

# For Lease: Retail Space



6201 S. Western Ave. Sioux Falls, SD

Space Sizes: up to 8,330 sq. ft. available (subdividable)

Base Lease Rate: \$20 - \$22 sq. ft NNN  
(Est NNN \$5.75)

Tenant Improvement Allowance: \$25 per sq. ft.

Loading Dock: May be shared throughout the building

Zoning: C-2

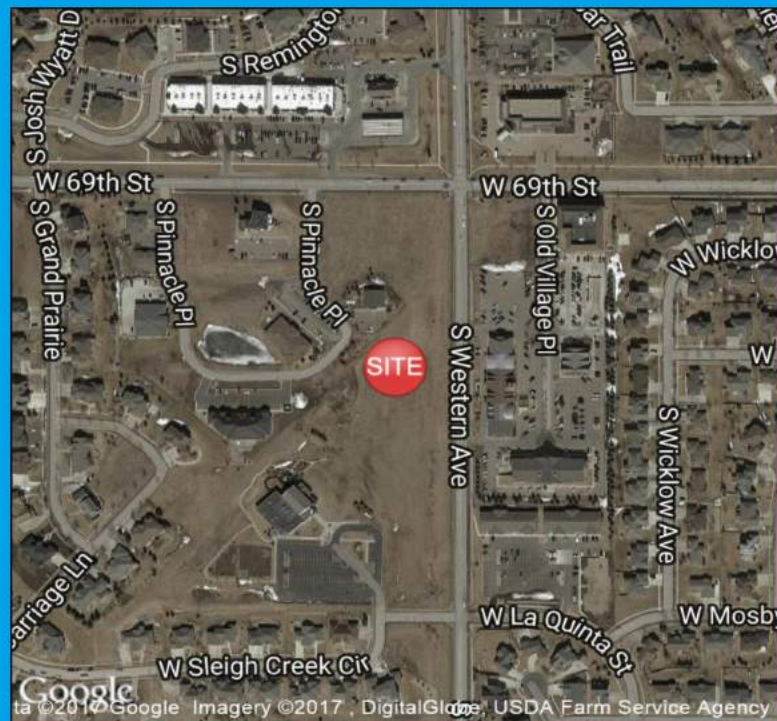


## The Wedge on Western Brand New Center- Now Open!

69th & Western is emerging as one of the strongest corners in Sioux Falls with synergy in every direction. 'The Wedge' named for it's unique architecture and wedge like peaks. Tall sidewalls lead to high ceilings with full length display windows and transom windows giving an even more open feel.

- \*Great options for retail, office or professional
- \*Median Household Income: \$110,059 within 1 mile
- \*Street construction completed in time for opening
- \*Great endcap with beautiful patio
- \*Good access with no medians
- \*Excellent visibility & signage on building & street monument sign
- \*Flexible size options

See more at: [www.wedgeonwestern.com](http://www.wedgeonwestern.com)



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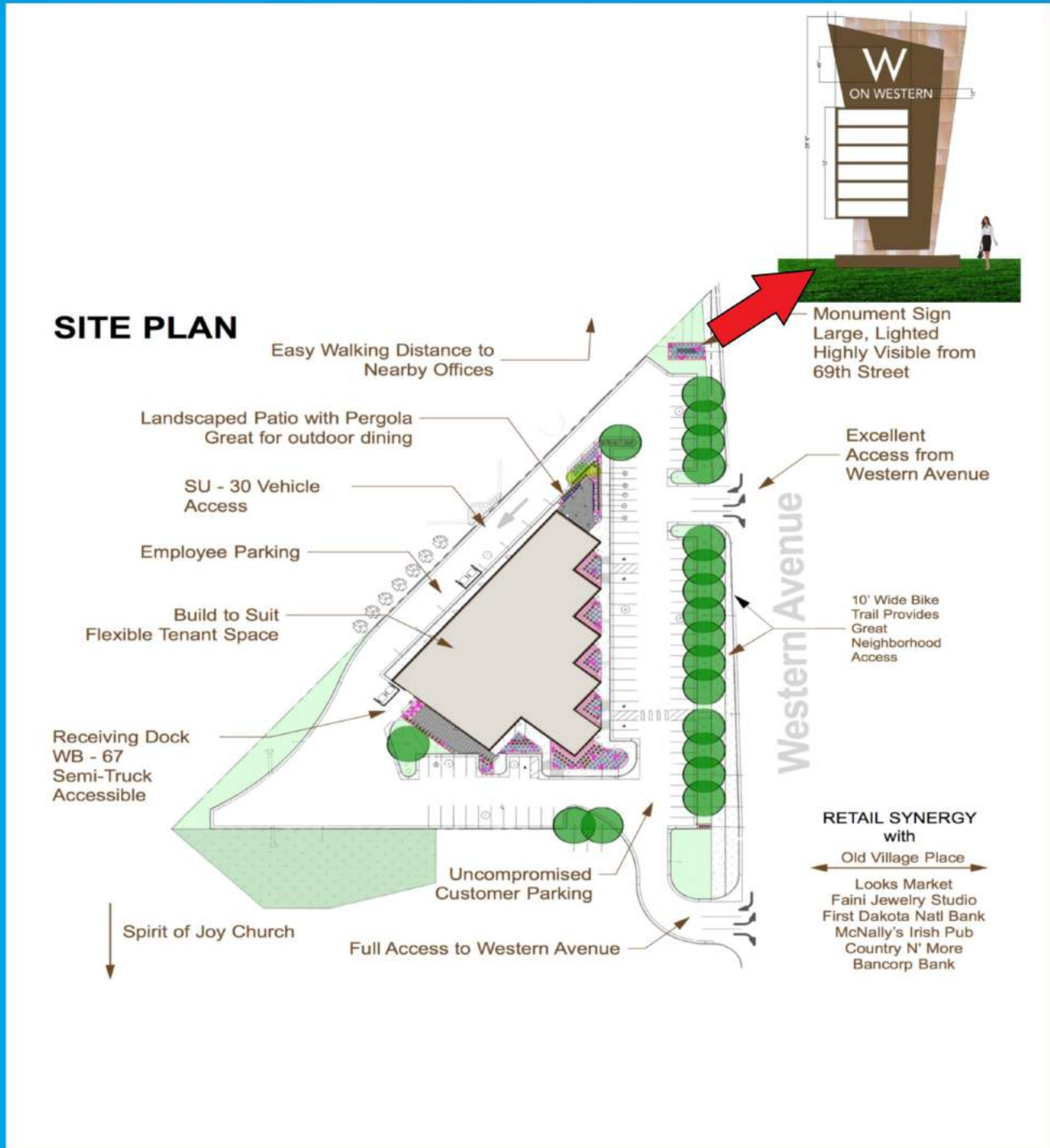


Member



*\*Information contained herein provided by owner, city or county records. Purchaser or lessee should independently verify. All information contained herein deemed reliable, but not guaranteed*

# SITE PLAN



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# DEMOGRAPHICS



## Demographic and Income Profile

The Wedge on 69th and Western  
6212 S Pinnacle Pl, Sioux Falls, South Dakota, 57108  
Ring: 1 mile radius

Prepared by Esri  
Latitude: 43.48791  
Longitude: -96.74779

Summary	Census 2010	2016	2021
Population	5,827	7,457	8,891
Households	2,068	2,586	3,044
Families	1,594	1,985	2,332
Average Household Size	2.82	2.88	2.92
Owner Occupied Housing Units	1,679	2,093	2,460
Renter Occupied Housing Units	389	493	584
Median Age	36.5	36.4	36.0

Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	3.58%	1.17%	0.84%
Households	3.31%	1.21%	0.79%
Families	3.27%	1.08%	0.72%
Owner HHs	3.28%	1.24%	0.73%
Median Household Income	2.34%	2.52%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	101	3.9%	95	3.1%
\$15,000 - \$24,999	172	6.7%	159	5.2%
\$25,000 - \$34,999	48	1.9%	46	1.5%
\$35,000 - \$49,999	289	11.2%	141	4.6%
\$50,000 - \$74,999	283	10.9%	419	13.8%
\$75,000 - \$99,999	254	9.8%	282	9.3%
\$100,000 - \$149,999	527	20.4%	662	21.7%
\$150,000 - \$199,999	434	16.8%	678	22.3%
\$200,000+	480	18.6%	562	18.5%

Median Household Income	\$110,057	\$123,522
Average Household Income	\$136,394	\$148,698
Per Capita Income	\$47,967	\$51,661

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	560	9.6%	703	9.4%	863	9.7%
5 - 9	579	9.9%	727	9.7%	903	10.2%
10 - 14	457	7.8%	608	8.2%	812	9.1%
15 - 19	304	5.2%	395	5.3%	548	6.2%
20 - 24	192	3.3%	257	3.4%	267	3.0%
25 - 34	659	11.3%	857	11.5%	881	9.9%
35 - 44	981	16.8%	1,233	16.5%	1,594	17.9%
45 - 54	791	13.6%	920	12.3%	1,002	11.3%
55 - 64	636	10.9%	868	11.6%	896	10.1%
65 - 74	313	5.4%	473	6.3%	643	7.2%
75 - 84	213	3.7%	253	3.4%	306	3.4%
85+	142	2.4%	163	2.2%	176	2.0%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,579	95.7%	6,935	93.0%	8,205	92.3%
Black Alone	38	0.7%	56	0.8%	72	0.8%
American Indian Alone	26	0.4%	44	0.6%	55	0.6%
Asian Alone	128	2.2%	308	4.1%	411	4.6%
Pacific Islander Alone	2	0.0%	3	0.0%	4	0.0%
Some Other Race Alone	8	0.1%	17	0.2%	23	0.3%
Two or More Races	46	0.8%	94	1.3%	123	1.4%
Hispanic Origin (Any Race)	74	1.3%	208	2.8%	287	3.2%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

May 11, 2017

5/26/16 ESRI

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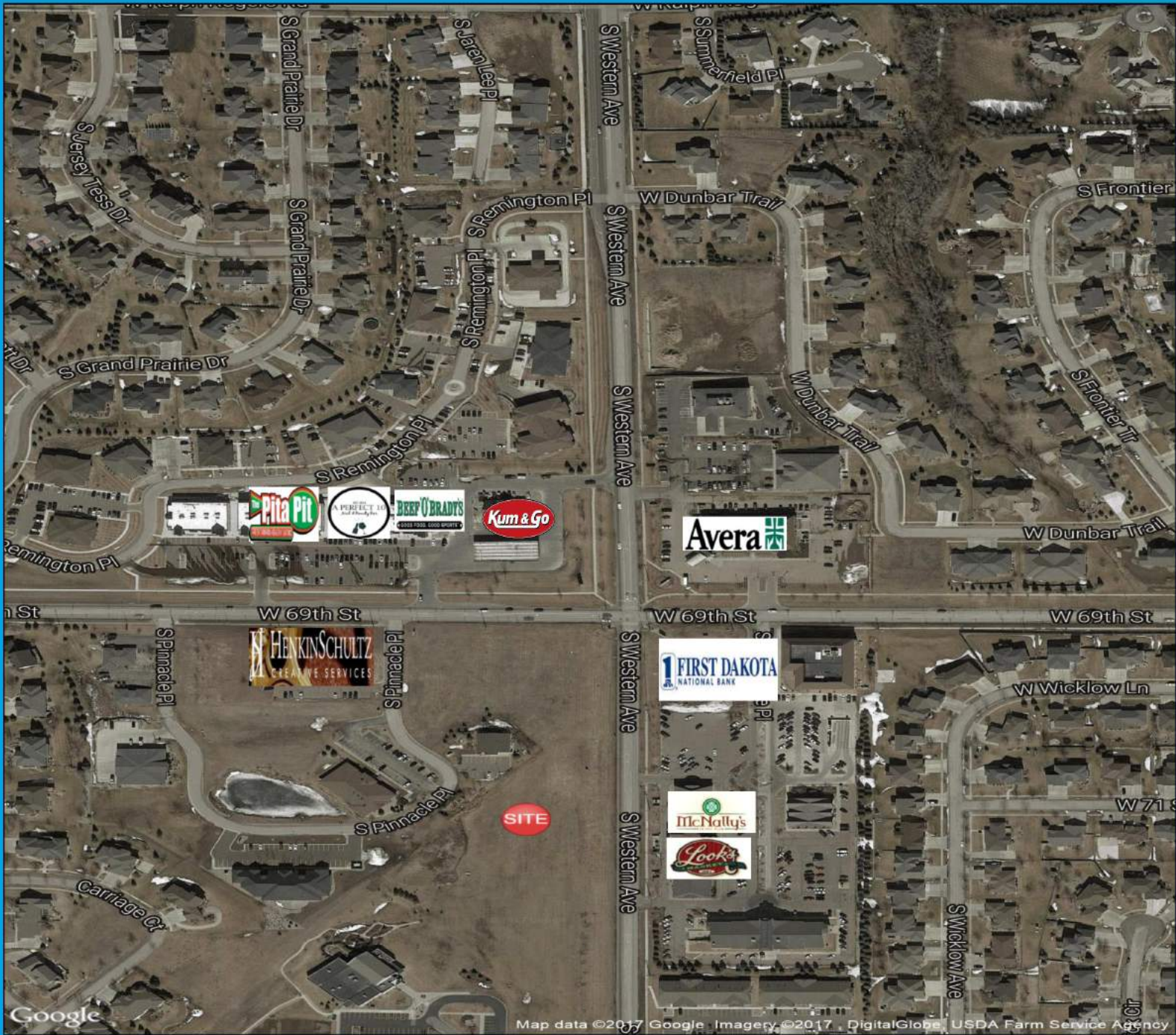
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# AERIAL



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