



INVESTMENT OPPORTUNITY

**100% OCCUPIED 10,960 SF
SHOPPING CENTER RETAIL STRIP**

5000 - 5018 SERGEANT RD | SIOUX CITY, IA

 **LLOYD**
REAL ESTATE

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Investment Facts

Lloyd Real Estate is pleased to present an exceptional opportunity to acquire a prime investment property at Lakeport Commons, Sioux City's premier shopping center. This 11,230-square-foot retail strip is fully leased to five established tenants, including Kay Jewelers, R Smoke Plus, The UPS Store, Firehouse Subs, and Men's Wearhouse. Lakeport Commons has drawn 5.4 million visits over the past year from across the MSA. The property offers excellent accessibility via Highway 75, which connects directly to I-29 and serves as a key route through North Sioux City, South Sioux City, Sioux City, Sergeant Bluff, and Dakota Dunes. Sioux City's tourism economy boasts an impressive visitor spend impact of \$271.4 million.

- **Address:**
5000 - 5018 Sergeant Rd, Sioux City, IA 57106
- **County:**
Woodbury
- **Pricing:**
\$3,690,000
- **Price / SF:**
\$328.58
- **Gross Building Area (GBA):**
11,230 SF +/-
- **Net Rentable Square Footage (RSF):**
10,960 SF +/-
- **Site Size:**
1.26 Acres +/- (54,981 SF +/-)
- **Year Built:**
2007
- **Real Estate Taxes:**
\$105,560.96 (2023 Taxes payable in 2024)
- **Zoning:**
Commercial

- **Occupancy Rate:**
100%
- **Number of Tenants:**
5
- **Parking:**
80 surface stalls
- **Parking Ratio:**
5.35 : 1,000 SF
- **Investment Highlights:**

Year 1 Proforma Income & Expenses		
	Annual - Year 1	Note
Income		
Gross Potential Income	\$268,871	
Proforma NOI	\$268,871	
Sale Price	\$3,690,000	
Proforma Cap Rate	7.29%	

Parcel Map

Parcel ID

#884708377027

Size

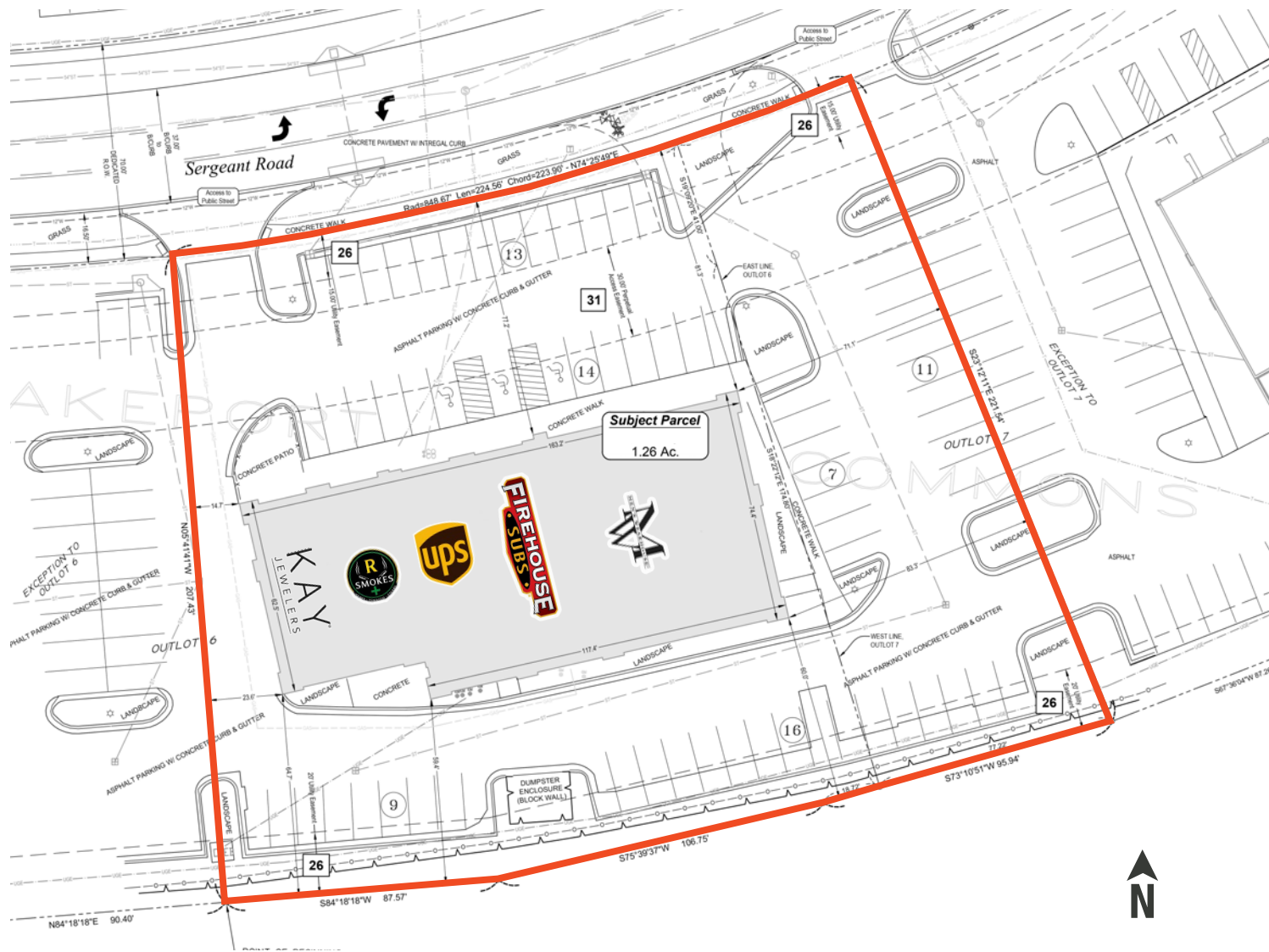
1.26 Acres

2023 Taxes (Payable 2024)

\$105,560.96



Site Plan



Tenant Overview



Kay Jewelers is a leading American jewelry retailer offering a wide range of fine jewelry, including engagement rings, necklaces, and earrings. Kay Jewelers is committed to providing quality products and exceptional customer service.

R Smokes Plus is a diverse smoke shop that offers a wide range of products, including exotic snacks.

The UPS Store is a franchised subsidiary of United Parcel Service (UPS) that offers a variety of services, including shipping, packaging, printing, and mailbox rentals, to both individuals and small businesses. Each location is independently owned and operated, providing personalized service tailored to the needs of the local community.

Address: 5002 Sergeant Rd

Lease Expiration: 12/31/2029

Gross Leasable Area: 1,659 SF +/-

Pro Rata Share of Project: 15.14%

Number of Locations: 1,017

Headquarters: Fairlawn, Ohio

Year Founded: 1916

Address: 5004 Sergeant Rd

Lease Expiration: 06/07/2029

Gross Leasable Area: 1,215 SF +/-

Pro Rata Share of Project: 11.09%

Number of Locations: 1

Headquarters: Sioux City, IA

Year Founded: 2024

Address: 5006 Sergeant Rd

Lease Expiration: 09/30/2029

Gross Leasable Area: 1,424 SF +/-

Pro Rata Share of Project: 12.49%

Number of Locations: 5,700+

Headquarters: San Diego, CA

Year Founded: 1980



50.5K
Annual Visits



10 min
Avg. Dwell Time



30.5K
Annual Visitors

in the past 12 months

Tenant Overview



Firehouse Subs is a fast-casual restaurant chain known for its hot submarine sandwiches and firefighter-themed decor. The brand emphasizes quality ingredients and community involvement, often supporting local first responders.

Address: 5008 Sergeant Rd

Lease Expiration: 05/31/2029

Gross Leasable Area: 1,945 SF +/-

Pro Rata Share of Project: 17.75%

Number of Locations: 1,250+

Headquarters: Jacksonville, FL

Year Founded: 1994



MEN'S WEARHOUSE®

Men's Wearhouse is a leading men's apparel retailer offering a wide selection of suits, dress shirts, and accessories, along with services like tailoring and tuxedo rentals. The company is committed to providing quality products and exceptional customer service to help men look their best for any occasion.

Address: 5016 Sergeant Rd

Lease Expiration: 02/28/2026

Gross Leasable Area: 4,717 SF +/-

Pro Rata Share of Project: 43.04%

Number of Locations: 600+

Headquarters: Houston, TX

Year Founded: 1973



Exterior Photos



Lakeport Commons



Lakeport Commons is a vibrant retail destination that offers a mix of dynamic shopping, dining, and convenience. Strategically located off I-75, the development features a variety of popular retailers and restaurants, making it a go-to hub for local community members and visitors alike. The development features over 45 retailers and boasts a population of 3,918 within just 1 mile. The retail district is surrounded by multiple shopping destinations, like Southern Hills Mall, Target, Fleet Farm, and Sam's Club, and is surrounded by residential housing units.

STATE DATA
NATIONWIDE DATA



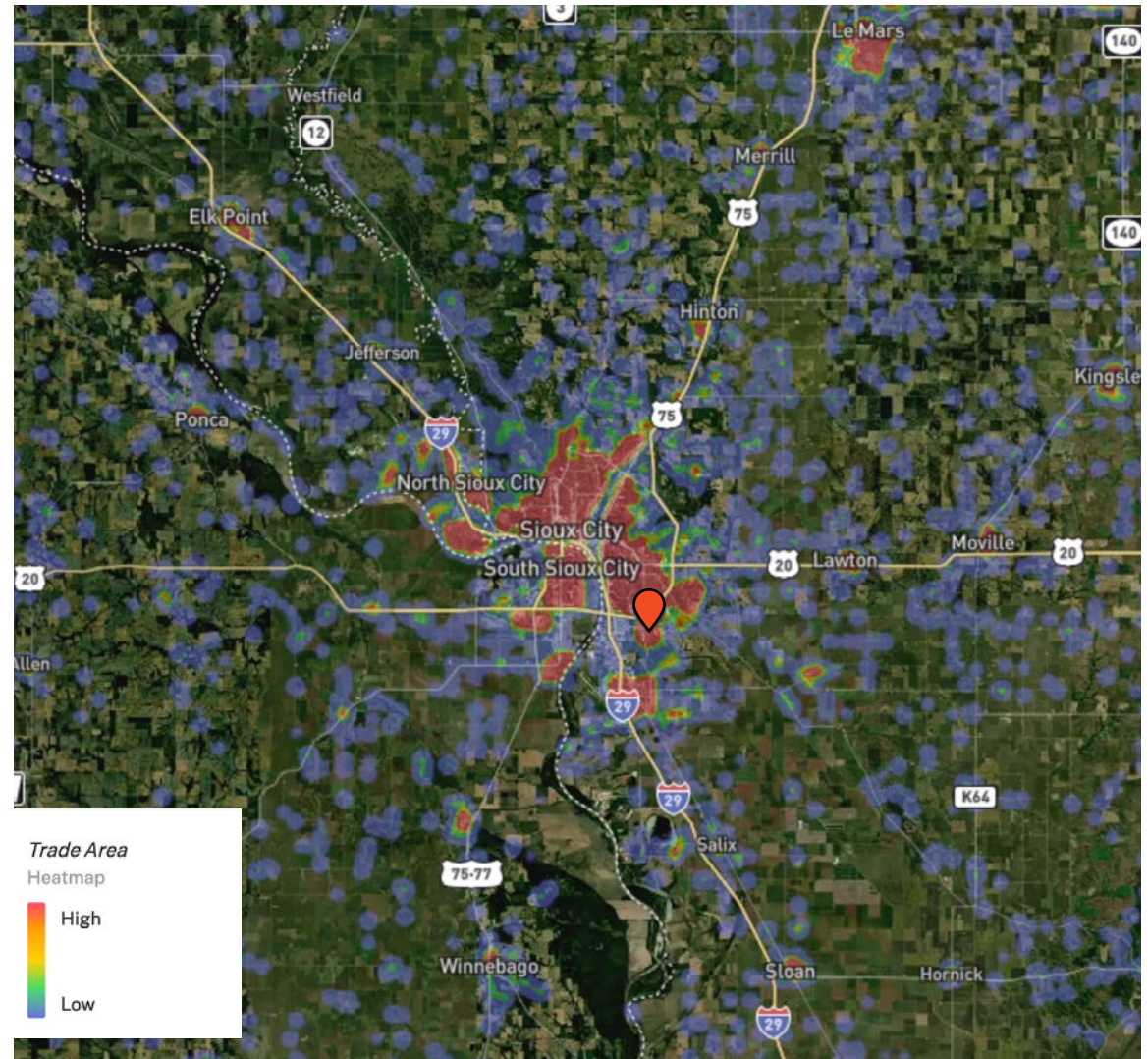
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Lakeport Commons Visitor Data

5.4M
visits in the past
12 months

597.8K
visitors in the past
12 months

45+
retailers



Area Economic Drivers



Chick-fil-A joined the area in March 2012. With **1.1 million annual visits**, it ranks as the #1 Chick-fil-A in Iowa and is among the top 10% of locations nationwide for sales.



\$13.6M Annual Sales



SCHEELS made its debut in Sioux City in 1981 before moving to an 80,000-square-foot store at Southern Hills Mall in 2003. By 2008, it expanded into a 94,000-square-foot shopping and entertainment destination due to high volume, attracting **1.1 million annual visits**.



\$46.9M Annual Sales*



Starbucks has been a longstanding anchor tenant at Lakeport Commons since 2005. It ranks in the top 94% nationwide and top 98% in Iowa for sales, with **481.1K annual visits**.



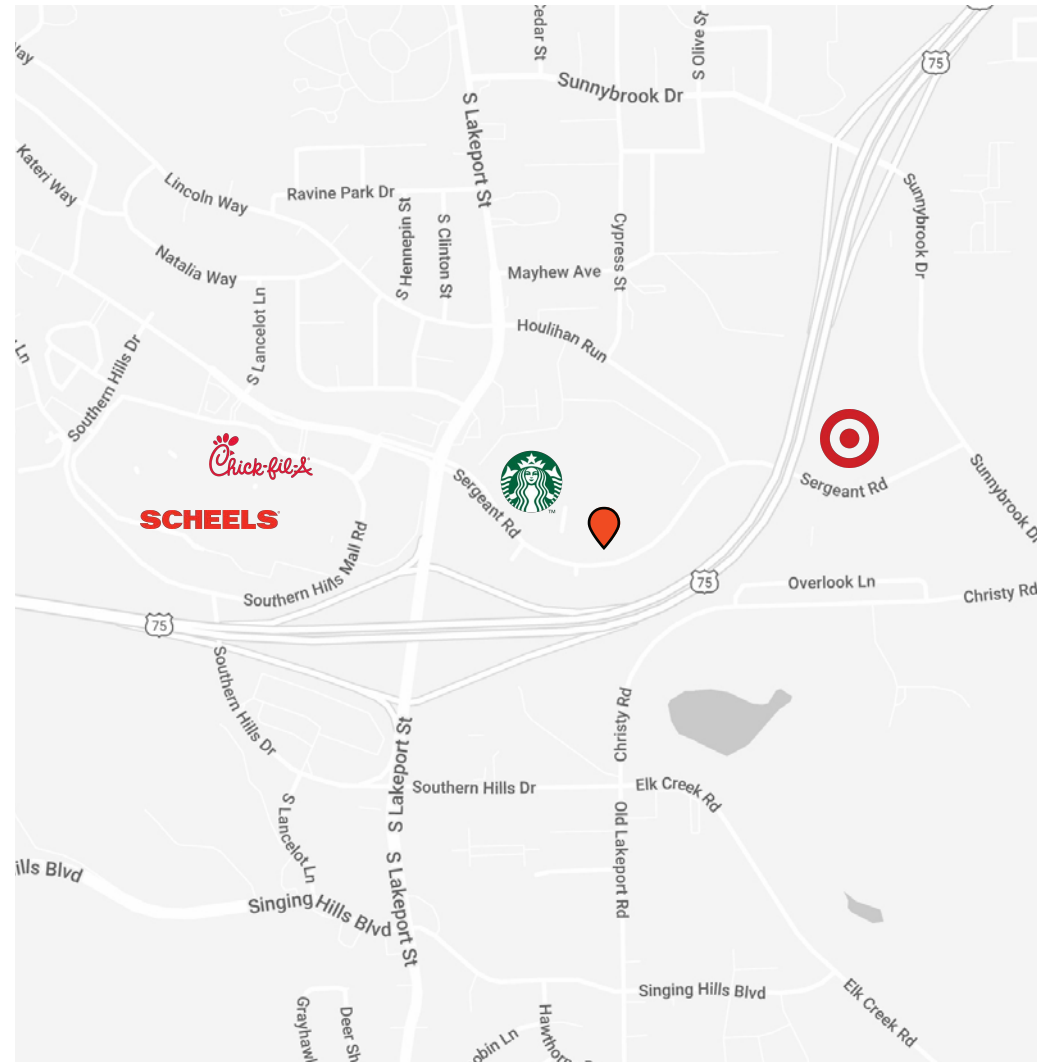
\$3.5M Annual Sales



Target opened a 145,000-square-foot store in 2003. This location attracts **2 million annual visits**. It ranks in the top 90% for sales in Iowa and the top 92% nationwide.



\$63.2M Annual Sales



**Sales cover in-store sales only, and exclude online purchases and BOPIS sales (buy-online-pickup-in-store)*

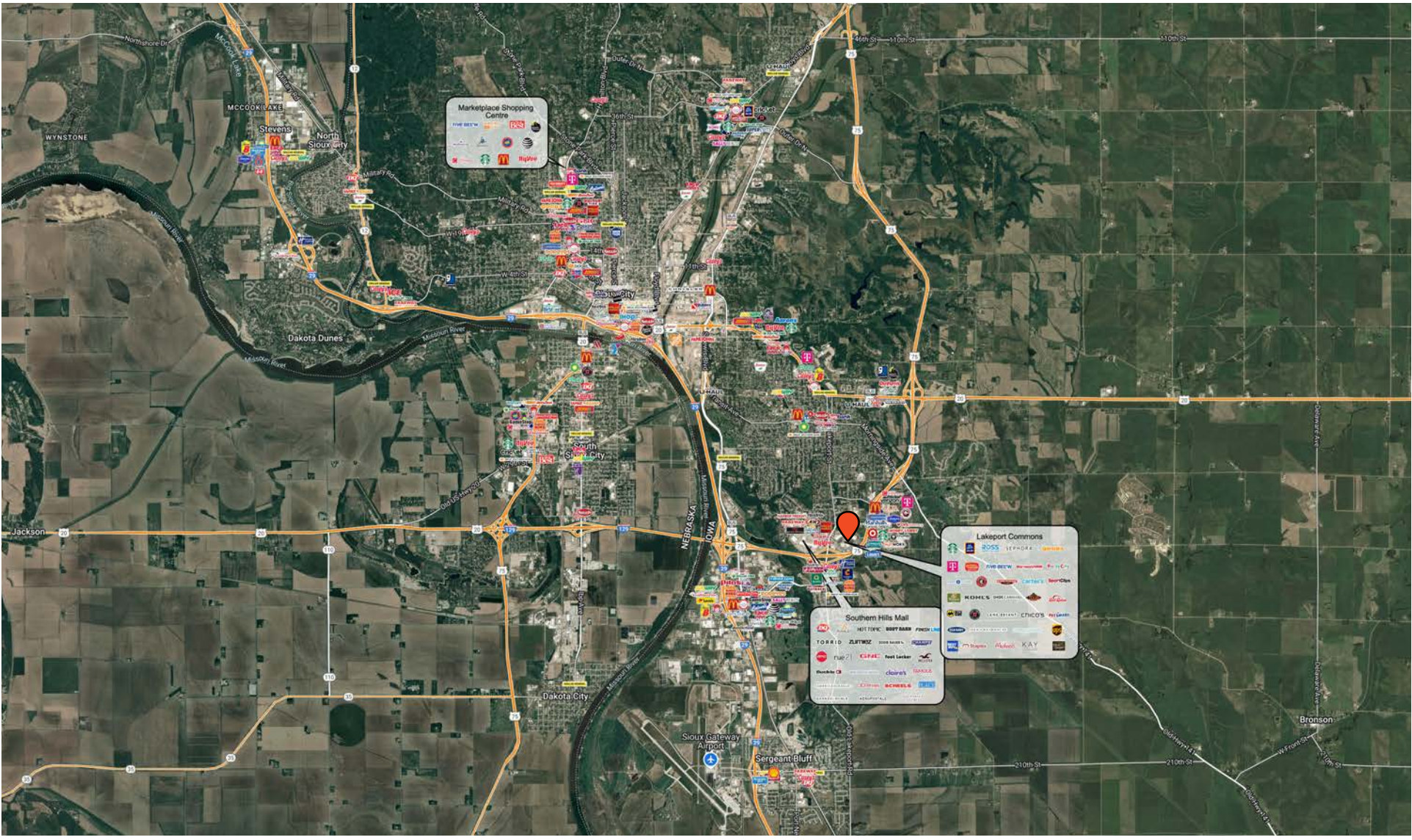
2024 AREA DEMOGRAPHICS

	1 mile	3 miles	5 miles	MSA
Total Population	3,918	28,145	58,957	145,913
Projected Population (2029)	3,975	28,217	59,746	147,233
Daytime Population	7,732	27,997	73,575	147,496
Median Age	42.2	35.6	34.8	36.5
Area Households	1,597	10,781	21,670	54,884
Median Household Income	\$101k	\$80k	\$75k	\$73.8k
Median Home Value	\$257k	\$197k	\$190k	\$197k
Educational Attainment (Associates Degree +)	61.3%	45.6%	38.5%	38.9%

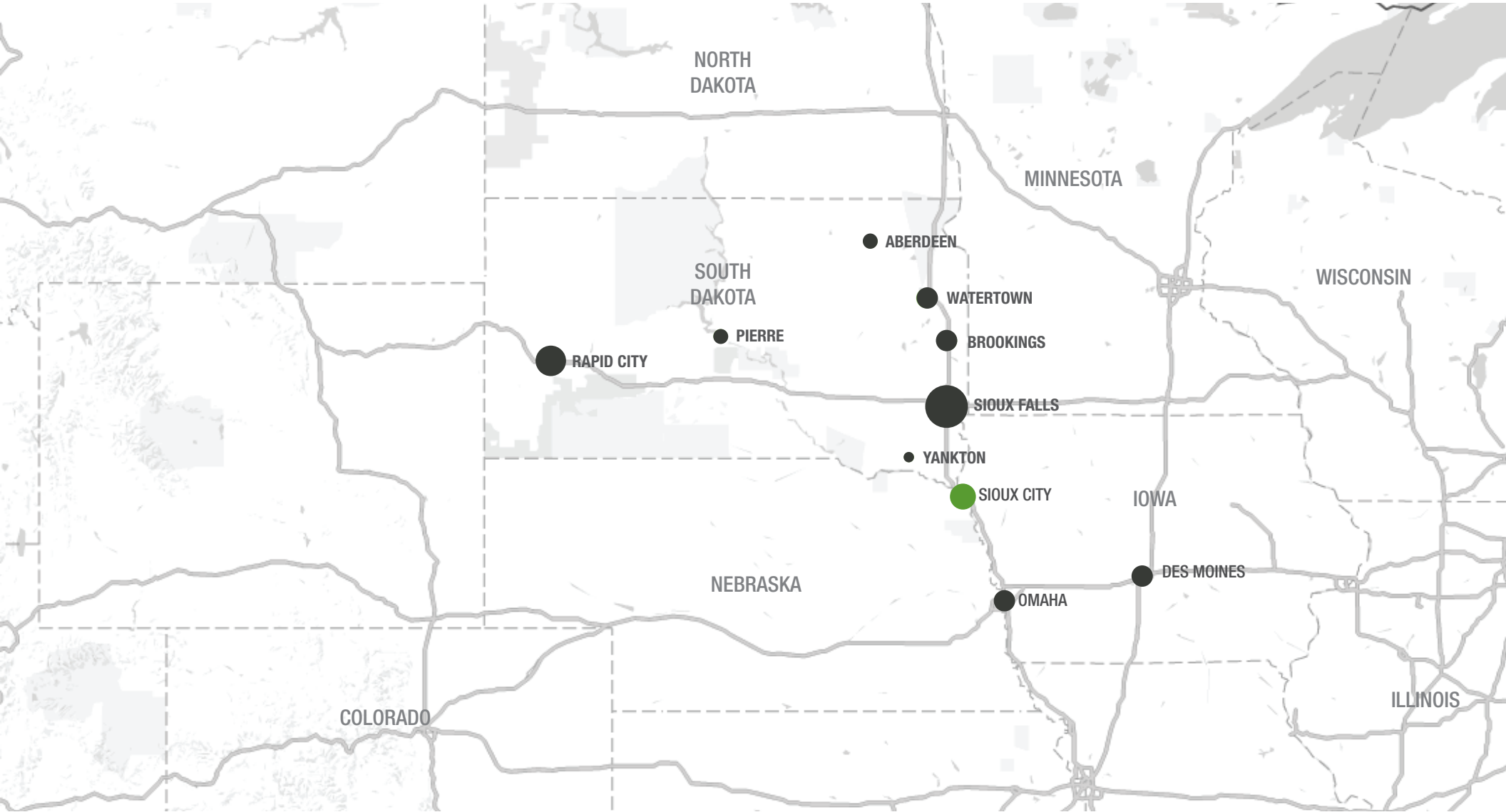
Lakeport Commons



Sioux City Map



Trade Area



Demographics

Sioux City, Iowa, a thriving hub in the Midwest, is a city on the rise, offering a dynamic blend of growth and opportunity. Strategically located along the I-29 corridor, Sioux City provides seamless connectivity for businesses and residents, serving as a key economic and retail center for the tri-state area. This accessibility draws visitors and shoppers from across the region, bolstering its vibrant economy with a diverse array of goods, services, and experiences.

With competitive operating costs, no personal income tax on Social Security and retirement benefits, and business-friendly incentives, Sioux City is an ideal location for entrepreneurs and established enterprises alike. Its vibrant community, rich cultural heritage, and strong infrastructure make it a remarkable place to live, work, and grow. Whether you're planting roots or expanding your business, Sioux City provides the foundation for success in the heart of America's heartland.

POPULATION PROJECTION					
Year	1-Mile	3-Mile	5-Mile	Sioux City	MSA
2024	3,918	28,145	58,957	86,186	145,913
2029	3,975	28,217	59,749	86,264	147,233

TOP EMPLOYERS



4,500



2,377



2,100



2,081



1,562



UnityPoint Health

1,450

Sioux City Major Attractions



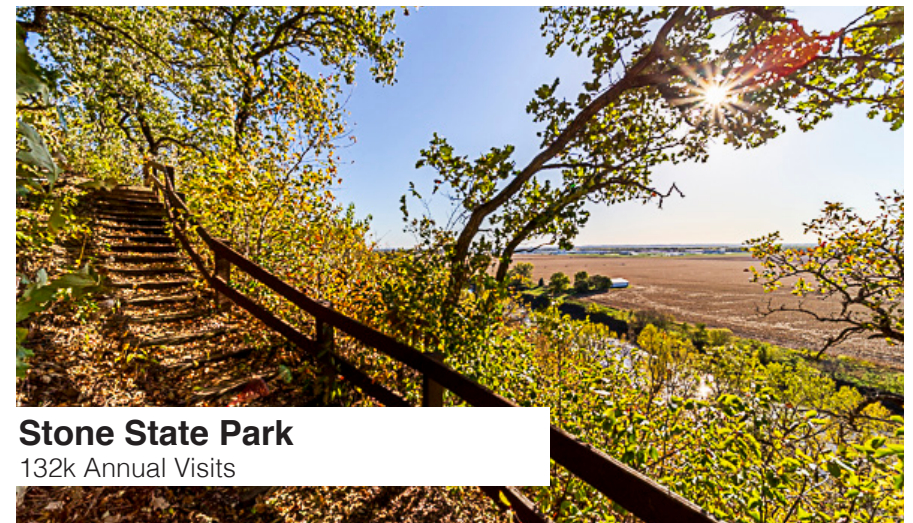
Lakeport Commons
5.4M Annual Visits



Post-Secondary Education
8,627 Students*



Southern Hills Mall
3.0M Annual Visits



Stone State Park
132k Annual Visits

Student count for the 2022-2023 academic year includes both full-time and part-time students at Briar Cliff University, Western Iowa Tech Community College, & Morningside University. . Data provided directly by the respective universities. The data on this page has been obtained by a third party provider and is based on tracking data from mobile/cellular devices. Lloyd Real Estate LLC and/or Lloyd Companies makes no warranty or representation whatsoever regarding the accuracy or completeness of the data provided. All prospective buyers must take appropriate measures to verify all the information set forth herein.

RETAIL STRIP FOR SALE 100% OCCUPIED 10,960 SF SHOPPING CENTER RETAIL STRIP

5000 - 5018 Sergeant Rd
Sioux City, Iowa



JORDAN RIEFFENBERGER

RESPONSIBLE BROKER & DIRECTOR OF COMMERCIAL REAL ESTATE

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