# 57TH & LOUISE AVENUE RETAIL LLOYD

RETAIL SPACE FOR LEASE











#### **LOCATION**

Highly visible and great opportunity at the intersection of 57th Street and Louise Avenue with easy access to I-29.

#### DESCRIPTION

- **Generous Tenant Improvement Allowance Avail**able for Qualified Tenants
- Co-tenants include Great Western Bank, Healing Touch, Honeybaked Ham Cafe, Botanicals Indoor Gardening Center, Power Plate Meals, and Advanced Dental
- Neighborhood tenants include Qdoba, Jersey

- Mike's, Panera Bread, McDonald's, Noodles & Company, Verne Eide, Waxing the City, and more
- Traffic count of 18,500 vpd on 57th Street and 31,300 vpd on Louise Avenue
- Now Available
- Space in shell condition ready for tenant's build out
- Building and monument signage opportunity
- Contact Broker for more information

**RAQUEL BLOUNT SIOR** 

605.728.9092

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**ASSAM COMPANIES** 

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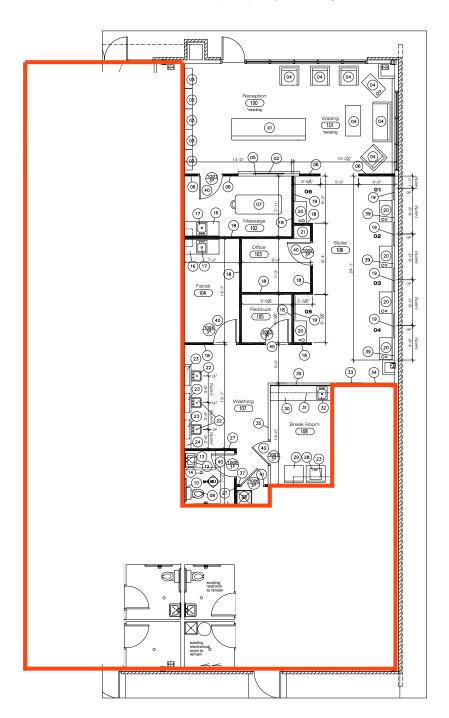
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#### FLOOR PLAN

Concept only; subject to change



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#### **EXTERIOR PICTURES AND SIGNAGE**





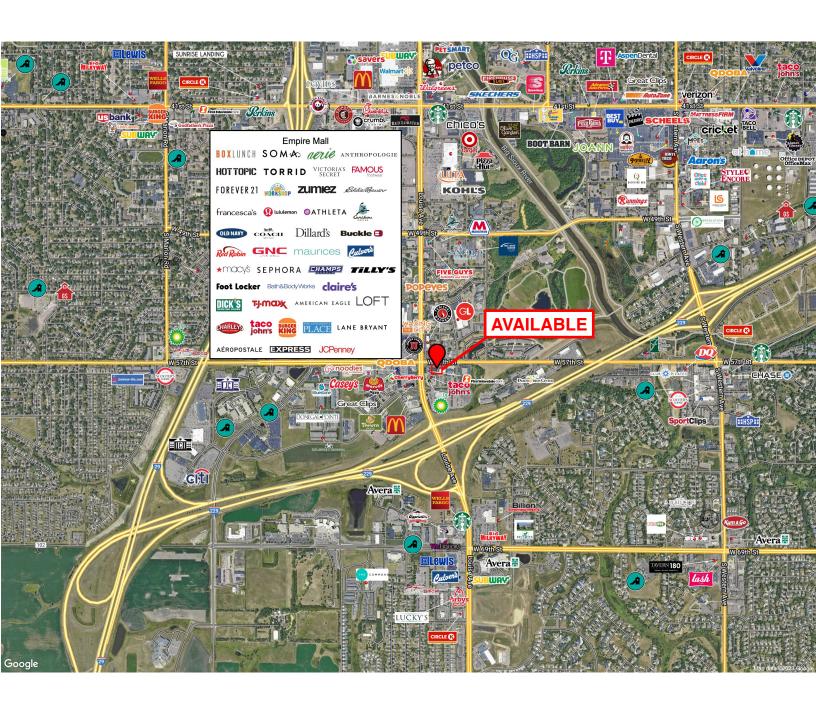
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#### **AREA MAP**



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## **57TH & LOUISE AVENUE RETAIL**





#### **MARKET PROFILE**

	1 mile	3 miles	5 miles
Population Summary		2 333722	
2010 Total Population	6,296	64,362	128,604
2020 Total Population	7,633	, 75,415	154,918
2020 Group Quarters	103	1,653	3,184
2023 Total Population	8,347	79,762	165,331
2023 Group Quarters	103	1,653	3,154
2028 Total Population	8,830	83,188	174,733
2023-2028 Annual Rate	1.13%	0.84%	1.11%
2023 Total Daytime Population	19,506	92,972	181,001
Workers	15,668	57,464	108,300
Residents	3,838	35,508	72,701
Household Summary	· ·	·	· ·
2010 Households	3,388	26,408	52,500
2010 Average Household Size	1.85	2.34	2.37
2020 Total Households	4,127	31,228	63,975
2020 Average Household Size	1.82	2.36	2.37
2023 Households	4,381	33,043	68,516
2023 Average Household Size	1.88	2.36	2.37
2028 Households	4,618	34,442	72,531
2028 Average Household Size	1.89	2.37	2.37
2023-2028 Annual Rate	1.06%	0.83%	1.15%
2010 Families	1,356	15,831	31,537
2010 Average Family Size	2.60	2.95	2.99
2023 Families	1,655	18,959	39,671
2023 Average Family Size	2.75	3.07	3.07
2028 Families	1,740	19,651	41,833
2028 Average Family Size	2.77	3.09	3.07
2023-2028 Annual Rate	1.01%	0.72%	1.07%
Housing Unit Summary			
2000 Housing Units	2,805	20,304	44,525
Owner Occupied Housing Units	18.3%	60.1%	58.4%
Renter Occupied Housing Units	76.6%	37.0%	37.8%
Vacant Housing Units	5.1%	2.9%	3.8%
2010 Housing Units	3,807	28,313	56,406
Owner Occupied Housing Units	21.0%	58.4%	58.1%
Renter Occupied Housing Units	68.1%	34.9%	35.0%
Vacant Housing Units	11.0%	6.7%	6.9%
2020 Housing Units	4,447	32,787	67,930
Owner Occupied Housing Units	22.6%	57.1%	56.6%
Renter Occupied Housing Units	70.2%	38.2%	37.6%
Vacant Housing Units	7.3%	4.9%	5.9%
2023 Housing Units	4,692	34,535	72,920
Owner Occupied Housing Units	28.4%	60.9%	58.3%
Renter Occupied Housing Units	64.9%	34.8%	35.6%
Vacant Housing Units	6.6%	4.3%	6.0%
2028 Housing Units	4,935	35,907	76,919
Owner Occupied Housing Units	30.1%	62.7%	58.9%
Renter Occupied Housing Units	63.5%	33.2%	35.4%
Vacant Housing Units	6.4%	4.1%	5.7%
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