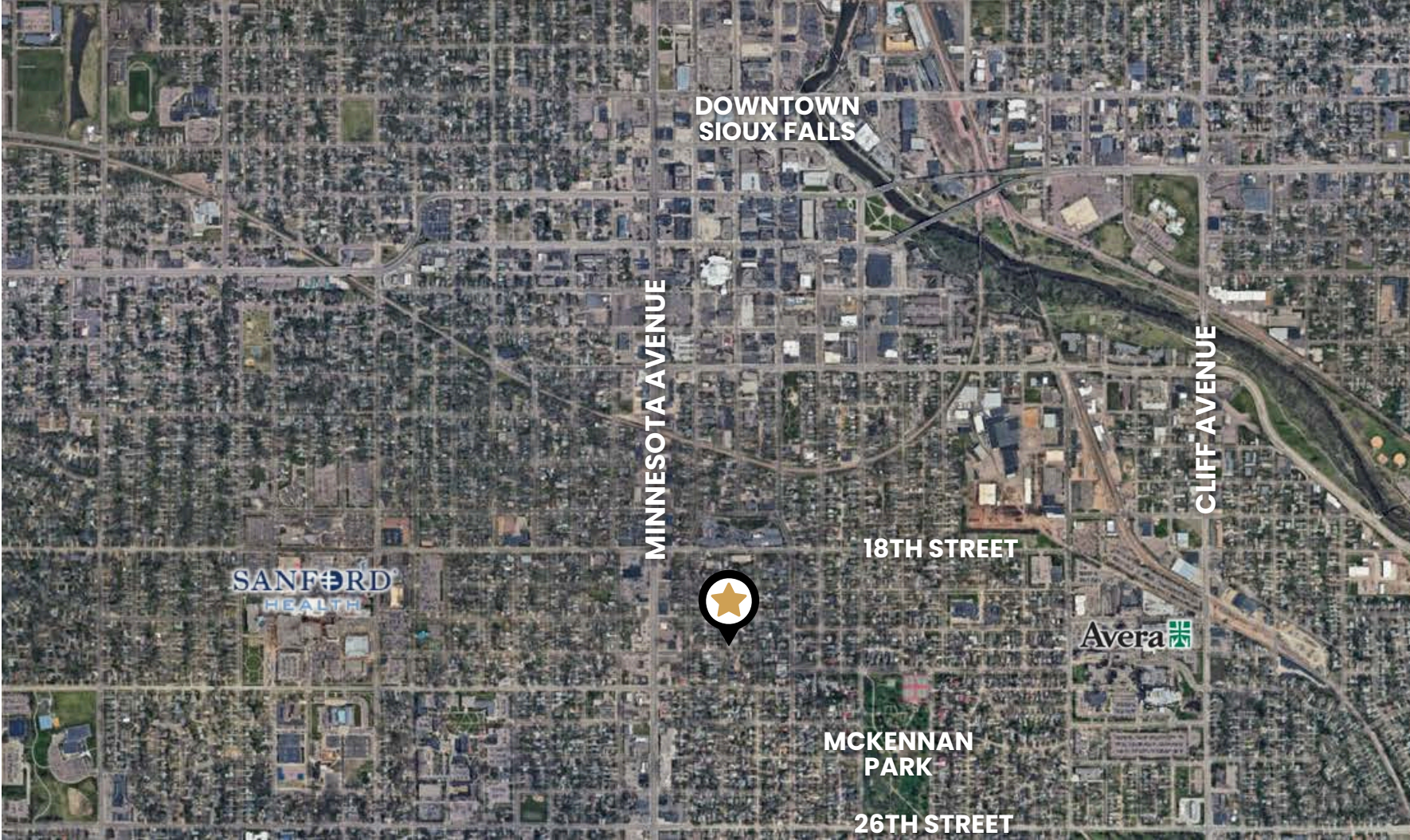
PROPERTY OVERVIEW



PROPERTY OVERVIEW



PROPERTY LOCATION



1 MILE RADIUS DEMOGRAPHICS

KEY FACTS

16,040

Population



Average Household Size

35.3

Median Age

\$61,506

Median Household Income



1,773

Total Businesses



25,316

Total Employees

EMPLOYMENT



White Collar

61.0%



Blue Collar

18.7%



Services

20.3%



Unemployment Rate

EDUCATION

4.5%

No High School Diploma



23.7%
High School Graduate



28.2%
Some College/
Associate's Degree



43.6%
Bachelor's/Grad/
Prof Degree

BUSINESS

INCOME



\$61,506
Median Household Income



\$38,493
Per Capita Income



\$80,685
Median Net Worth

HOUSING STATS



\$264,991
Median Home Value



\$8,921
Average Spent on Mortgage & Basics



\$746
Median Contract Rent

3 MILE RADIUS DEMOGRAPHICS

KEY FACTS

90,675
Population



Average
Household Size

36.7

Median Age

\$64,199

Median Household
Income

BUSINESS



5,711

Total Businesses



82,188

Total Employees

EMPLOYMENT



White Collar

57.2%



Blue Collar

25.3%



Services

17.5%

1.8%

Unemployment
Rate

INCOME



\$64,199
Median Household
Income



\$38,561
Per Capita Income



\$107,435
Median Net Worth

EDUCATION

7.0%

No High School
Diploma



27.2%
High School
Graduate



30.5%
Some College/
Associate's
Degree



35.3%
Bachelor's/Grad/
Prof Degree

HOUSING STATS



\$257,185
Median Home
Value



\$9,853
Average Spent on
Mortgage & Basics



\$809
Median Contract
Rent



For more information,
please contact:

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