



## Shopko Redevelopment

700 9th Avenue SE, Watertown, SD 57201

### Property Features

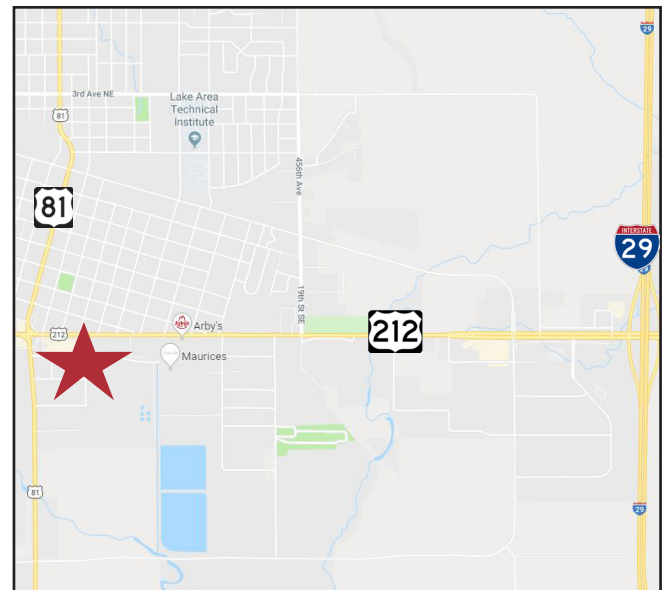
- Suite sizes: +/- 2,838 - 4,357 sq. ft.
- Sizes to be determined
- Pylon signage

### Pricing

- Lease rate: \$14.00 - \$16.00/ sq. ft. NNN
- Estimated NNN: TBD

### Location

- The subject property is located on a signalized hard corner considered to be the best location in the core retail sector of Watertown.
- Traffic count exceeds: 17,000 vpd
- Walgreens occupies the diagonal corner with recently developed strip shopping centers on the other.
- While this location has excellent visibility and access, it was developed to offer that access to the Watertown MSA as well as the rural markets surrounding Watertown.



**Ryan Ammann**

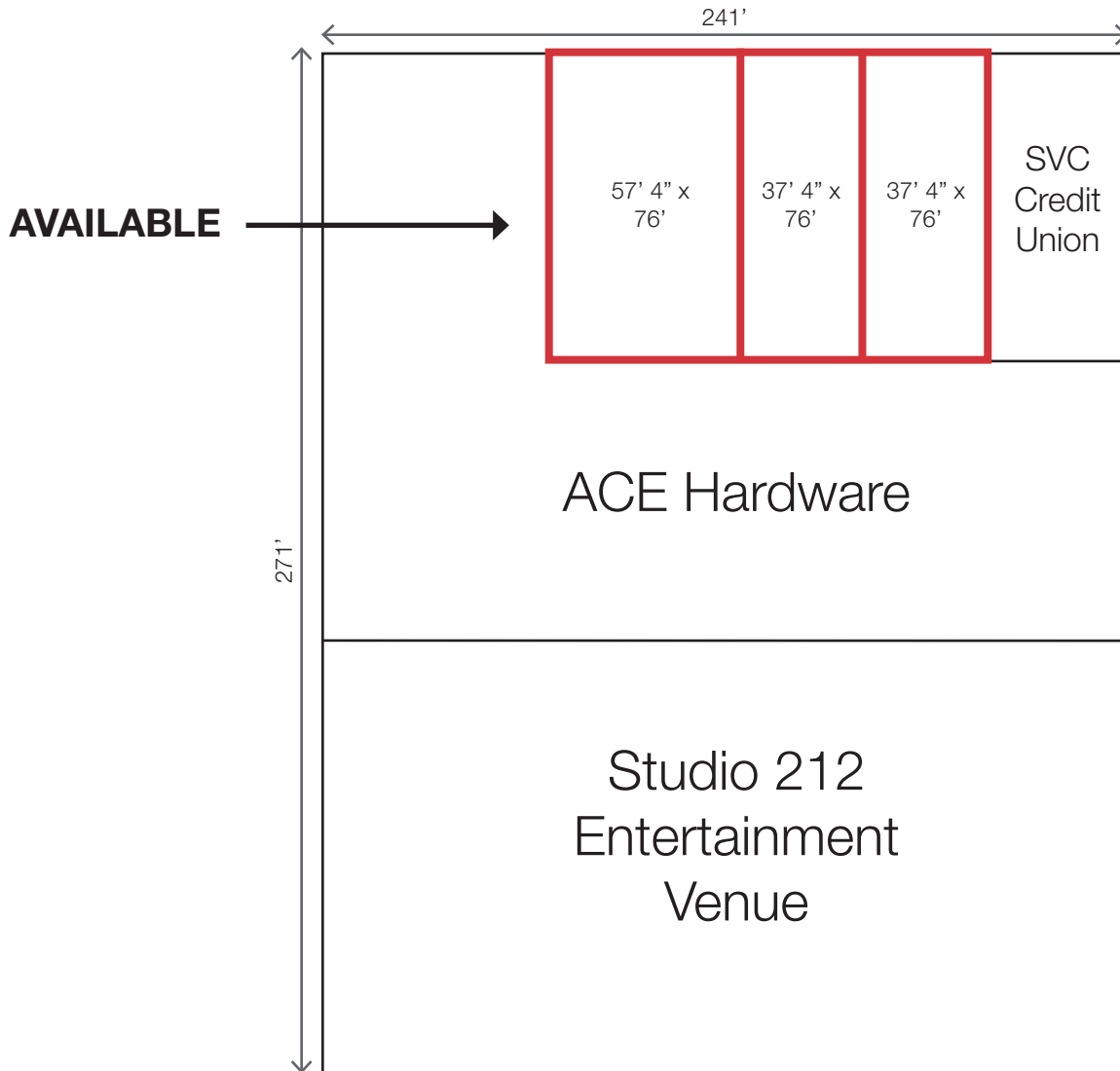
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For Lease  
Retail Redevelopment

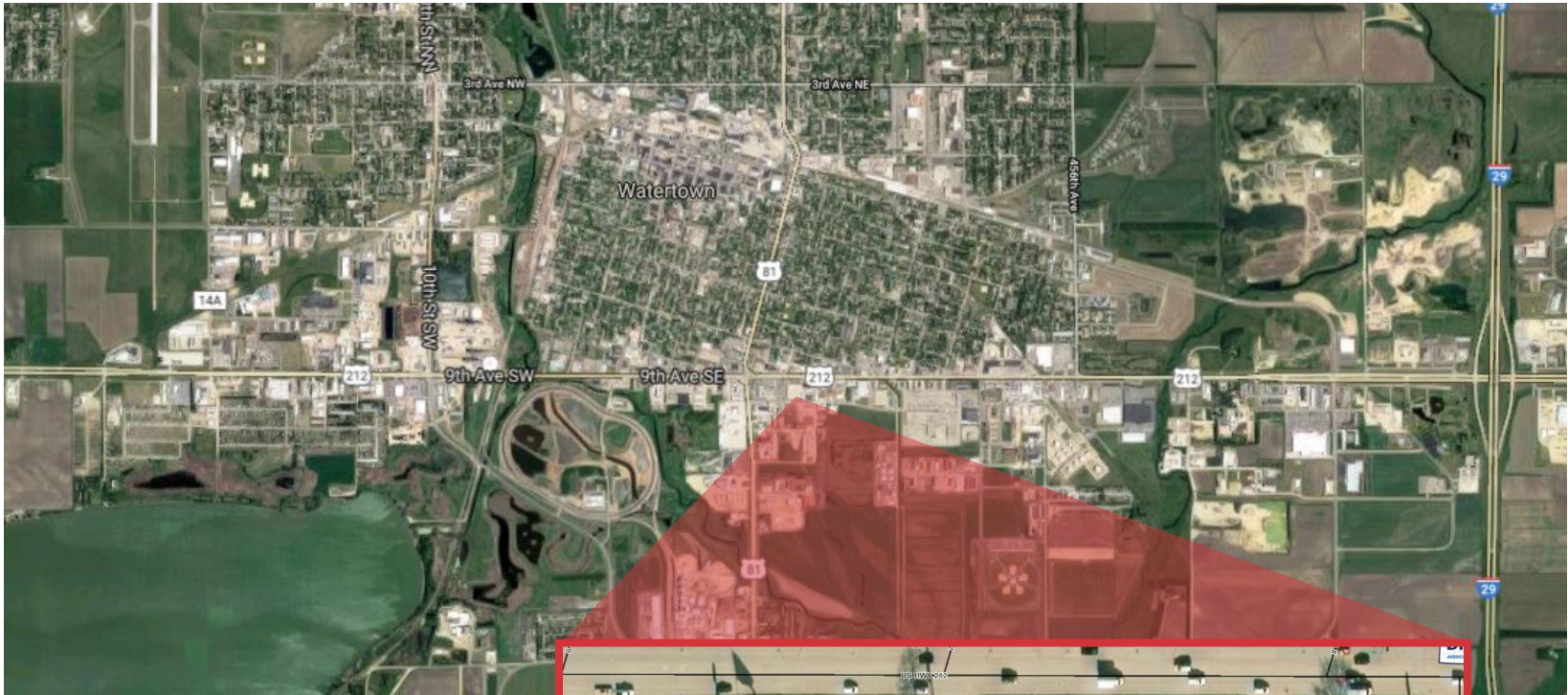


HIGHWAY 212/ 9th Ave SE





For Lease  
Retail Redevelopment



KEY FACTS

23,082

Population



Average Household Size

38.0

Median Age

\$50,294

Median Household Income

EDUCATION

8%

No High School Diploma



38%  
High School Graduate



33%  
Some College



21%  
Bachelor's/Grad/Prof Degree

BUSINESS



1,387

Total Businesses



16,231

Total Employees

EMPLOYMENT



White Collar

57%



Blue Collar

26%



Services

17%

1.6%

Unemployment Rate

INCOME



\$50,294

Median Household Income



\$29,180

Per Capita Income



\$67,526

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (18.4%)

The smallest group: \$150,000 - \$199,999 (2.6%)

Indicator	Value	Difference	
<\$15,000	12.4%	+1.3%	
\$15,000 - \$24,999	9.6%	+0.8%	
\$25,000 - \$34,999	12.4%	+1.1%	
\$35,000 - \$49,999	15.2%	+0.4%	
\$50,000 - \$74,999	18.4%	-0.5%	
\$75,000 - \$99,999	15.4%	-0.2%	
\$100,000 - \$149,999	10.4%	-1.6%	
\$150,000 - \$199,999	2.6%	-1.1%	
\$200,000+	3.5%	-0.4%	

Bars show deviation from  
Codington County