

ABERDEEN LAND FOR SALE



402 Montrose St S,
Aberdeen, SD 57401



1.64 Acres +/-
(71,438 SF +/-)



\$428,628
(\$6.00 / SF)

LOCATION

Prime commercial land located 1 block north of 6th Ave SE on Montrose Street. Positioned adjacent to the Sanford Health Campus and the Uptown Aberdeen shopping center, this site benefits from nearby high traffic counts. Surrounded by a healthy mix of retail, medical, and hospitality users.

DESCRIPTION

- Full access point from Highway 12/6th Ave
- Zoned: C-2
- RE Taxes: \$5,458 (2024 Taxes Payable in 2025)
- Traffic counts of 22,296 VPD along 6th Ave SE
- Supportive demographics with a daytime population of 6,423 and 1,890 housing units within a 1-mile radius
- Surrounded by major retailers like Walmart, Target, Menards, Hobby Lobby, and Runnings
- Directly adjacent to several national hotels, including the Quality Inn and Fairfield Inn & Suites
- Near Northern State University, an educational anchor with a student population of 3,708 (2024-2025)

SCOTT BLOUNT

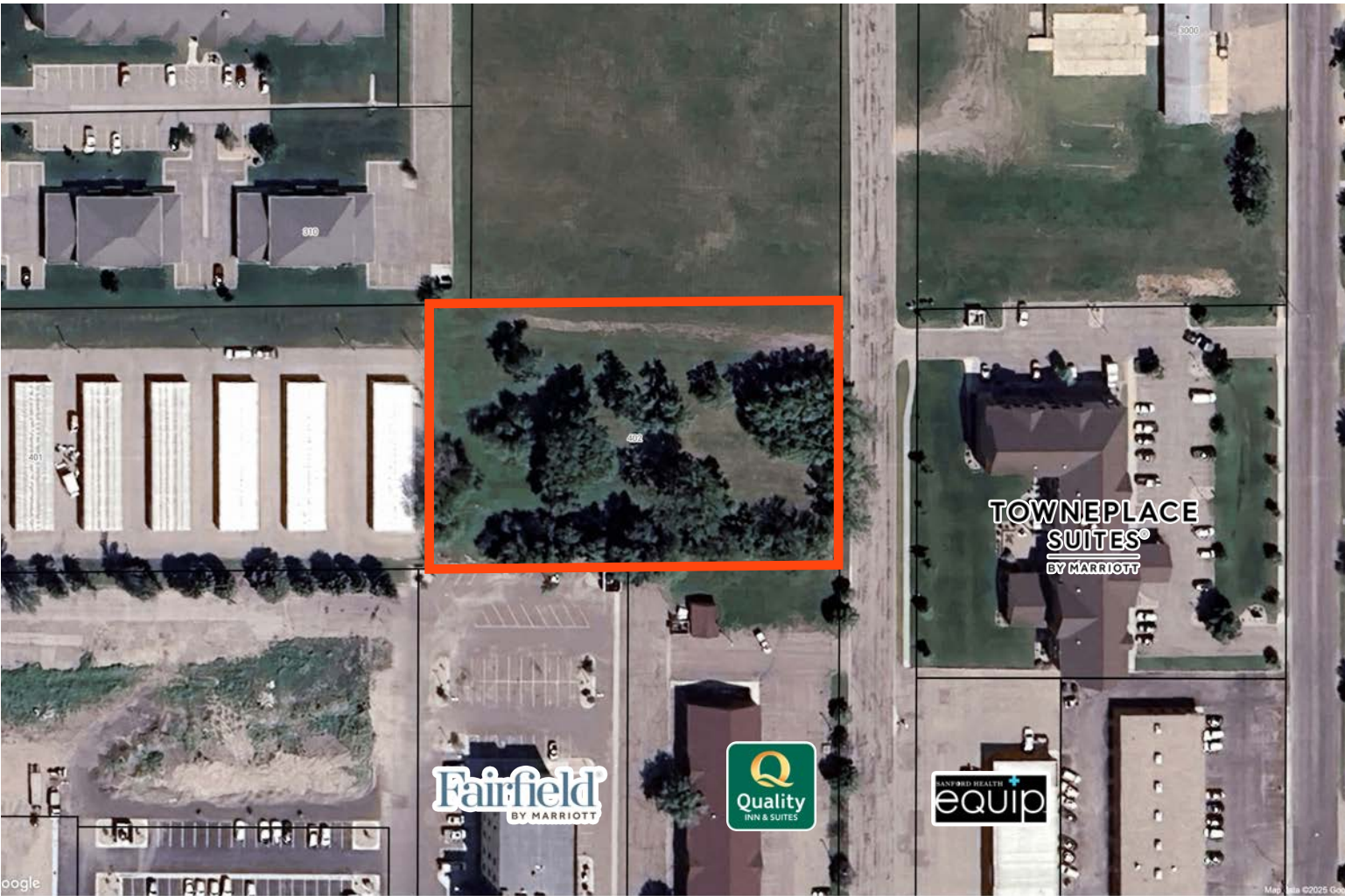
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LAND COSTS

*These numbers are based on estimates and are not guaranteed.

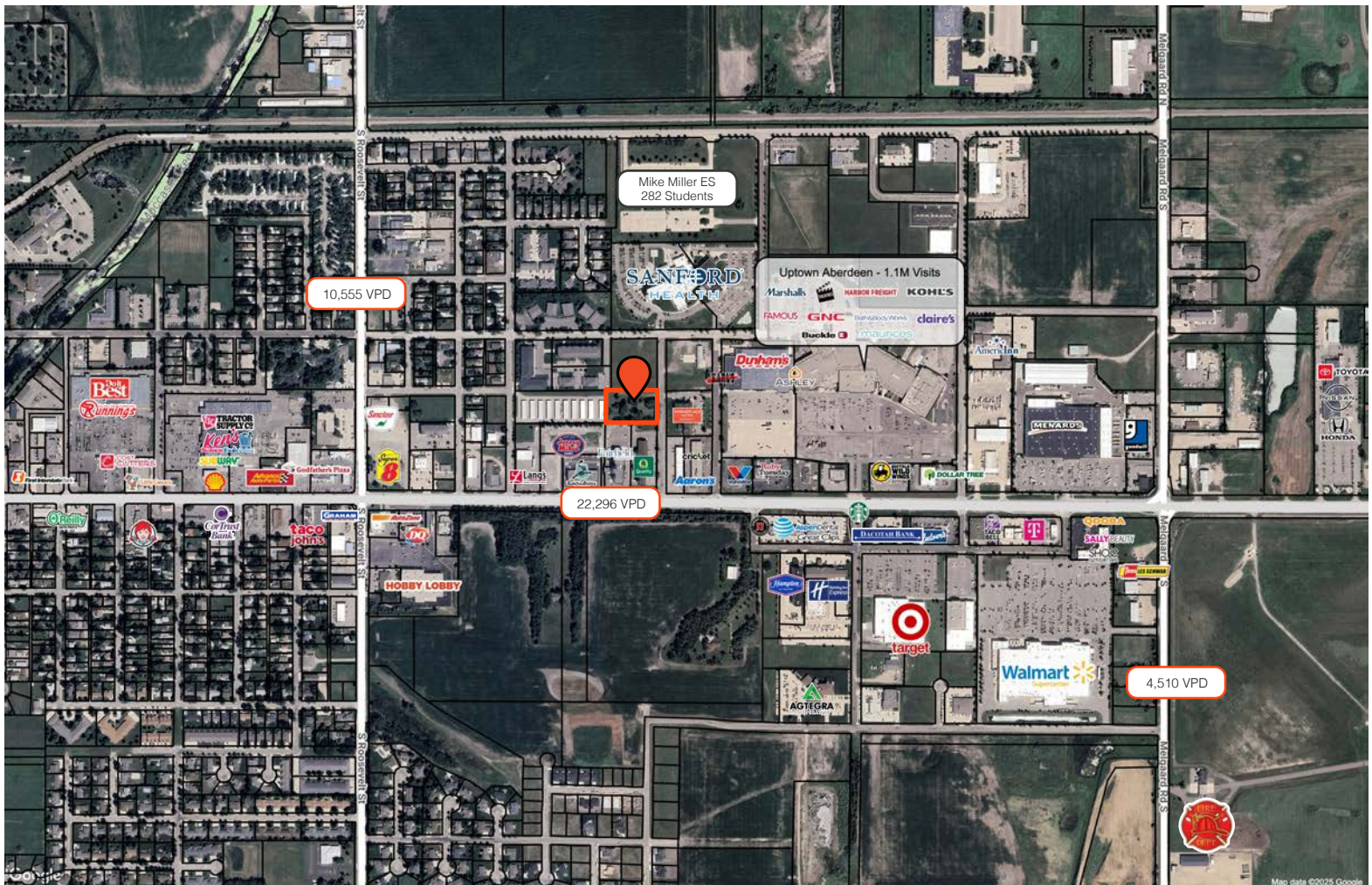
Size (Acres)	Size (SF)	Asking Price	Total Asking Price
1.64 Acres +/-	71,438 SF +/-	\$6.00 / SF	\$428,628

PARCEL



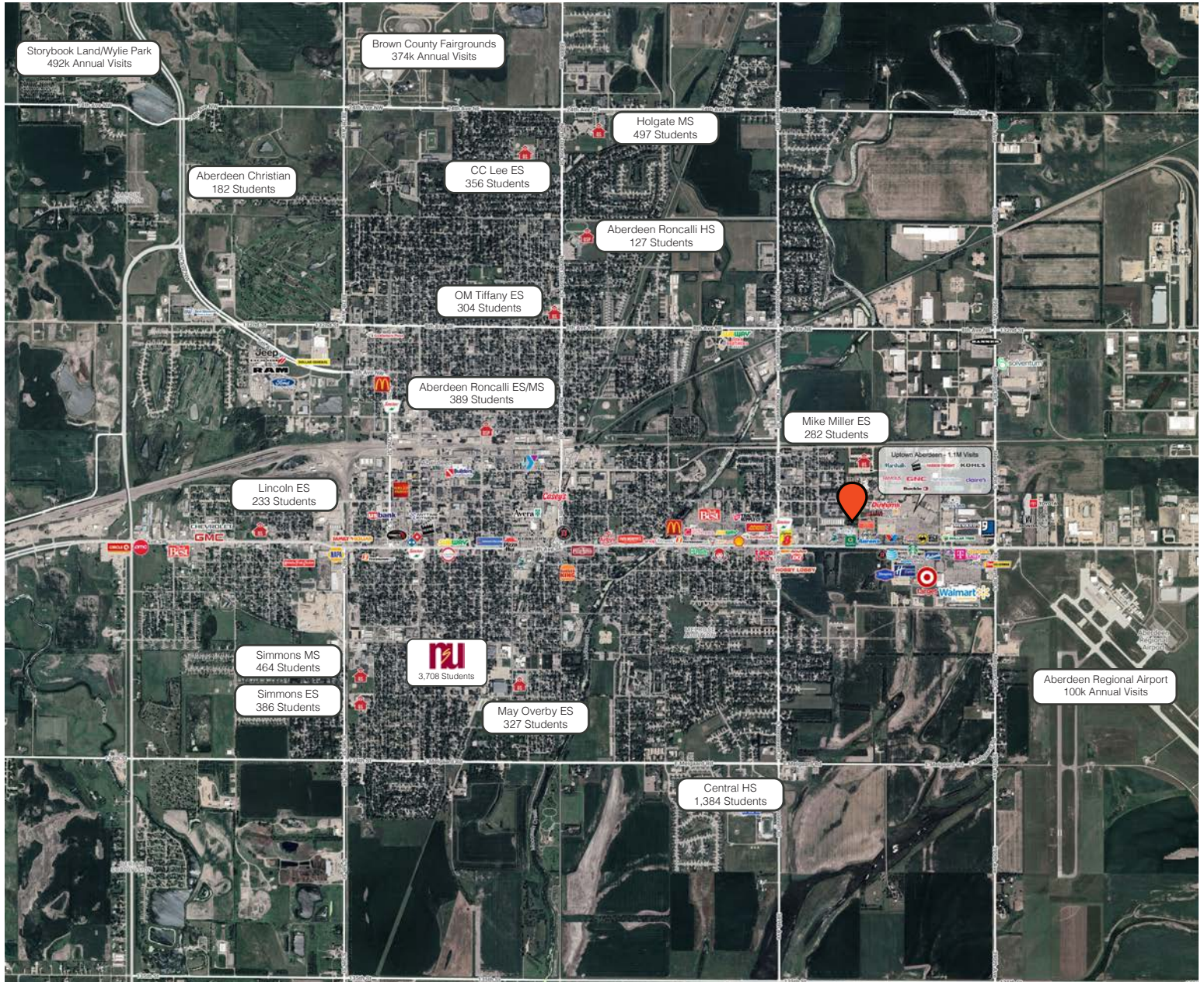
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AREA MAP



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CITY MAP



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MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	2,963	24,931	27,829
2020 Total Population	3,446	26,843	30,052
2020 Group Quarters	18	1,091	1,128
2024 Total Population	3,533	26,805	30,030
2024 Group Quarters	17	1,071	1,107
2029 Total Population	3,630	26,971	30,223
2023-2028 Annual Rate	0.54%	0.12%	0.13%
2024 Total Daytime Population	6,423	30,062	33,759
Workers	4,510	17,331	19,507
Residents	1,913	12,731	14,252
Household Summary			
2010 Households	1,525	10,924	12,112
2010 Average Household Size	1.93	2.18	2.20
2020 Total Households	1,657	11,549	12,850
2020 Average Household Size	2.07	2.23	2.25
2024 Households	1,701	11,583	12,888
2024 Average Household Size	2.07	2.22	2.24
2029 Households	1,748	11,669	12,984
2029 Average Household Size	2.07	2.22	2.24
2023-2028 Annual Rate	0.55%	0.15%	0.15%
2010 Families	726	6,078	6,940
2010 Average Family Size	2.72	2.86	2.86
2024 Families	799	6,104	7,014
2024 Average Family Size	2.92	3.07	3.06
2029 Families	810	6,075	6,985
2029 Average Family Size	2.93	3.08	3.07
2023-2028 Annual Rate	0.27%	-0.10%	-0.08%
2024 Housing Units	1,890	12,821	14,224
Owner Occupied Housing Units	42.0%	51.3%	53.7%
Renter Occupied Housing Units	48.0%	39.1%	36.9%
Vacant Housing Units	10.0%	9.7%	9.4%
2024 Population 25+ by Educational Attainment			
Total	2,425	17,871	20,027
Less than 9th Grade	3.3%	1.9%	1.9%
9th - 12th Grade, No Diploma	6.1%	3.8%	3.7%
High School Graduate	34.1%	26.7%	26.3%
GED/Alternative Credential	4.8%	4.0%	3.8%
Some College, No Degree	16.5%	14.1%	14.2%
Associate Degree	8.6%	13.4%	13.6%
Bachelor's Degree	18.4%	26.6%	26.8%
Graduate/Professional Degree	8.3%	9.6%	9.6%
Median Household Income			
2024	\$55,010	\$65,520	\$68,423
2029	\$60,656	\$74,486	\$77,030
Median Age			
2010	43.4	36.4	36.9
2020	39.0	36.6	36.8
2024	39.0	36.9	37.2
2029	40.0	38.2	38.5
2024 Population by Sex			
Males	1,714	13,326	14,962
Females	1,819	13,479	15,068
2029 Population by Sex			
Males	1,750	13,298	14,940
Females	1,880	13,673	15,283
Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	381	1,568	1,731
Total Employees:	5,030	19,867	22,193