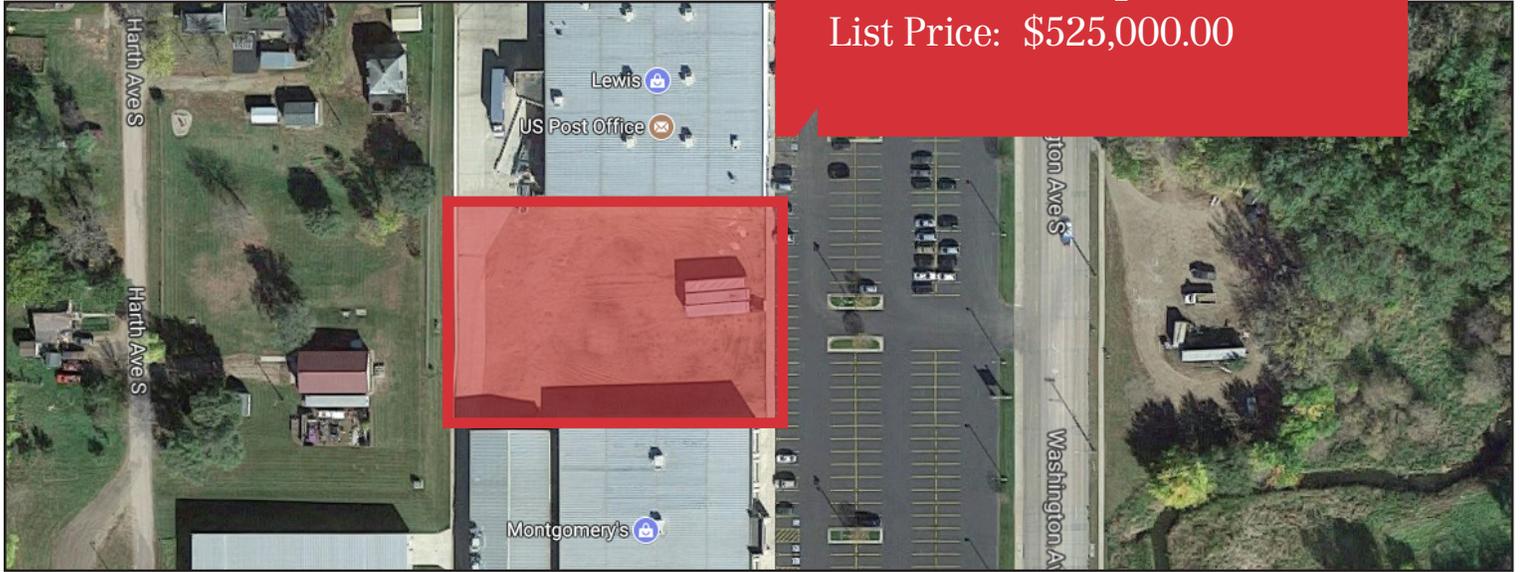


For Sale

Retail Development Land

List Price: \$525,000.00



## Madison Land

747 S Washington Ave., Madison, SD 57042

### Property Features

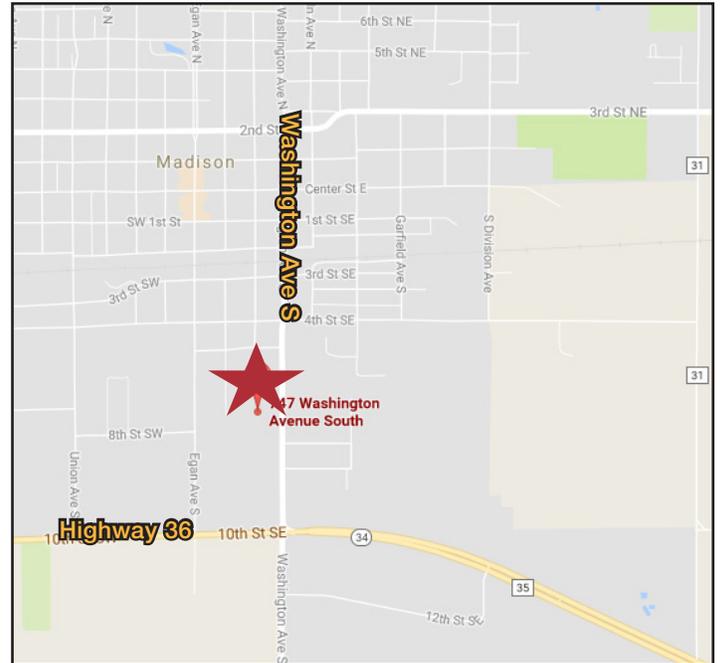
- 77,817.50 sq. ft.
- 1.78 acres
- Build ready site
- Paved parking

### Pricing

- List Price is \$525,000.00 (\$6.74 sq. ft.)
- 2016 Real Estate Taxes are \$1,786.98

### Location

- Located inbetween Montgomery's and Lewis on S. Washington Ave
- Area neighbors include Montgomery's, Lewis, Shopko, Dollar General, Prostrollo Auto



**Troy Fawcett,**  
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Co-listed with Brenda Thompson  
Signature Realty Group



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# For Sale Retail Development Land

## KEY FACTS

9,279

Population



2.2

Average Household Size

39.7

Median Age

\$50,410

Median Household Income

## BUSINESS



459

Total Businesses



4,836

Total Employees

## EDUCATION

7%

No High School Diploma



32%

High School Graduate



27%

Some College



34%

Bachelor's/Grad/Prof Degree

## EMPLOYMENT



White Collar

55%



Blue Collar

26%



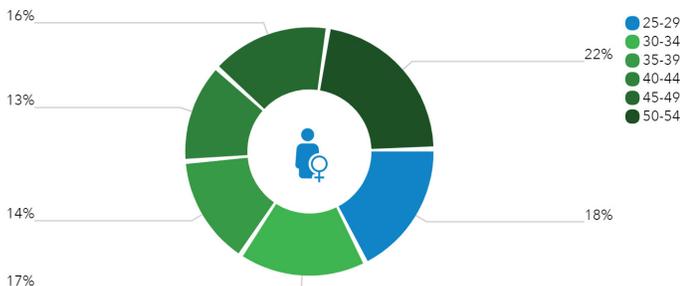
Services

19%

3.1%

Unemployment Rate

## 2017 Female Population



## Households By Income

The largest group: \$50,000 - \$74,999 (20.7%)

The smallest group: \$200,000+ (1.8%)

Indicator	Value	Difference
<\$15,000	14.8%	+2.3%
\$15,000 - \$24,999	10.7%	+1.4%
\$25,000 - \$34,999	8.2%	-0.1%
\$35,000 - \$49,999	15.7%	-0.3%
\$50,000 - \$74,999	20.7%	-0.7%
\$75,000 - \$99,999	11.8%	-0.9%
\$100,000 - \$149,999	13.3%	-0.6%
\$150,000 - \$199,999	2.9%	-0.6%
\$200,000+	1.8%	-0.6%

Bars show deviation from Lake County



# For Sale Development Land

