

57TH & LOUISE RETAIL

RETAIL SPACE FOR LEASE

LLOYD

3511 W. 57th St,
Sioux Falls, SD 57108

3,154 SF +/-

$17.50 / SF NNN
Estimated NNN: $5.75 / SF
TIA: Negotiable

LOCATION

The Shoppes at 57th is located at the intersection of 57th Street and Louise Avenue in south-west Sioux Falls. The property is positioned in an established, well-known commercial corridor that offers convenient access to I-29 and I-229. Directly north of the site is home to a strong concentration of national retailers and destinations like The Empire Mall, Chick-fil-A, 7 Brew, Crunch Fitness, while one mile south sits the Avera Health 69th & Louise Campus.

DESCRIPTION

- Space is in shell condition ready for tenant's build-out requests
- Available now
- Large, shared surface parking lot
- Building and pylon signage opportunities
- Combined traffic counts of 62,900 VPD at the intersection
- Zoned C-3: Community Commercial
- In-line co-tenants include Power Plate Meals, The Honey Baked Ham Co., and Advanced Dental
- Neighboring businesses include QDOBA, Jersey Mike's, Pomegranate Market, Panera Bread, LIVE Hydration, Minnwest Bank, Get-n-Go, Vern Eide Honda, barre3, Juice Stop, The Tavern Grill, Massage Envy, and much more

WAYNE HUBER *605.261.5566* | wayne.huber@lloydcompanies.com

JORDAN RIEFFENBERGER CCIM, SIOR *605.275.4258* | jordan@lloydccompanies.com

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BUILDING COSTS

*These numbers are based on estimates and are not guaranteed.

Size	Base Rent	2026 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.	TIA
3,154 SF +/-	$17.50/SF NNN	$5.75/SF	$23.25/SF	$73,330.50	$6,110.88	Negotiable

2026 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost ($/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	$3.25*
Property Insurance	Paid by LL, Reimbursed by Tenant	$0.41*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	$2.09*
Total	-	**$5.75**

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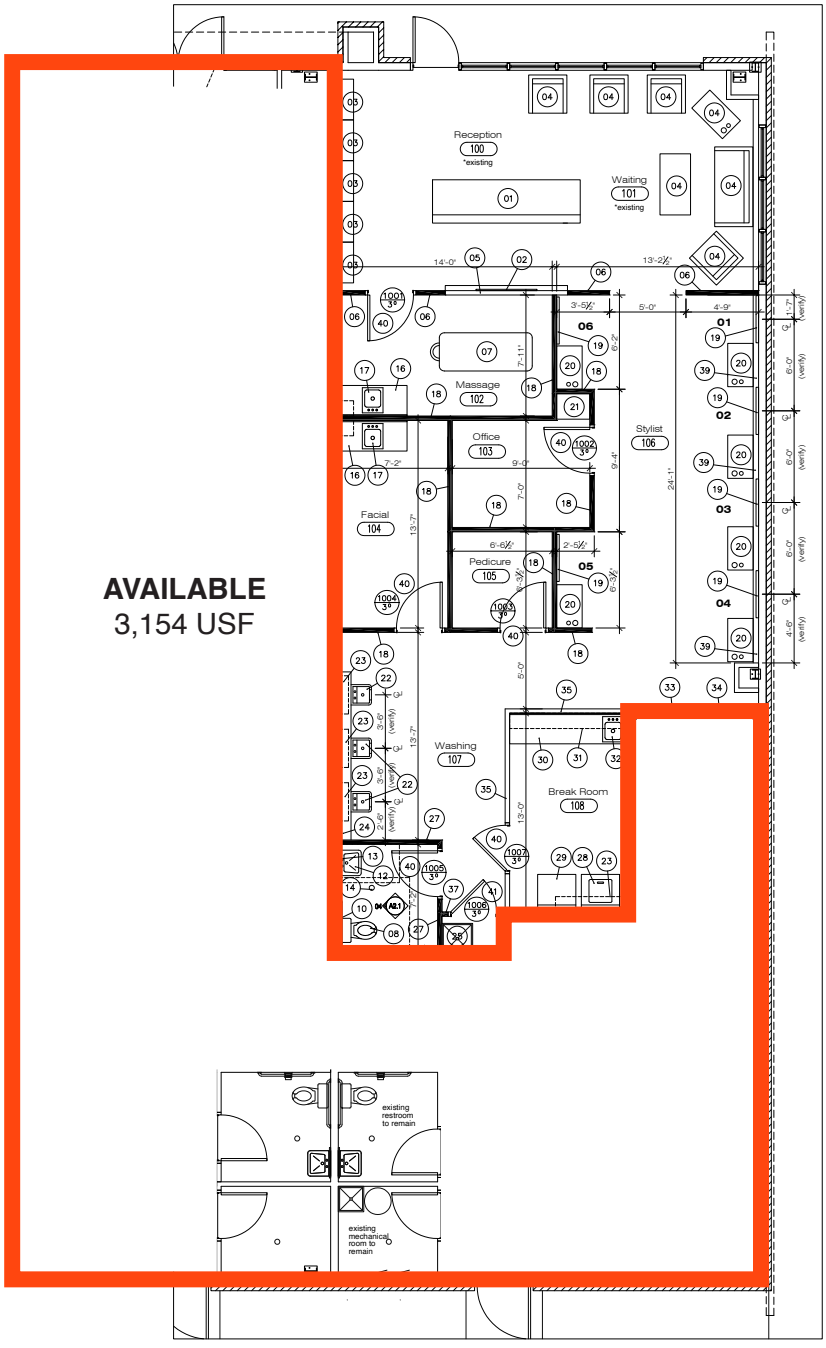
FLOOR PLAN

Concept only; subject to change



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INTERIOR PHOTOS













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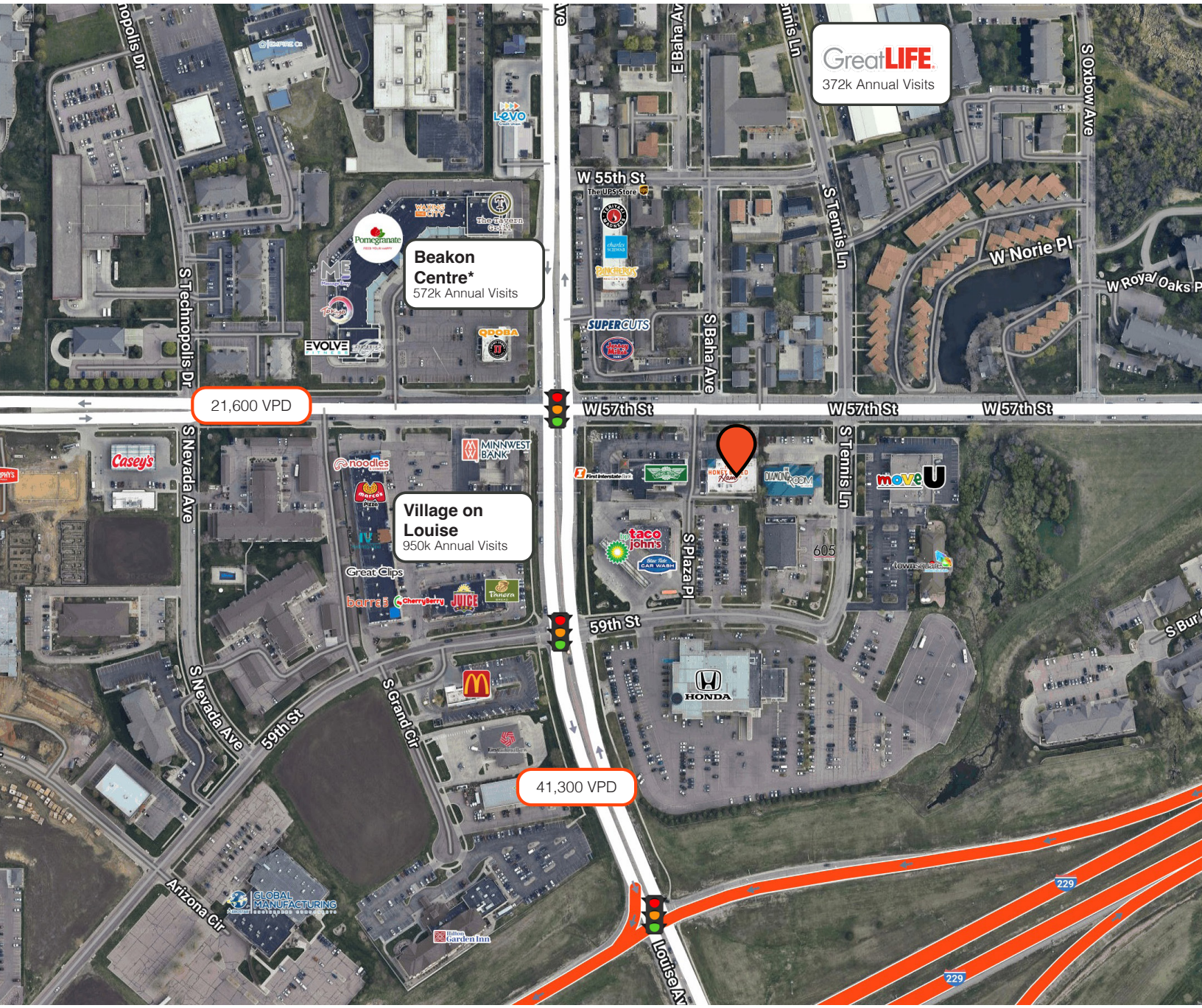
SITE MAP



Beakon Centre visit count does NOT include QDOBA or Jimmy John's

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AREA MAP



*Empire Shopping District includes The Empire Mall, Empire Place, & Empire East

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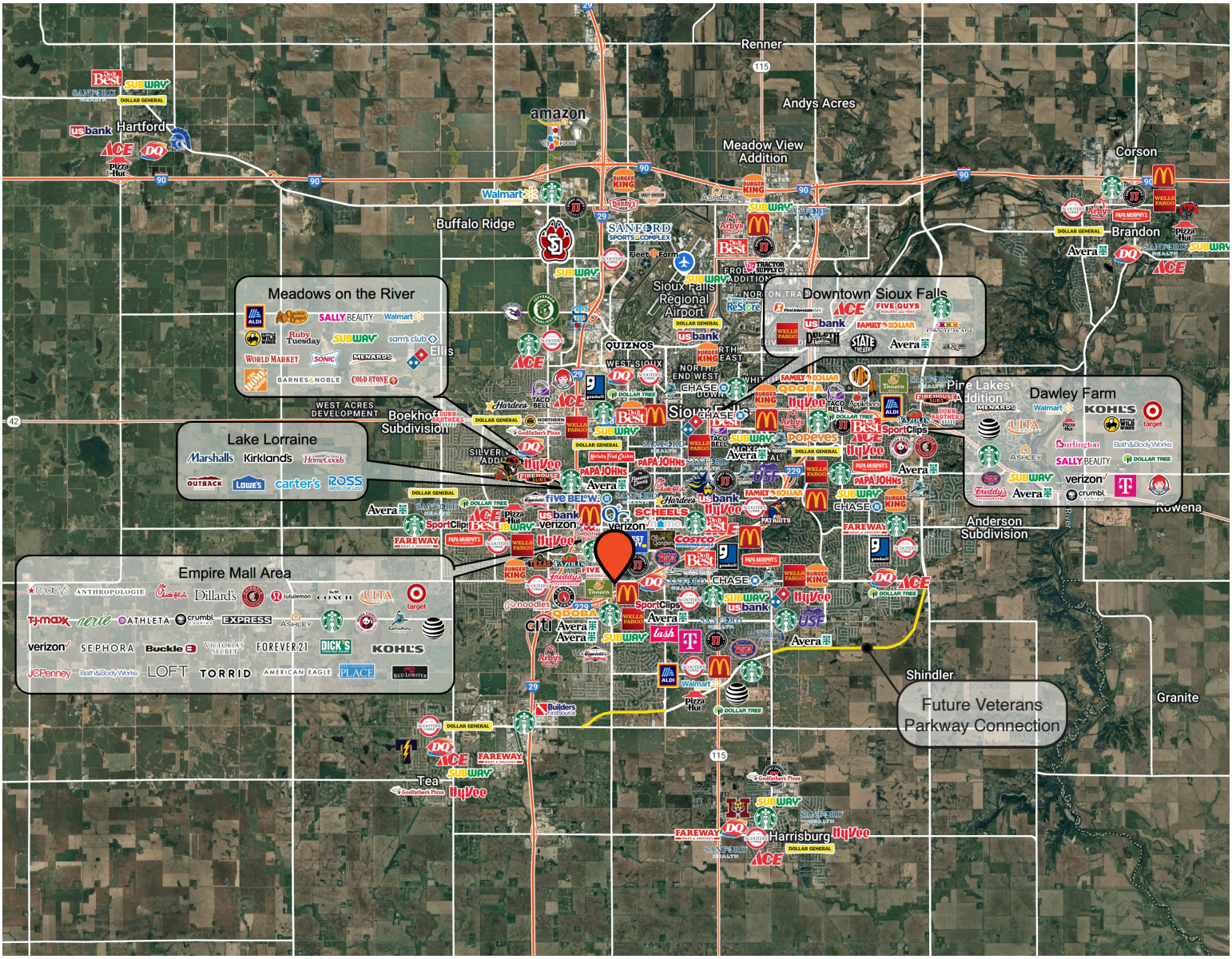
CITY MAP



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SIOUX FALLS DEMOGRAPHICS

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2025	224,676*	314,596
2030	235,786	341,444

Source: The City of Sioux Falls

Sioux Falls, South Dakota's largest city, is one of the fastest growing areas in the nation with population growth rate nearly four times the national average. It serves as the largest retail hub between Denver and the Twin Cities and offers residents & visitors an ample selection of commodities and services. Being located in the heart of the Midwest, Sioux Falls draws shoppers from a four-state area. Employment across the state is projected to increase by 7.7% by 2032, further solidifying its reputation as an economic leader.

Sioux Falls has low business costs with a high quality of life. There's no state, corporate or personal income tax, no inheritance tax and no limits to what your business can achieve.

FAST FACTS

#1 City for Small Businesses
(B2B Review 2025)

#2 Best Tax Climate in the U.S.
(Tax Foundation 2024)

#6 Best City for Young Couples
(StorageCafe 2026)

Top 25 Safest Cities in America
(WalletHub 2025)

#1 Corporate Site Selection Per Capita (Tier 2 Metros)
(Site Selection 2025)

2.3%
Sioux Falls MSA Unemployment Rate
(December 2025)

No Corporate Income Tax

#7 Best Run Cities in America
(WalletHub 2025)

TOP EMPLOYERS

SANFORD HEALTH — 10,929

Avera — 8,200

Sioux Falls School District — 3,627

Smithfield — 3,239

HyVee Employee Owned — 2,390

amazon — 1,600

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MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	6,739	64,108	127,745
2020 Total Population	7,881	75,143	153,565
2020 Group Quarters	107	1,649	3,197
2026 Total Population	8,311	78,193	165,818
2026 Group Quarters	107	1,657	3,188
2031 Total Population	9,152	85,169	181,501
2024-2029 Annual Rate	1.95%	1.72%	1.82%
2026 Total Daytime Population	18,723	90,625	182,023
Workers	15,111	58,081	112,399
Residents	3,612	32,544	69,624
Household Summary			
2010 Households	3,729	26,249	52,213
2010 Average Household Size	1.79	2.34	2.36
2020 Total Households	4,415	31,047	63,384
2020 Average Household Size	1.76	2.37	2.37
2026 Households	4,623	32,855	69,797
2026 Average Household Size	1.77	2.33	2.33
2031 Households	5,106	35,979	76,983
2031 Average Household Size	1.77	2.32	2.32
2024-2029 Annual Rate	2.01%	1.83%	1.98%
2010 Families	1,434	15,743	31,320
2010 Average Family Size	2.56	2.95	2.99
2026 Families	1,726	19,022	40,121
2026 Average Family Size	2.76	3.02	3.05
2031 Families	1,886	20,738	43,999
2031 Average Family Size	2.77	3.02	3.04
2024-2029 Annual Rate	1.79%	1.74%	1.86%
2026 Housing Units	4,979	34,715	75,657
Owner Occupied Housing Units	20.1%	54.9%	53.1%
Renter Occupied Housing Units	72.7%	39.8%	39.2%
Vacant Housing Units	7.2%	5.4%	7.7%
2026 Population 25+ by Educational Attainment			
Total	6,139	52,329	111,312
Less than 9th Grade	1.6%	1.0%	1.1%
9th - 12th Grade, No Diploma	3.5%	2.7%	3.3%
High School Graduate	25.1%	18.7%	18.6%
GED/Alternative Credential	2.2%	2.3%	3.0%
Some College, No Degree	13.5%	17.0%	15.9%
Associate Degree	12.7%	14.2%	14.8%
Bachelor's Degree	26.1%	28.9%	28.9%
Graduate/Professional Degree	15.3%	15.3%	14.5%
Median Household Income			
2026	$59,317	$83,360	$81,882
2031	$64,001	$96,365	$95,622
Median Age			
2010	32.7	33.1	33.6
2020	36.4	35.6	35.7
2026	36.5	36.5	36.7
2031	38.1	37.7	37.9
2026 Population by Sex			
Males	4,023	38,431	82,268
Females	4,288	39,762	83,550
2031 Population by Sex			
Males	4,412	41,697	89,567
Females	4,740	43,472	91,934

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Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820

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NEIGHBORING TENANTS



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