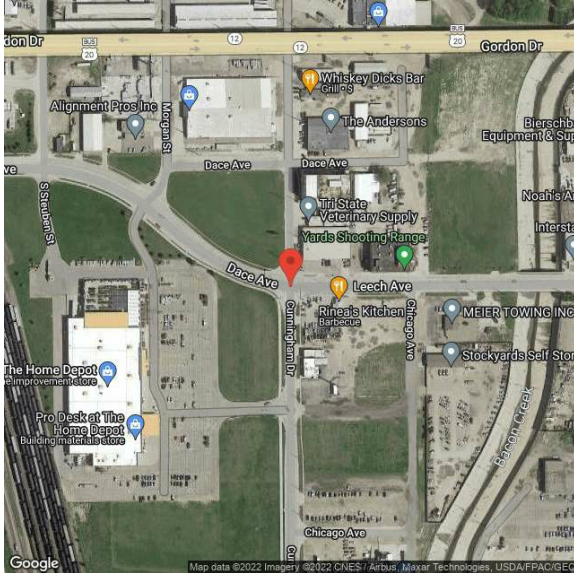


±0.69 & ±0.94 AC Sioux City, IA

Leech Ave & Cunningham Dr | Sioux City, IA | US | Woodbury County

Available Acres: 1.63 |



Zoning:

Last Updated: May 21, 2025

Economic Development Contact

Martin J. Dougherty, Director
Sioux City Economic Development Department
405 6th Street, P.O. Box 447
Sioux City, Iowa 51102
(877) 246-7242 | mdougherty@sioux-city.org

Chris Myres
Chris Myres
405 6th Street P.O. Box 447
Sioux City, Iowa 51102
(877) 246-7242 | cmyres@sioux-city.org

Realtor/Owner Contact

Keith Valentine
| kvalentine@retail-pa.com

Property and Area Description

Flat graded lot(s) in front of a successful The Home Depot store Located at the signalized intersection of Cunningham Dr. and Leech Ave. Nearby retail and food service include Enterprise Rent-A Car, Cardinal Tire, Unclaimed Freight, Yard's Shooting Range, Papa John's, Miles Inn, Bob Roe's, and many more Excellent site for a Tire Store, Convenience Store, Sub Shop, Coffee, or Pizza One mile from the Tyson Events Center and 1.5 miles from the new Hard Rock Hotel & Casino Located in front of the Home Depot in Sioux City, IA

Population



125,138
10 Mile Radius

143,216
20 Mile Radius

174,596
30 Mile Radius

Source: ESRI®, 2024

Households



46,480
10 Mile Radius

53,397
20 Mile Radius

65,650
30 Mile Radius

Source: ESRI®, 2024

Transportation

Rail Served: Yes
Rail Served By: Union Pacific Railroad
Rail Accessible: Yes
Rail Infrastructure in Place: Unknown
Rail Contact: Darren Wisniski
Rail Contact Phone: 402-672-1983
Rail Contact Email: djwisnis@up.com

Christopher McGowan | President | The Siouxland Initiative

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