



Zoning:	Commercial
Within City Limits:	Yes
Sale Price Note:	\$8.00-\$12.00 PSF
Last Updated:	May 16, 2022


Realtor/Owner Contact

Steve Van Buskirk
Van Buskirk Companies
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Property and Area Description


Northwest corner of Marion and Benson Road in growing area of Sioux Falls. Combined traffic count at the intersection of Marion Road and Benson Road in 2019 was 12,380 VPD. Neighbors include Southeast Tech Inst, Avera, USD Comm College for SF, Sanford Pentagon, Great Shots, Fleet Farm, Walmart and more.

Population

	81,532 5 Mile Radius	238,393 10 Mile Radius	298,619 25 Mile Radius
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Source: ESRI®, 2024

Households

	34,013 5 Mile Radius	96,236 10 Mile Radius	118,116 25 Mile Radius
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Source: ESRI®, 2024

Transportation

Rail Served: Unknown
Rail Served By: Other
Rail Infrastructure in Place: Unknown