

# WILLOW CREEK PLAZA

OFFICE / RETAIL SPACE AVAILABLE



917 29th Street SE, Suite 917  
Watertown, SD 57201



1,500 - 6,895 RSF  
Subdividable



\$14.50 / RSF NNN  
Estimated NNN: \$3.18 / SF  
TIA: \$10.00 / SF

## LOCATION

Dynamic Walmart Supercenter shadow-anchored strip center located near Starbucks Coffee, Hampton Inn & Suites, Buffalo Wild Wings, Qdoba, Pearl Vision and more. Easy access to SD Hwy 212 and I-29.

## DESCRIPTION

- Watertown is strategically located at the intersection of major highways, making it easily accessible and well-connected to regional and national markets.
- Shell space ready for tenant build-outs. Perfect for a variety of businesses.
- Space is subdividable
- One of the best positioned retail locations in Watertown.
- Watertown has a business-friendly environment, with low taxes, reasonable regulations, and a supportive local government. The city actively promotes economic development and has incentives in place to attract and retain businesses.
- Co-tenants include Jimmy John's, Sally Beauty Supply, Great Clips, Dollar Tree and Smokes R Us
- Contact Broker for additional information

**RAQUEL BLOUNT** SIOR | 605.728.9092 | raquel@lloydcompanies.com

**JORDAN RIEFFENBERGER** CCIM, SIOR | 605.275.4258 | jordan@lloydcompanies.com

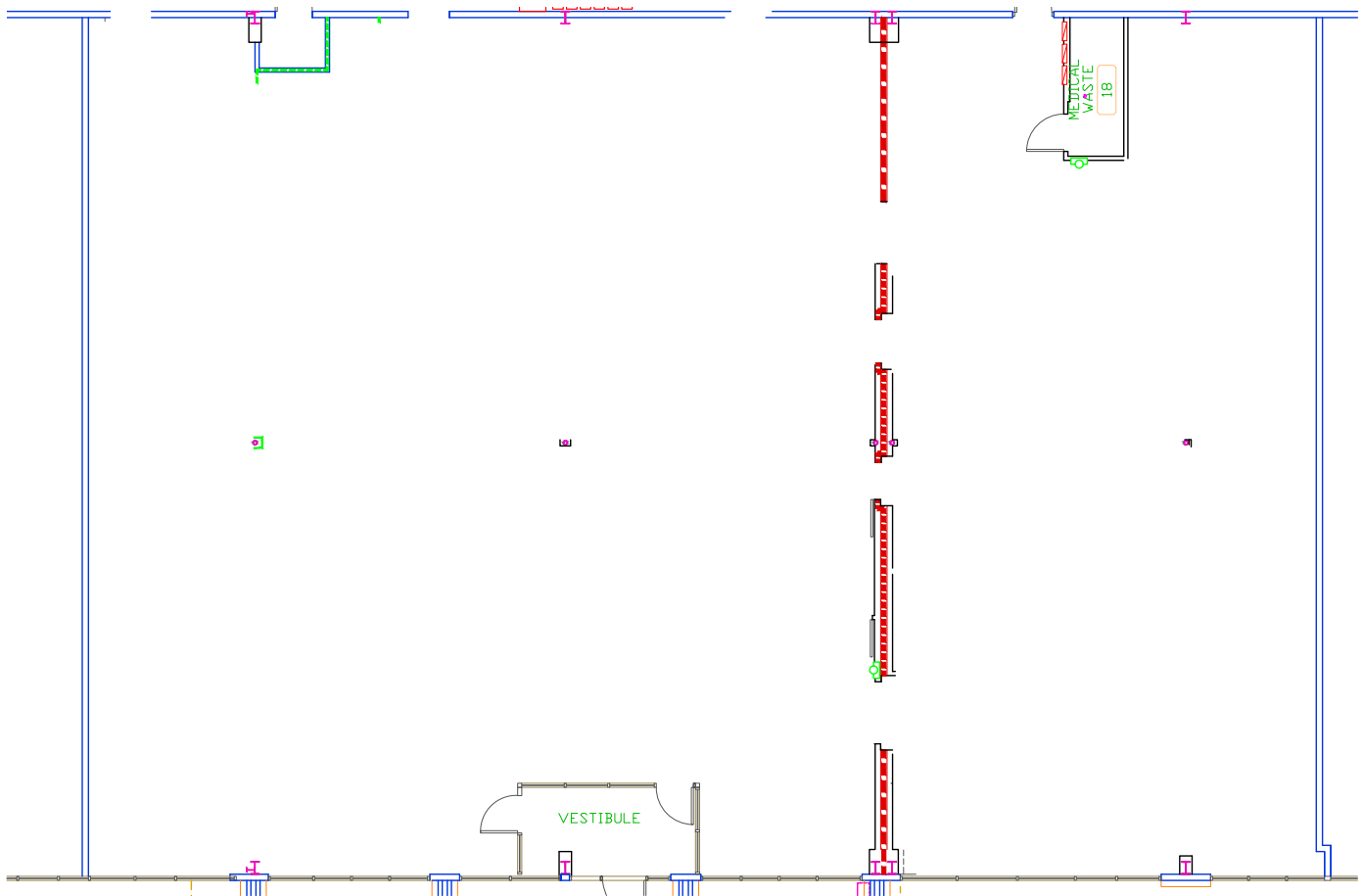
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## FLOOR PLAN

Concept only; subject to change



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## INTERIOR



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## EXTERIOR PICTURES & SIGNAGE



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## SITE AERIALS



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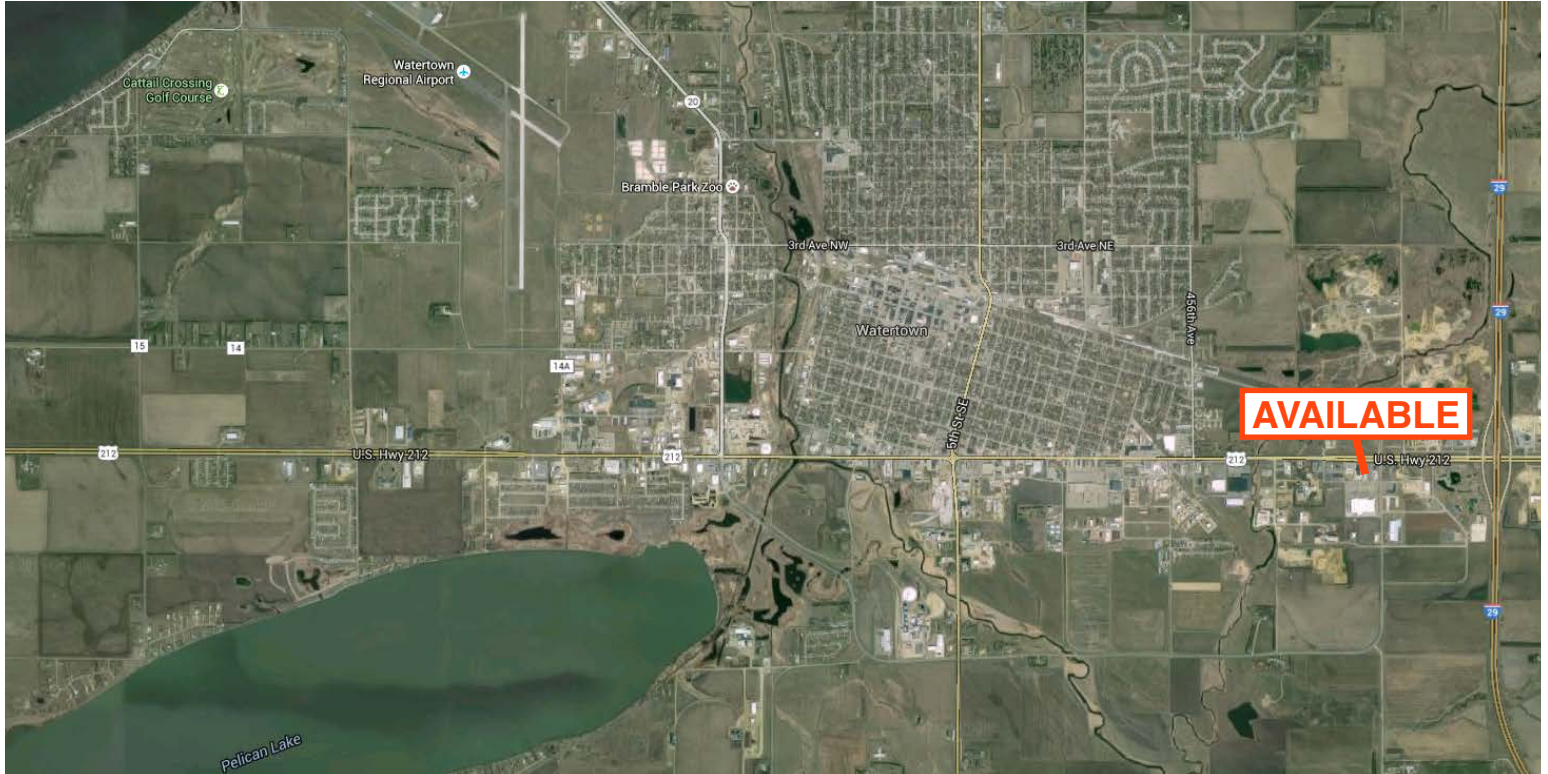
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## AREA MAPS



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## MARKET PROFILE

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	436	15,447	20,845
2020 Total Population	489	16,104	21,769
2020 Group Quarters	9	384	484
2022 Total Population	511	16,276	21,975
2022 Group Quarters	9	384	484
2027 Total Population	542	16,488	22,237
2022-2027 Annual Rate	1.18%	0.26%	0.24%
2022 Total Daytime Population	3,068	19,541	24,825
Workers	2,886	13,211	16,251
Residents	182	6,330	8,574
<b>Household Summary</b>			
2010 Households	256	6,760	8,954
2010 Average Household Size	1.67	2.23	2.29
2020 Total Households	295	7,119	9,447
2020 Average Household Size	1.63	2.21	2.25
2022 Households	311	7,220	9,572
2022 Average Household Size	1.61	2.20	2.25
2027 Households	333	7,361	9,744
2027 Average Household Size	1.60	2.19	2.23
2022-2027 Annual Rate	1.38%	0.39%	0.36%
2010 Families	141	3,871	5,323
2010 Average Family Size	2.21	2.91	2.93
2022 Families	162	3,955	5,452
2022 Average Family Size	2.20	2.95	2.96
2027 Families	173	4,001	5,517
2027 Average Family Size	2.19	2.94	2.95
2022-2027 Annual Rate	1.32%	0.23%	0.24%
<b>Housing Unit Summary</b>			
2000 Housing Units	251	6,616	8,786
Owner Occupied Housing Units	70.1%	57.4%	60.2%
Renter Occupied Housing Units	22.7%	34.8%	32.1%
Vacant Housing Units	7.2%	7.8%	7.8%
2010 Housing Units	270	7,193	9,542
Owner Occupied Housing Units	54.1%	55.7%	58.5%
Renter Occupied Housing Units	41.1%	38.2%	35.3%
Vacant Housing Units	5.2%	6.0%	6.2%
2020 Housing Units	324	7,749	10,261
Vacant Housing Units	9.0%	8.1%	7.9%
2022 Housing Units	341	7,888	10,426
Owner Occupied Housing Units	56.9%	54.5%	57.2%
Renter Occupied Housing Units	34.0%	37.0%	34.6%
Vacant Housing Units	8.8%	8.5%	8.2%
2027 Housing Units	355	8,002	10,578
Owner Occupied Housing Units	58.0%	55.2%	58.0%
Renter Occupied Housing Units	35.8%	36.8%	34.1%
Vacant Housing Units	6.2%	8.0%	7.9%
<b>Median Household Income</b>			
2022	\$57,037	\$56,132	\$57,162
2027	\$59,963	\$58,281	\$60,546
<b>Median Home Value</b>			
2022	\$176,493	\$181,203	\$188,476
2027	\$191,406	\$190,989	\$204,413
<b>Per Capita Income</b>			
2022	\$34,971	\$32,938	\$34,298
2027	\$38,201	\$36,403	\$38,317
<b>Median Age</b>			
2010	38.8	36.2	36.4
2022	37.7	37.8	38.2
2027	38.0	38.4	38.9

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