

EMPIRE PLACE

retail capital of the dakotas

FOR LEASE

SIoux FALLS
SOUTH DAKOTA

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 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. The two newest buildings in this development are newly constructed and ready for tenant build outs.



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, Drybar and Glamour Nails & Spa), Hawaii Fluid Art 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.





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.



W. EMPIRE PL

W. EMPIRE PL

41ST STREET

W. EMPIRE PL



UNITS FOR LEASE

	#	Status	Address (W. 41st St)	SF (Approximately)	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.	TIA
Building D	1	Leased	4129	1,750	-	-	-	-	-	-
	2	Available	4127	2,374	\$36.00/SF NNN	\$7.20/SF	\$43.20/SF	\$72,187.20	\$6,015.60	\$30.00/SF
	3	Available	4125	1,797	\$36.00/SF NNN	\$7.20/SF	\$43.20/SF	\$77,760.00	\$6,480.00	\$30.00/SF
	4	Leased	4123	1,647	-	-	-	-	-	-
Building E	5	Leased	4117	1,980	-	-	-	-	-	-
	6	Under Contract	4115	2,944	-	-	-	-	-	-
	7	Under Contract	4111	1,361	-	-	-	-	-	-
	8	Leased	4109	1,419	-	-	-	-	-	-
	9	Leased	4107	2,026	-	-	-	-	-	-

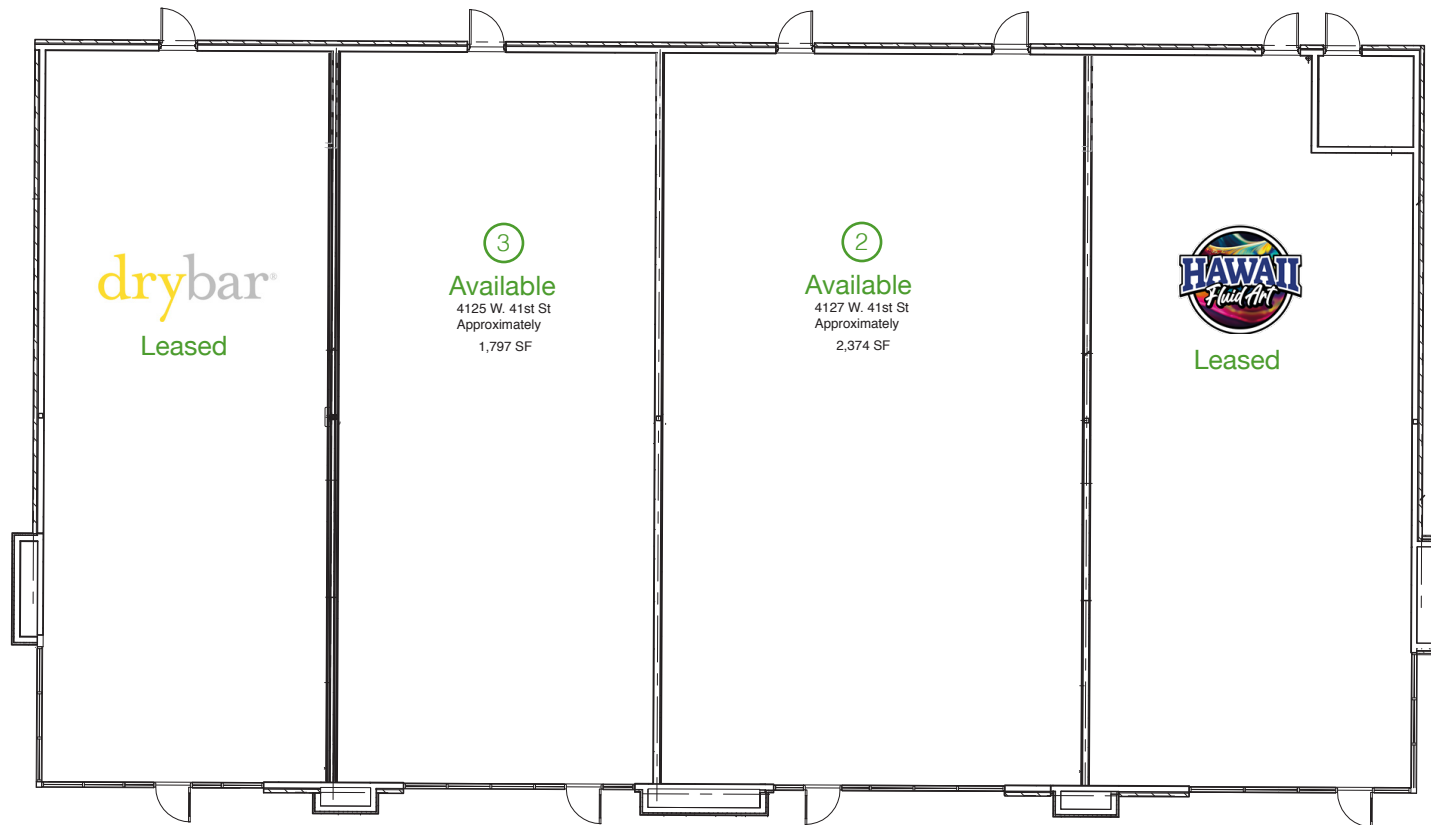
* Space sizes are flexible

* Building D 1,797 SF up to 4,171 SF

UNITS FOR LEASE



PROPOSED FLOOR PLAN - BUILDING D

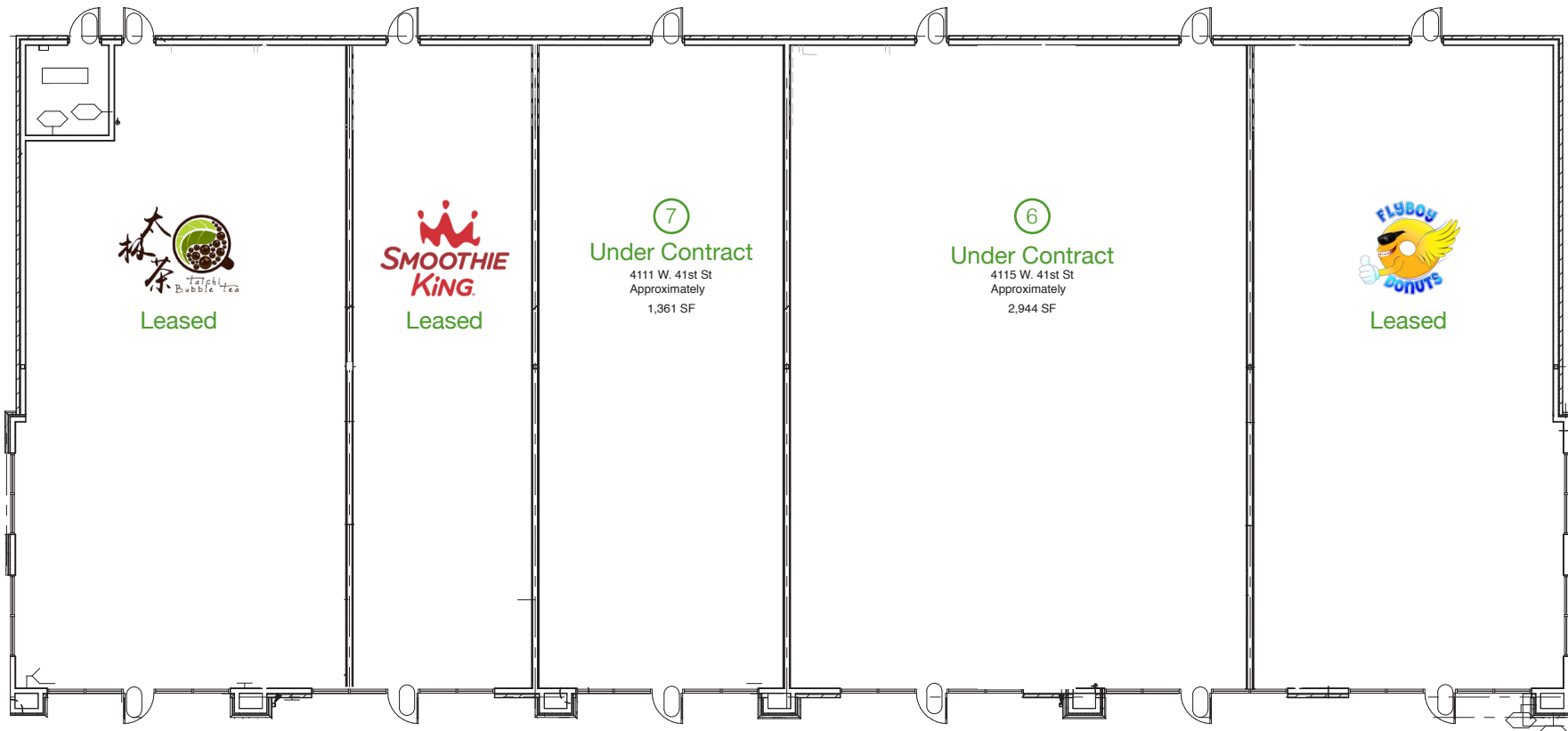


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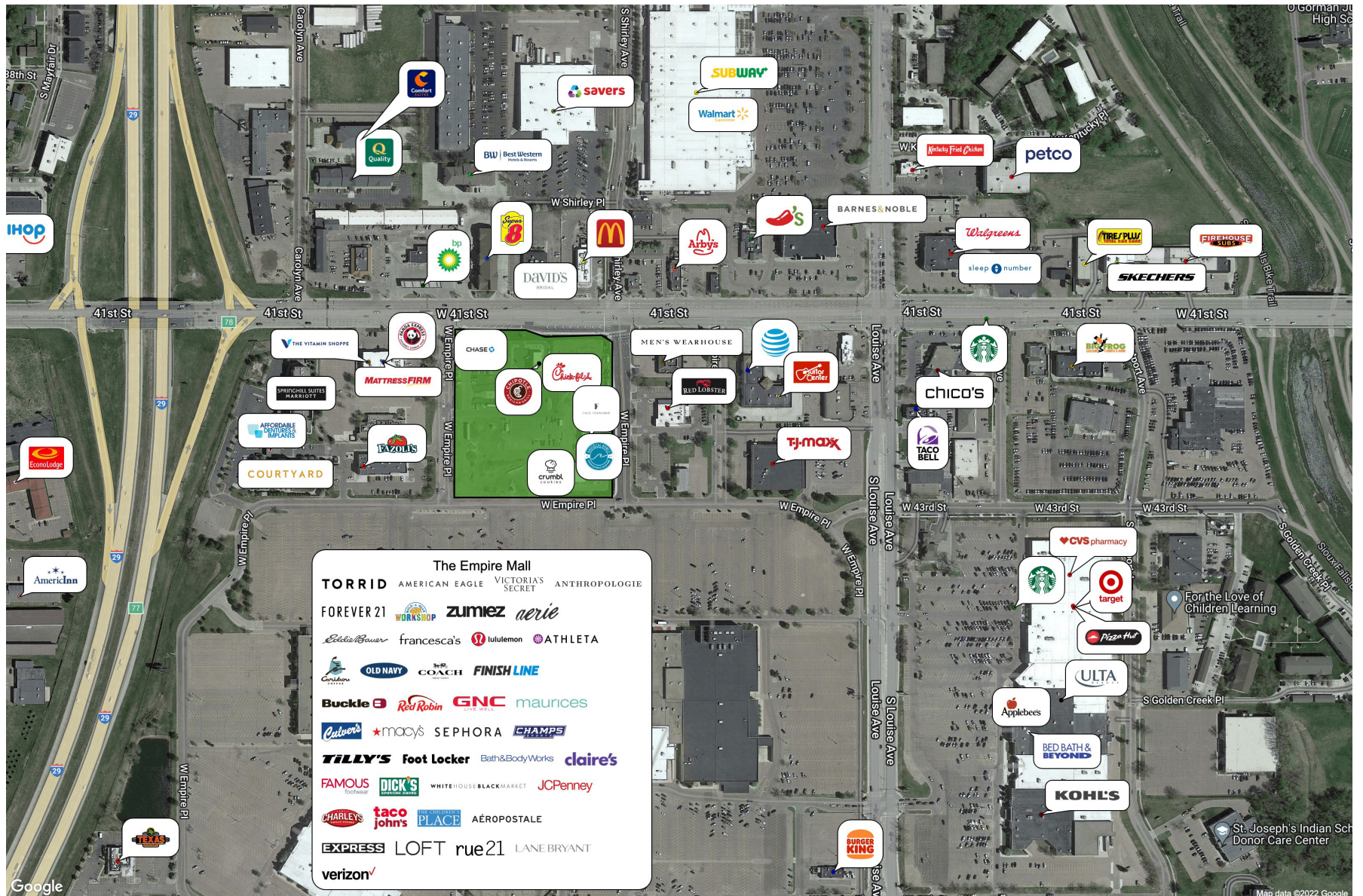
Concept only; subject to change

PROPOSED FLOOR PLAN - BUILDING E

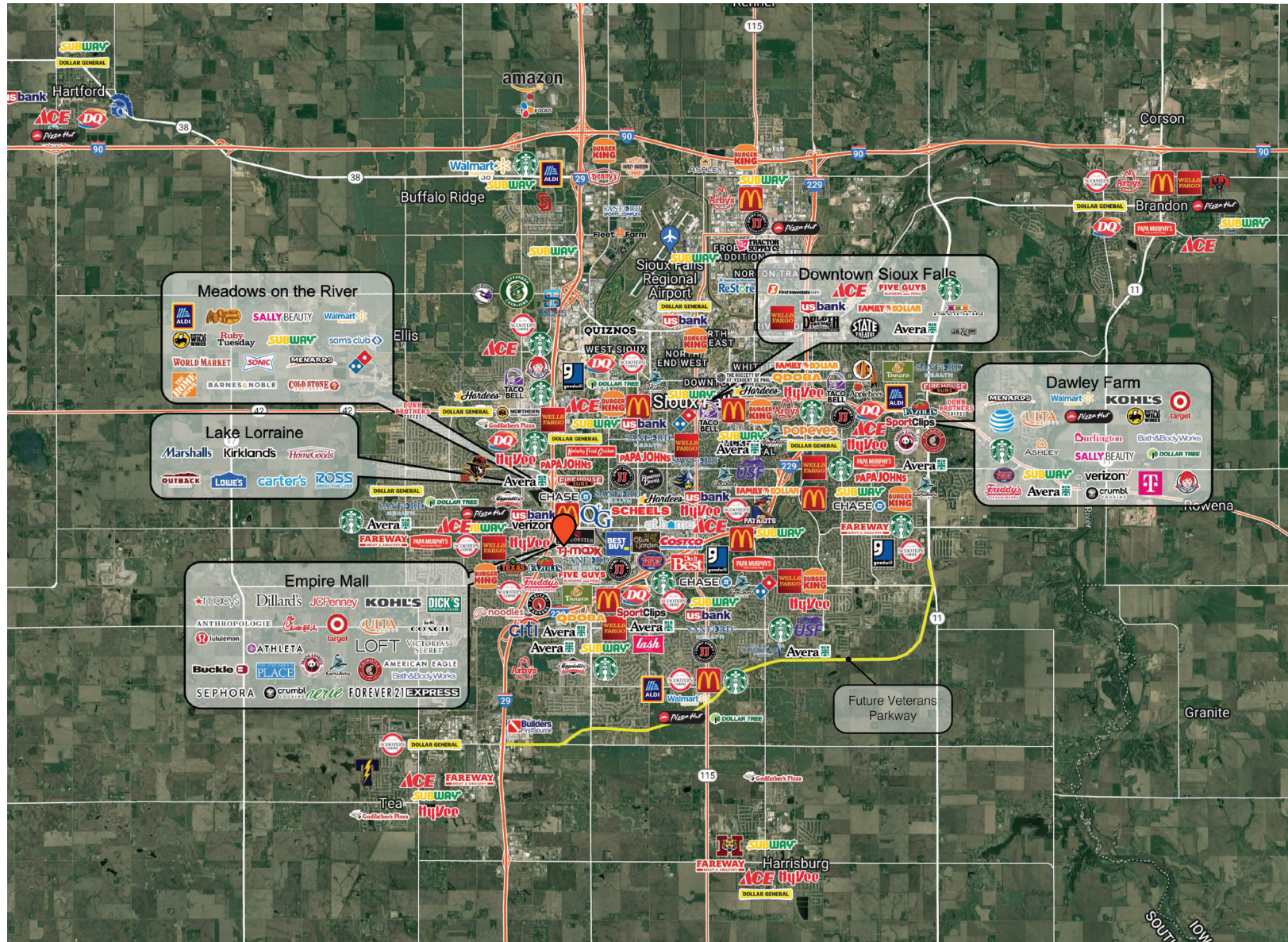


Concept only; subject to change

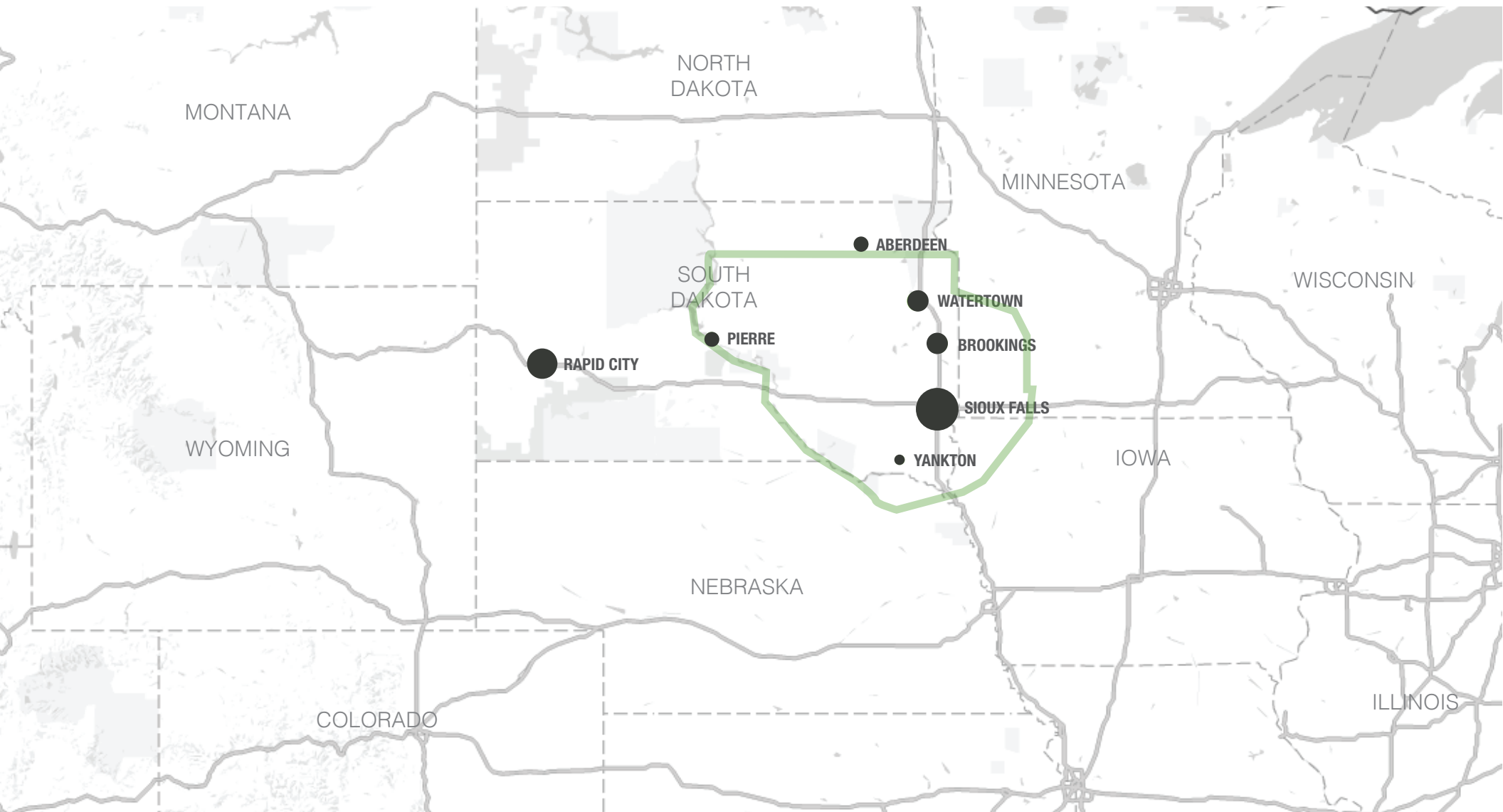
NEIGHBORHOOD MAP



SIOUX FALLS MAP



TRADE AREA



SIoux FALLS DEMOGRAPHICS

Sioux Falls, ranked #1 on Forbes The Best Small Places for Business and Careers list for 9 out of the last 10 years, 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.

FAST FACTS



Lincoln County - One of the Fastest Growing Counties in U.S. (City of SF 2020)



Best City for Young Professionals (SmartAsset 2021)



Top Ten for Financial Independence (Choose Fi 2021)



Top Five Hottest Job Market (ZipRecruiter 2020)



Top City for Millennials Buying Homes (SmartAsset 2020)



High Economic Strength Rankings (Policom 2020)



Second Best City to Start a Career (Zippia 2020)



Top Six Happiest Cities in America (WalletHub 2020)

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2023	206,333	294,592
2028	219,756	312,586

TOP EMPLOYERS



11,239



7,888



3,700



3,688



3,050



2,364

FOR LEASE
**EMPIRE
PLACE**

W. 41st Street



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Information herein is deemed reliable, but not guaranteed.