

# 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 currently under construction and will be available in the Q3 of 2022.



## CO-TENANTS

Neighboring tenants include highly desired restaurants (Chick-fil-A, Chipotle, Crumbl Cookies, Nautical Bowls, and Pizza Shop), spas & health/beauty shops (Face Foundrie, Buff City Soap, European Wax Center, and Glamour Nails & Spa), 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.



# 2022 TRADE AREA DEMOGRAPHICS

	1 mile	3 miles	5 miles	MSA
Total Population	<b>9,392</b>	<b>91,759</b>	<b>162,584</b>	<b>289,759</b>
Daytime Population	<b>19,522</b>	<b>101,097</b>	<b>186,379</b>	<b>290,735</b>
Area Households	<b>5,067</b>	<b>38,393</b>	<b>66,965</b>	<b>114,619</b>
Median Age	<b>39.5</b>	<b>35.3</b>	<b>36.1</b>	<b>36.7</b>

# 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.



**BUILDING E**

- ⑤ 1,700 SF
- ⑥ 1,618 SF
- ⑦ 1,600 SF
- ⑧ 1,663 SF
- ⑨ 1,663 SF
- ⑩ 1,500 SF



- ④ 1,677 SF
- ③ 1,811 SF
- ② 1,674 SF
- ① 2,556 SF

**BUILDING D**



# UNITS FOR LEASE

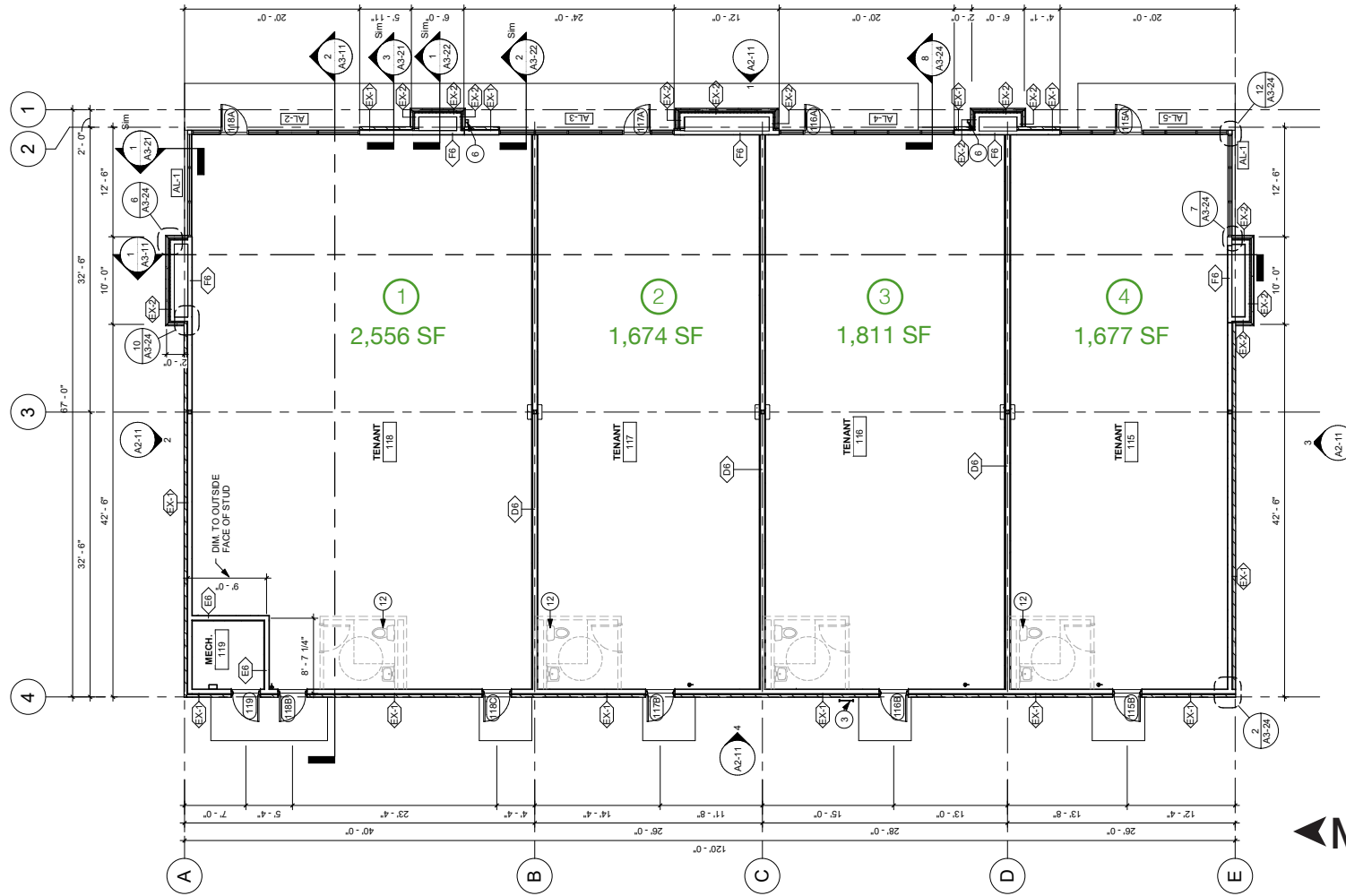
	#	Address (W. 41st St)	SF	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.	TIA
Building D	1	4129	2,556	\$36.00/SF NNN	\$6.94/SF	\$42.94/SF	\$109,755.00	\$9,146.50	\$30.00/SF
	2	4127	1,674	\$36.00/SF NNN	\$6.94/SF	\$42.94/SF	\$71,882.00	\$5,990.00	\$30.00/SF
	3	4125	1,811	\$36.00/SF NNN	\$6.94/SF	\$42.94/SF	\$77,764.50	\$6,480.50	\$30.00/SF
	4	4123	1,677	\$36.00/SF NNN	\$6.94/SF	\$42.94/SF	\$72,010.50	\$6,001.00	\$30.00/SF
Building E	5	4117	1,700	\$36.00/SF NNN	\$6.94/SF	\$42.94/SF	\$72,998.00	\$6,083.00	\$30.00/SF
	6	4115	1,618	\$36.00/SF NNN	\$6.94/SF	\$42.94/SF	\$69,477.00	\$5,789.75	\$30.00/SF
	7	4113	1,600	\$36.00/SF NNN	\$6.94/SF	\$42.94/SF	\$68,704.00	\$5,725.50	\$30.00/SF
	8	4111	1,663	\$36.00/SF NNN	\$6.94/SF	\$42.94/SF	\$71,410.00	\$5,951.00	\$30.00/SF
	9	4109	1,663	\$36.00/SF NNN	\$6.94/SF	\$42.94/SF	\$71,410.00	\$5,951.00	\$30.00/SF
	10	4107	1,500	\$36.00/SF NNN	\$6.94/SF	\$42.94/SF	\$64,410.00	\$5,367.50	\$30.00/SF

\* Space sizes are flexible

\* Building D 1,674 SF up to 7,718 SF

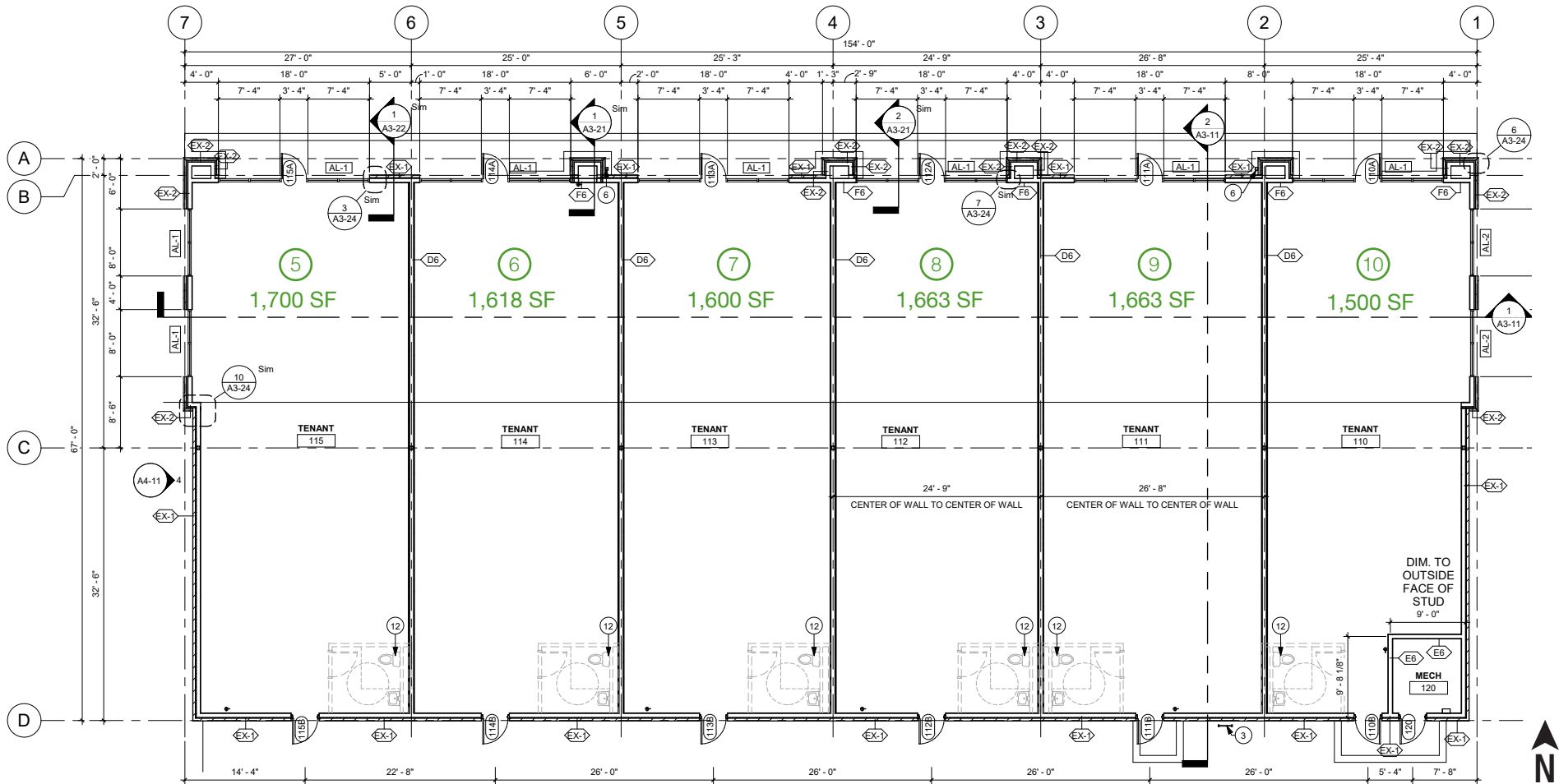
\* Building E 1,500 SF up to 9,744 SF

# PROPOSED FLOOR PLAN - BUILDING D



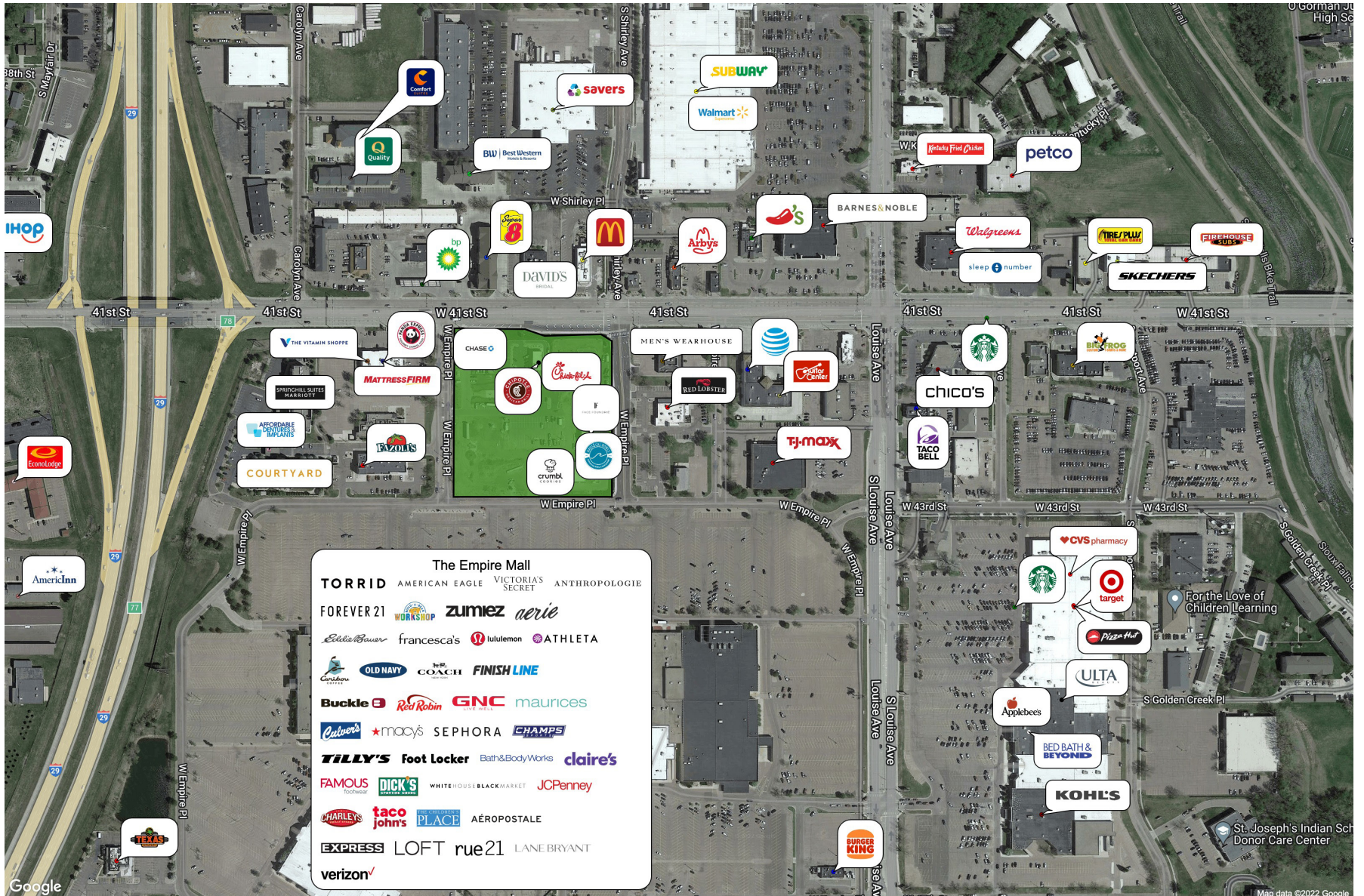
Concept only; subject to change

# PROPOSED FLOOR PLAN - BUILDING E

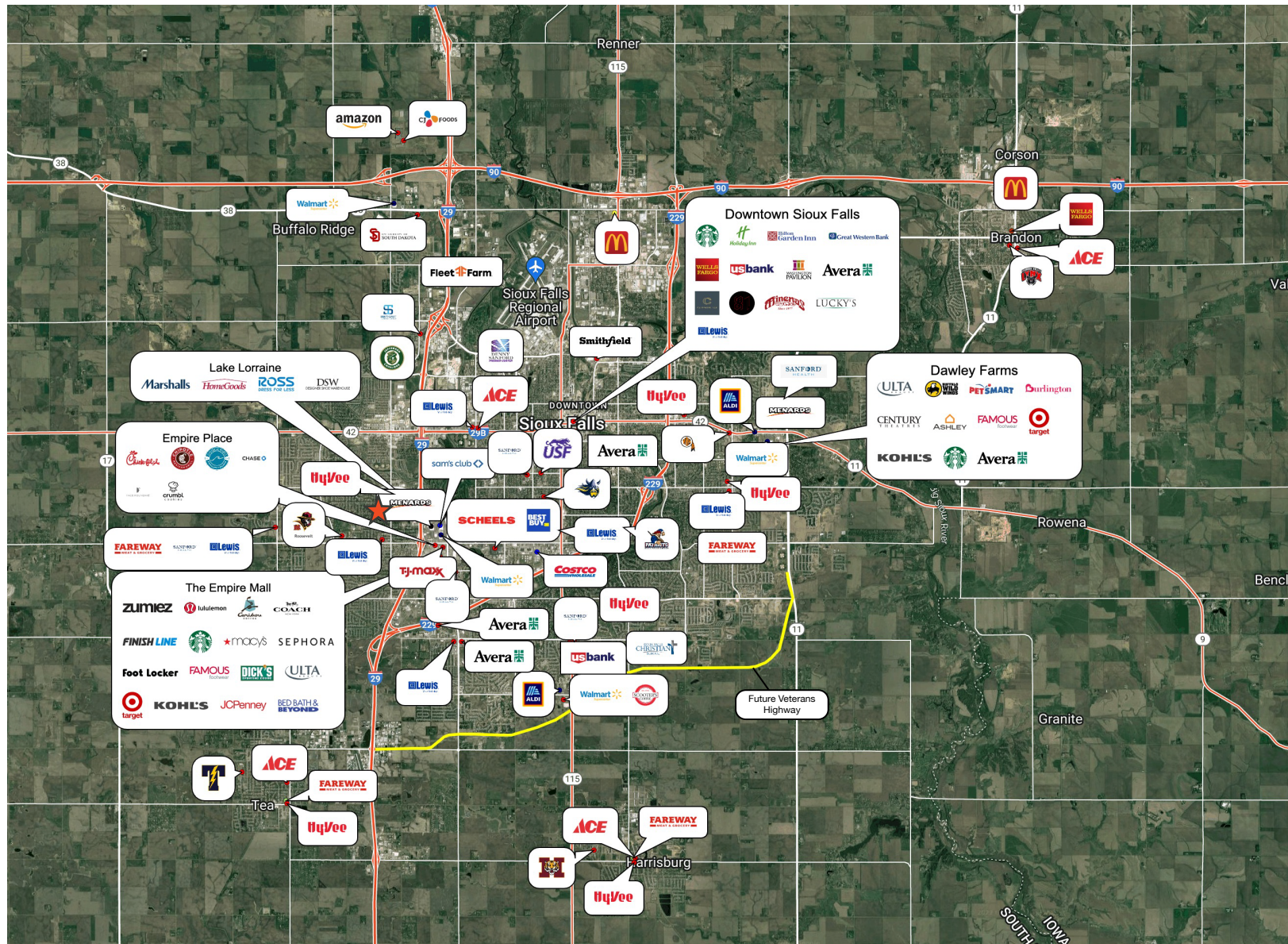


Concept only; subject to change

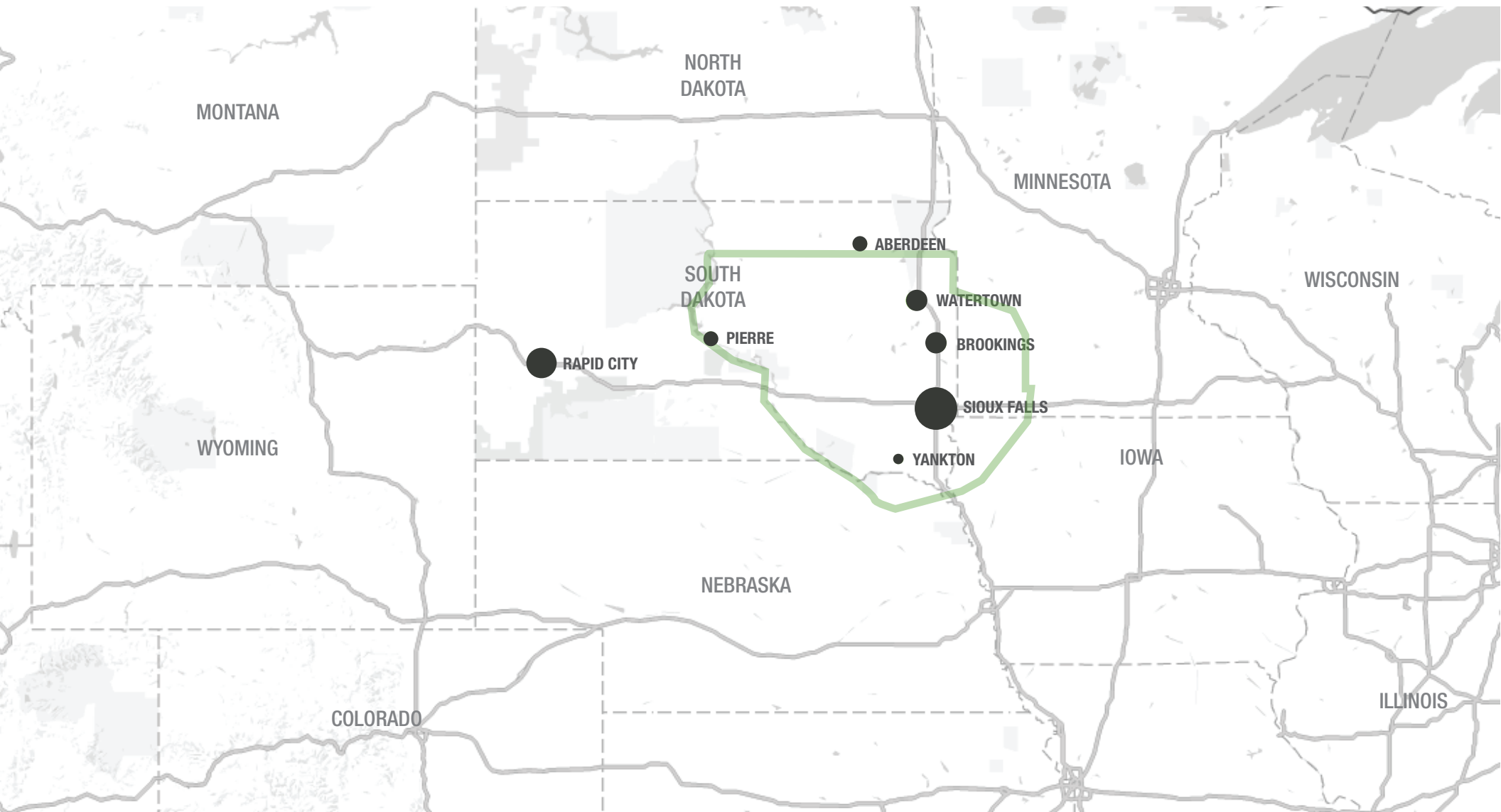
# NEIGHBORHOOD MAP



# SIOUX FALLS MAP



# TRADE AREA



# SIoux FALLS DEMOGRAPHICS

Sioux Falls, ranked #1 on Forbe's 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.

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2022	202,191	289,759
2027	214,291	307,639

## 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)

## TOP EMPLOYERS



11,239



3,688



7,888



3,050



3,700



2,364

FOR LEASE  
**EMPIRE  
PLACE**

W. 41st Street



**RAQUEL BLOUNT, SIOR**

VP OF COMMERCIAL REAL ESTATE

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Information herein is deemed reliable, but not guaranteed.