



320 NE 2nd Street
Madison, SD 57042

Property Features

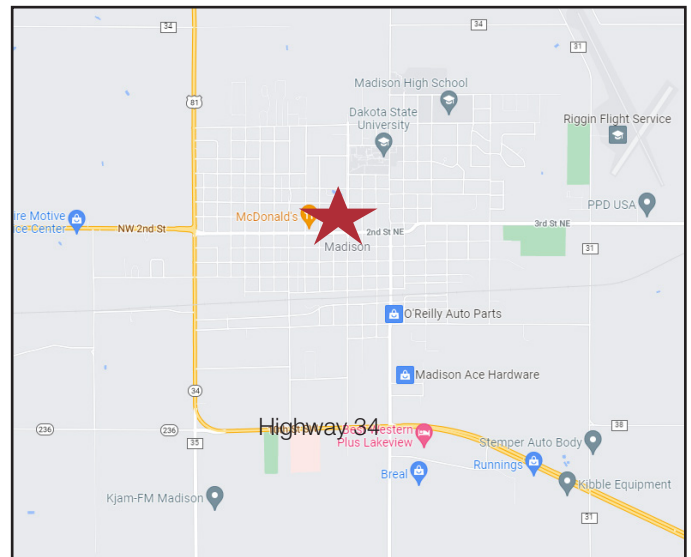
- Building size: 1,204 sq. ft.
- Lot size: 0.285 acres
- High-traffic location
- Zoning: Commercial
- Great location for a convenience store
- Nine door walk-in cooler
- Two commercial cash safes
- Security cameras
- Two - 8,000 gallon underground tanks with monitoring
- Two Gilbarco suction pumps
- **Busiest intersection in Madison - 5,000 vpd!**
- **Built-to-Suit/rebuild option available, contact broker for details**

Pricing

- Lease rate: \$1,200.00/ month gross
- Built-to-Suit option, contact broker for details

Location

- Located in Madison, SD home to Dakota State University, just 50 miles northwest of Sioux Falls, SD
- Situated on the corner of Washington and 2nd - just south of DSU
- Area neighbors include: McDonald's, Dairy Queen, Subway

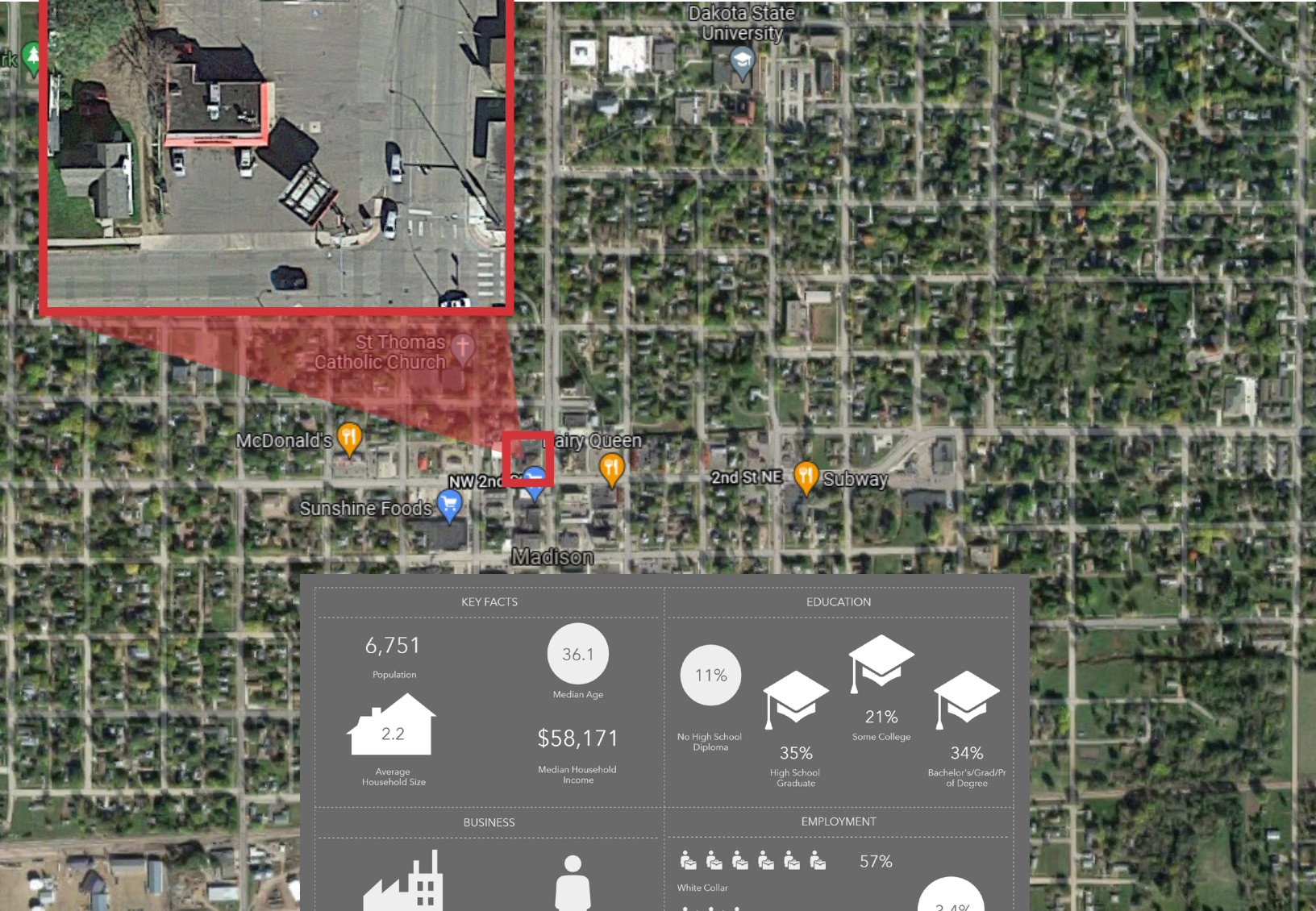


For more information:

Tim Schut

+1 605 212-1027 • tschut@naisiouxfalls.com

FOR LEASE
OR BUILT-TO-SUIT



KEY FACTS

6,751 Population

36.1 Median Age

2.2 Average Household Size

\$58,171 Median Household Income

EDUCATION

11% No High School Diploma

35% High School Graduate

21% Some College

34% Bachelor's/Grad/Pr of Degree

BUSINESS

315 Total Businesses

3,469 Total Employees

EMPLOYMENT

57% White Collar

25% Blue Collar

18% Services

3.4% Unemployment Rate

INCOME

\$58,171 Median Household Income

\$28,920 Per Capita Income

\$103,564 Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (24.8%)
The smallest group: \$200,000+ (2.8%)

Indicator ▲	Value	Diff
<\$15,000	13.8%	+3.9%
\$15,000 - \$24,999	8.1%	+1%
\$25,000 - \$34,999	6.1%	-0.3%
\$35,000 - \$49,999	11.2%	+1.2%
\$50,000 - \$74,999	24.8%	+3.6%
\$75,000 - \$99,999	17.2%	+0.6%
\$100,000 - \$149,999	12.5%	-8%
\$150,000 - \$199,999	3.5%	+0.3%
\$200,000+	2.8%	-2.3%

Bars show deviation from Lake County

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026. © 2021 Esri