

EMPIRE PLACE

retail capital of the dakotas



FOR LEASE

SIoux FALLS
SOUTH DAKOTA

4123 W. 41st Street

 **LLOYD**



ABOUT THE PROJECT

The Empire Place development broke ground in 2020 to build upon the high success and momentum of the Empire Mall, South Dakota's most visited (7.7 M annual visits) and profitable shopping mall. Its positioning off I-29, near the intersection of Louise Avenue and W. 41st Street, boasts the highest traffic count(s) in all of South Dakota. With its proximity to the Interstate, travelers from within or outside of the trade area can easily access, Empire Place, one of Sioux Falls' newest shopping centers. Contact broker to learn more!



CO-TENANTS

Neighboring tenants include highly desired restaurants (Chick-fil-A, Chipotle, Crumbl Cookies, Nautical Bowls, Smoothie King, Taichi Bubble Tea, and Pizza Shop), spas & health/beauty shops (Face Foundrie, Buff City Soap, European Wax Center and Glamour Nails & Spa), Hawaii Fluid Art, Hallmark, and more. Along with the immediate co-tenants within Empire Place, tenants of the new center will also have proximity to The Empire Mall with major retailers including Macy's, JCPenney, Dick's Sporting Goods, and more; Empire East with retailers including Target, Kohl's, Bed Bath & Beyond, and ULTA Beauty; and Western Mall with retailers including Scheels, Best Buy, and a multitude of restaurants.

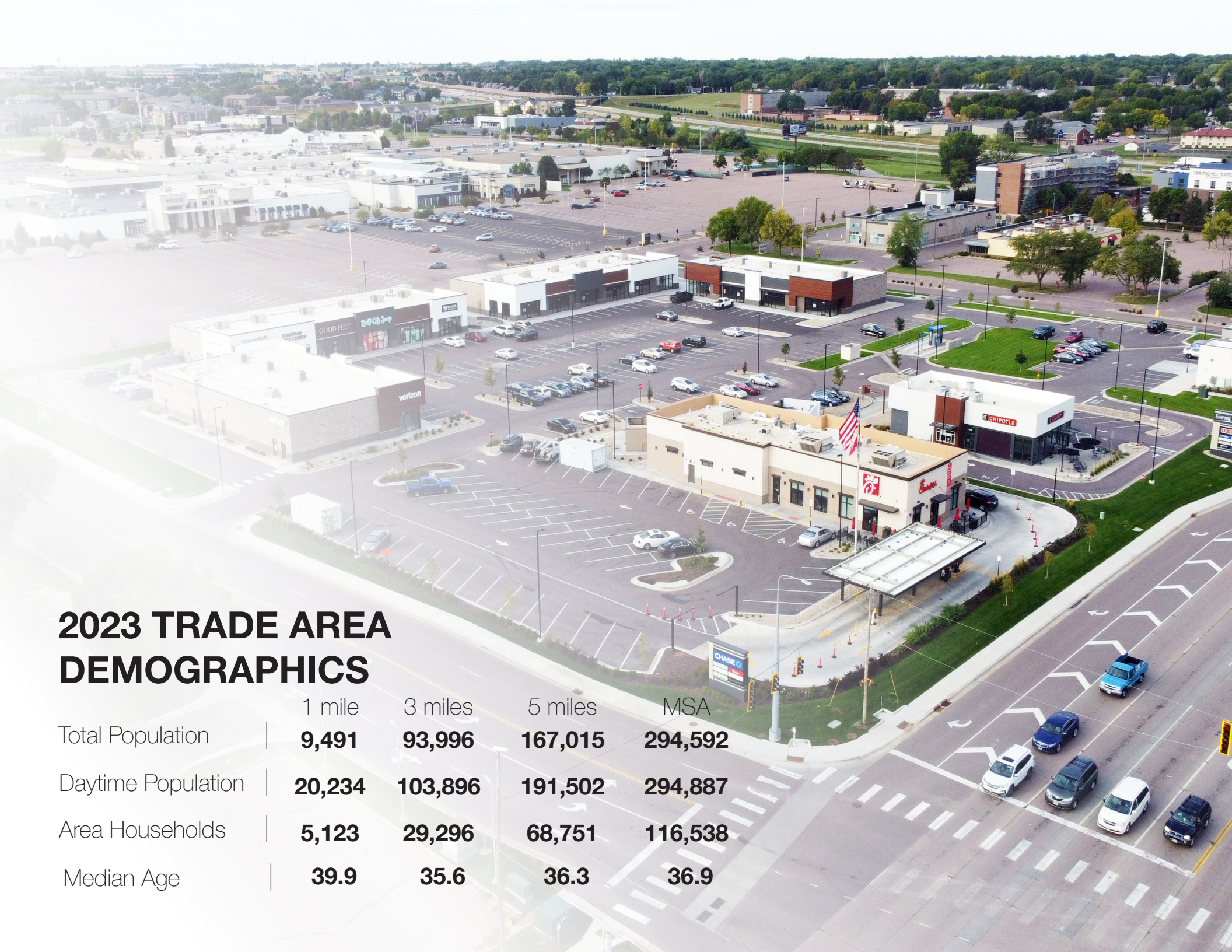


AVAILABLE SPACE

Building	Address (W. 41st St)	SF (Approximately)	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.	TIA
D	4123	1,647	\$34.00/SF NNN	\$7.82/SF	\$41.82/SF	\$68,877.54	\$5,739.80	\$30.00/SF

2024 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$2.55*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.41*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$4.86*
Total	-	\$7.82
CAM includes the following utilities: Water & Sewer, and Trash		

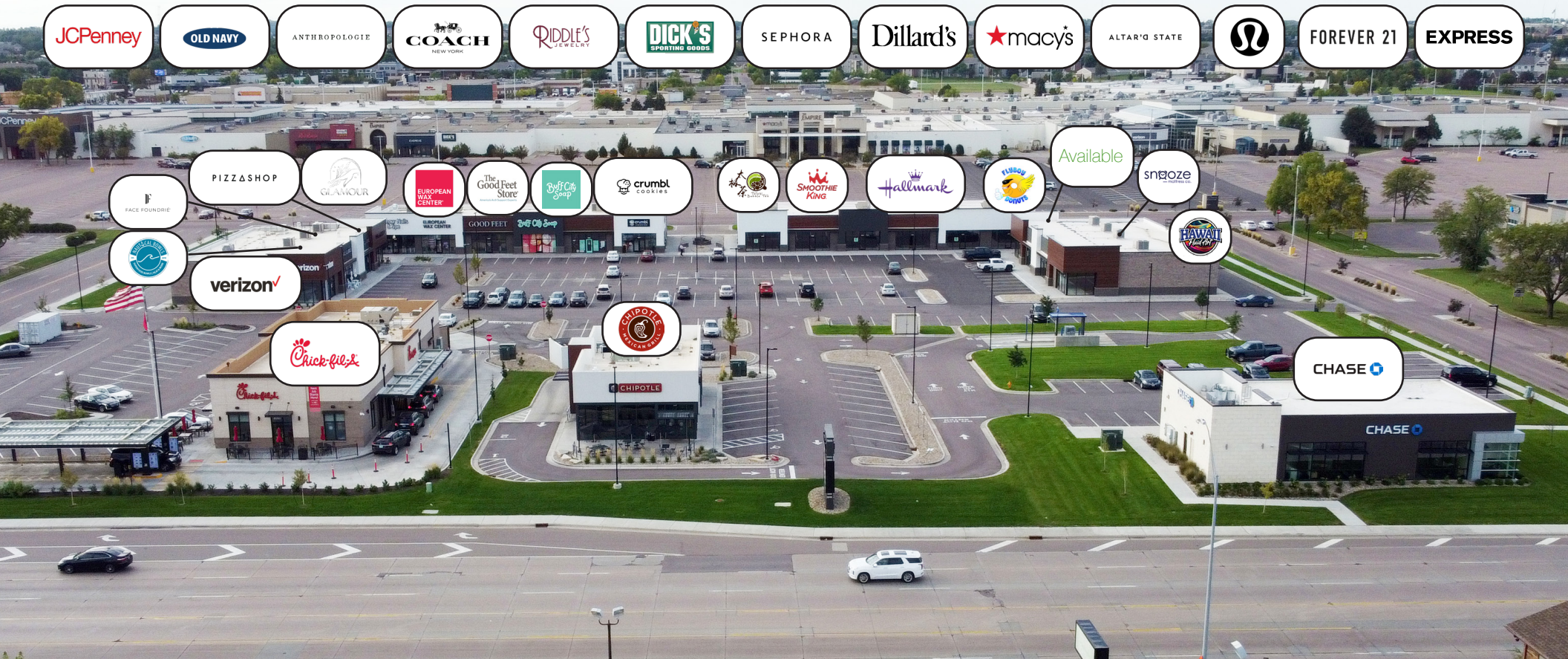


2023 TRADE AREA DEMOGRAPHICS

	1 mile	3 miles	5 miles	MSA
Total Population	9,491	93,996	167,015	294,592
Daytime Population	20,234	103,896	191,502	294,887
Area Households	5,123	29,296	68,751	116,538
Median Age	39.9	35.6	36.3	36.9

THE EMPIRE MALL

The brand-new development is situated adjacent to the north parking lot of The Empire Mall, South Dakota's premiere family-friendly shopping destination. It serves as the main retail hub for the Eastern half of the state along with sections of northwest Iowa and southwest Minnesota, proving to be an economic engine for the trade area (covering more than 75 miles). The Empire Mall, owned and managed by Simon Property Group, continues to increase in popularity and traffic following the multi-million-dollar renovations that took place within the last 10 years. Contact broker to learn more!



W. EMPIRE PL

W. EMPIRE PL

41ST STREET

W. EMPIRE PL

Available

snooze



BUILDING D

BUILDING E
BUILDING F
BUILDING G

BUILDING G

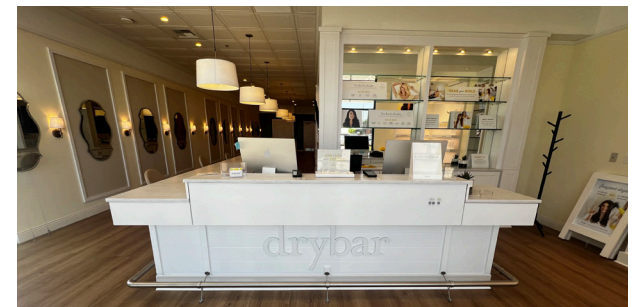


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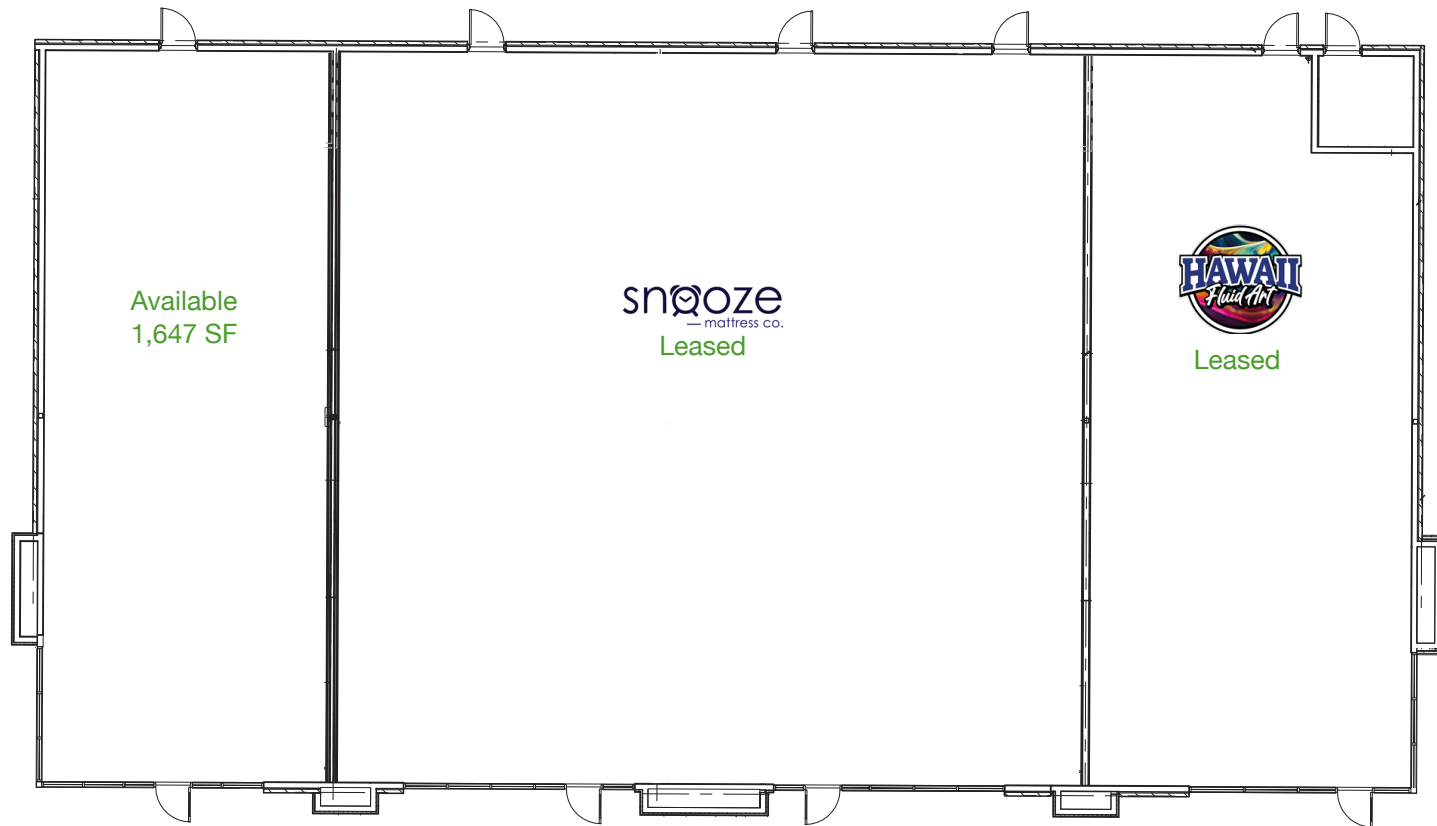
BUILDING D



INTERIOR PHOTOS



FLOOR PLAN - BUILDING D

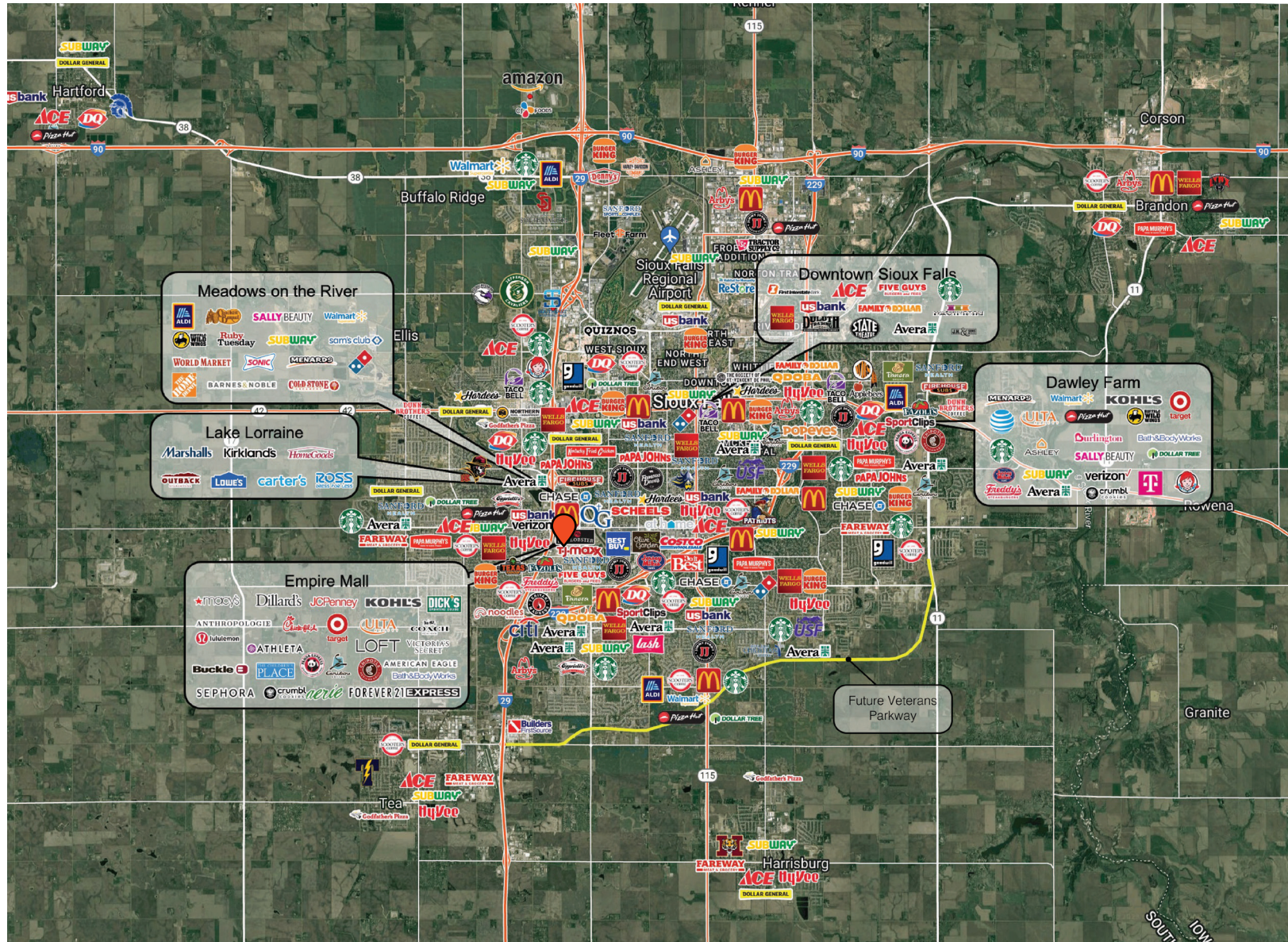


Concept only; subject to change

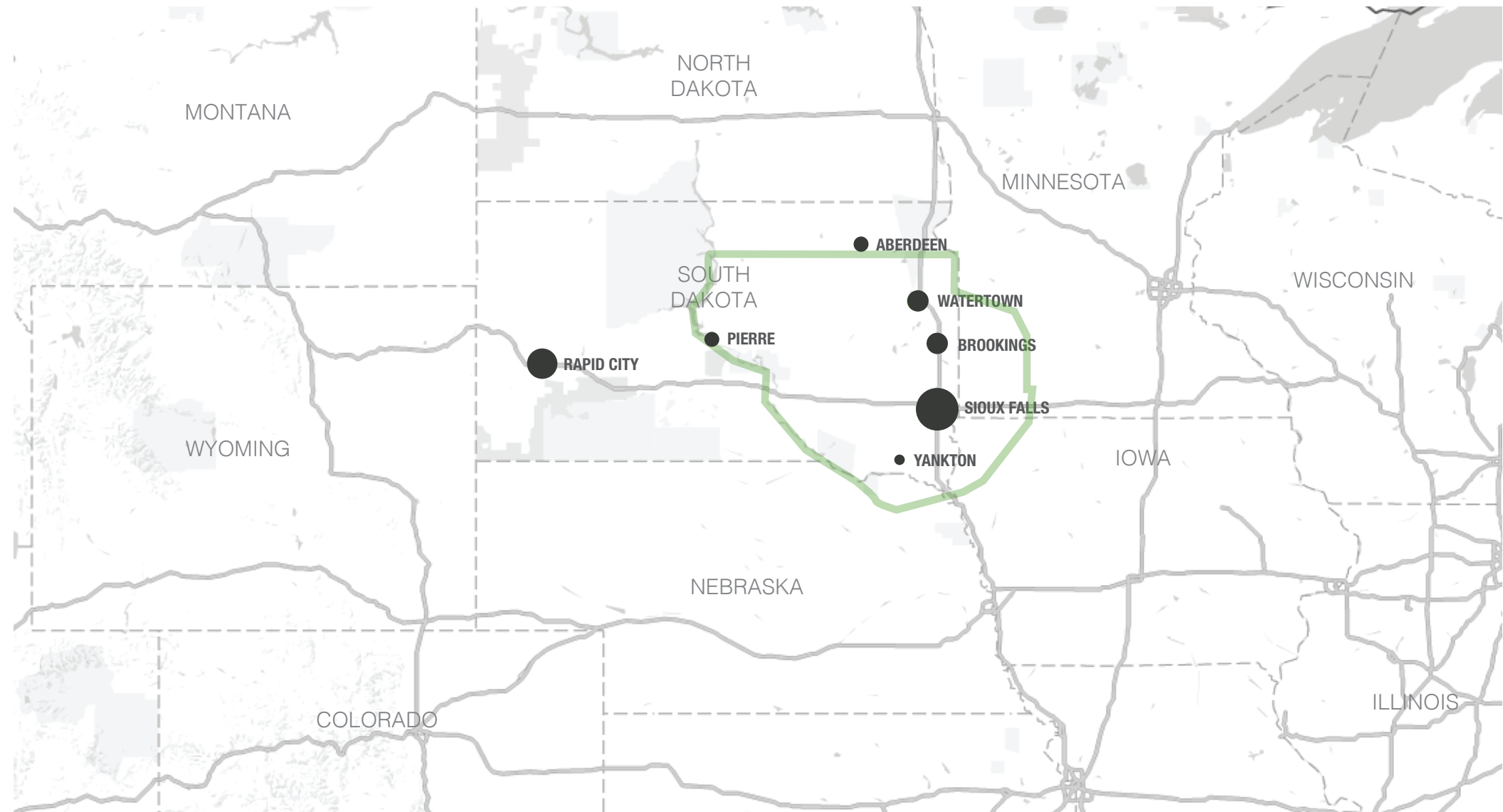
AREA MAP



SIOUX FALLS MAP



TRADE AREA



SIoux FALLS DEMOGRAPHICS

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.

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.

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2023	213,891	304,555
2028	219,756	312,586

FAST FACTS



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



Best City for Young Professionals
(SmartAsset 2023)

2.1%

Minnehaha Unemployment Rate
(January 2024)



#3 Hottest Job Market
(ZipRecruiter 2023)

1.19M

of Visitors to Sioux Falls in 2022



Third City in Economic Strength
(Policom 2023)



No Corporate Income Tax



Top Eight Happiest Cities in America
(WalletHub 2023)

TOP EMPLOYERS

SANFORD HEALTH
10,750

Avera
8,298



3,688

Smithfield
3,600

HuVee
2,939

amazon
2,505

FOR LEASE EMPIRE PLACE

4123 W. 41st Street



RAQUEL BLOUNT, SIOR

VP OF COMMERCIAL REAL ESTATE

raquel@lloydcompanies.com

605-728-9092

150 E 4th Place | Suite 600 | Sioux Falls, SD 57104 | 605.323.2820

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