

# 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, 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.







## 2023 TRADE AREA DEMOGRAPHICS

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





W. EMPIRE PL

W. EMPIRE PL

41ST STREET

W. EMPIRE PL



drybar



③ 1,797 SF  
② 2,374 SF



BUILDING D



# UNITS FOR LEASE

|            | # | Status    | Address<br>(W. 41st St) | SF<br>(Approximately) | Base Rent      | NNN Est.  | Total (Base + NNN)<br>Est. | Yearly Total Est. | Monthly Total<br>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                 | -              | -         | -                          | -                 | -                     | -          |

\* Space sizes are flexible

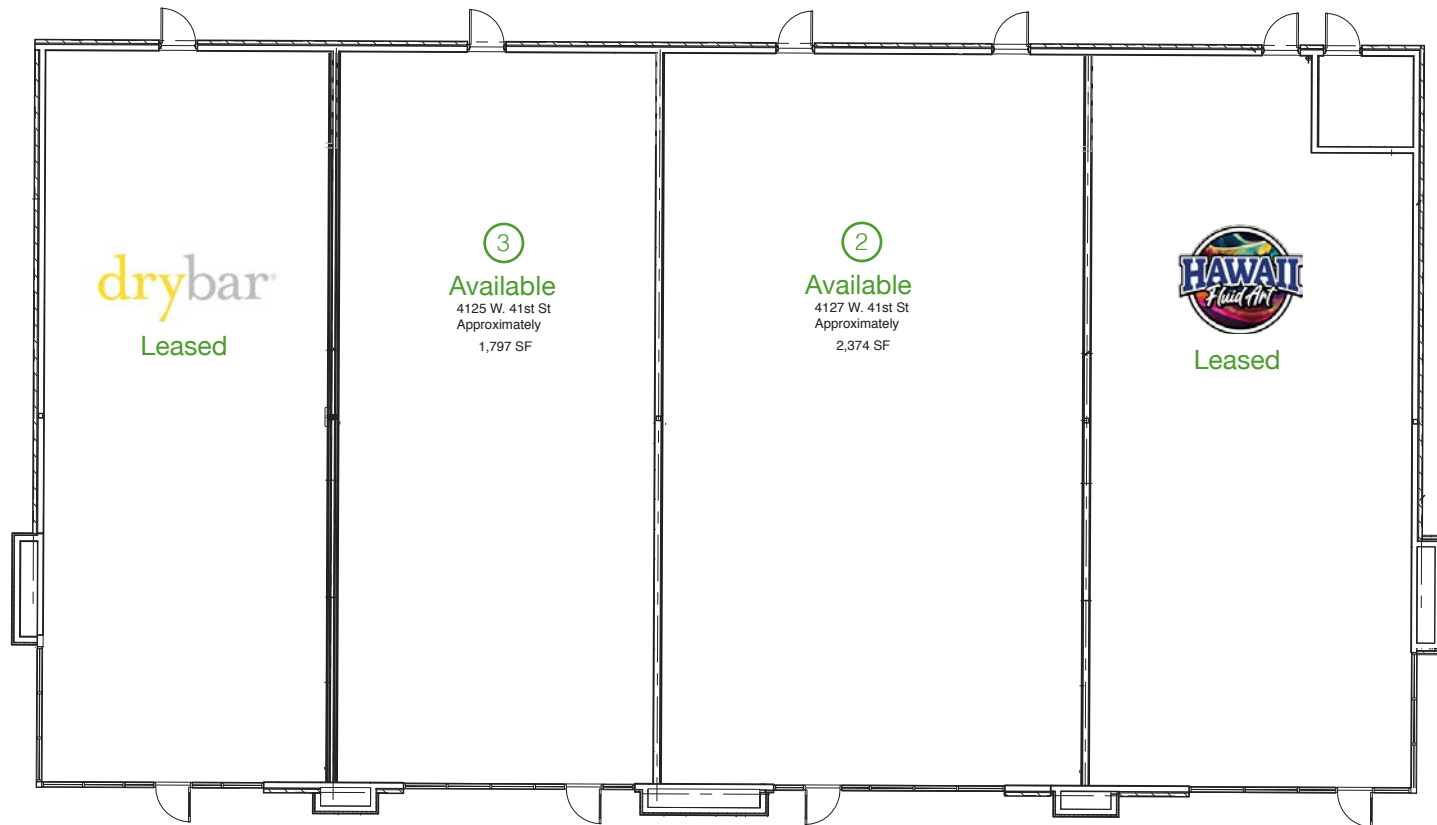
\* Building D 1,797 SF up to 4,171 SF

# UNITS FOR LEASE





# PROPOSED FLOOR PLAN - BUILDING D



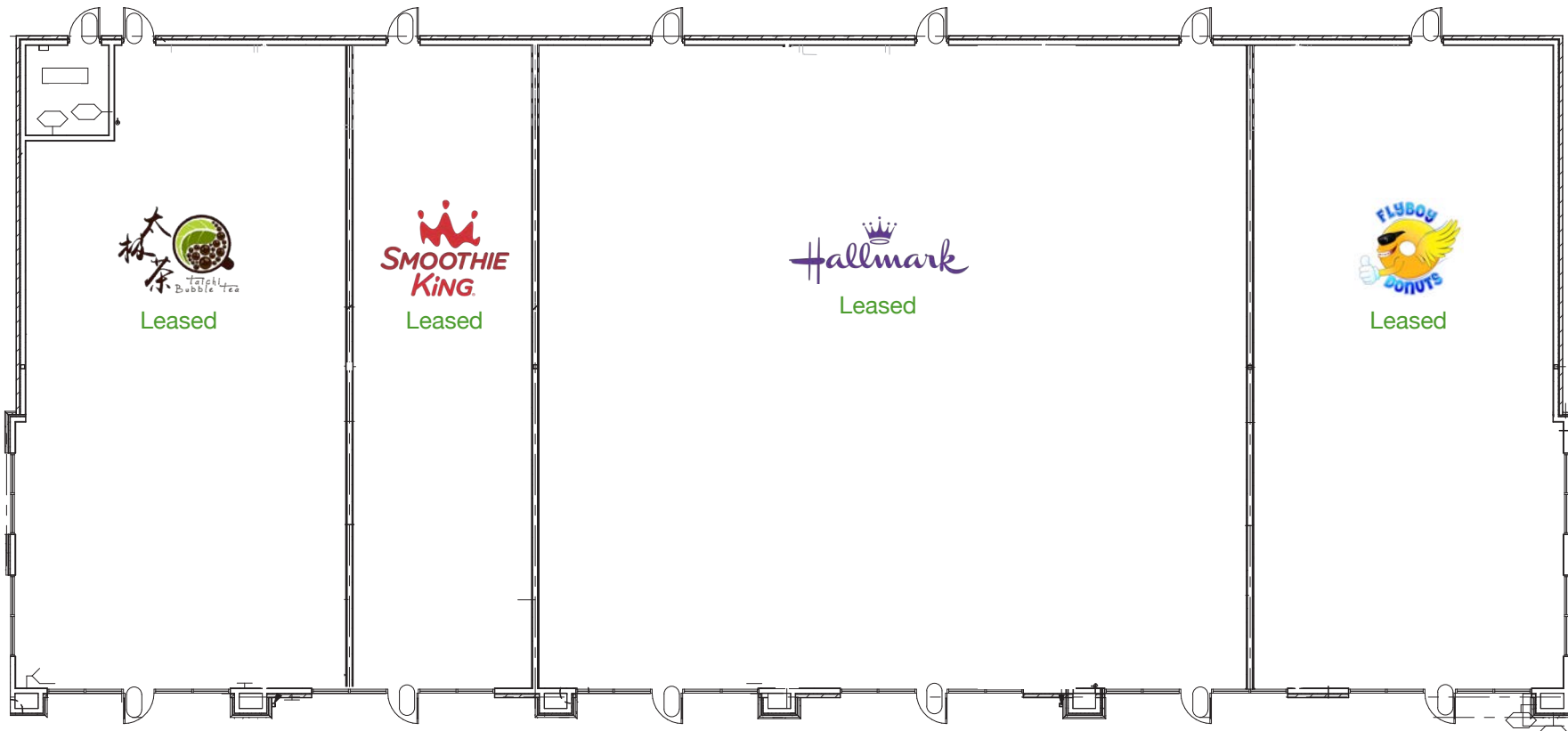
\* Space sizes are flexible

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

*Concept only; subject to change*



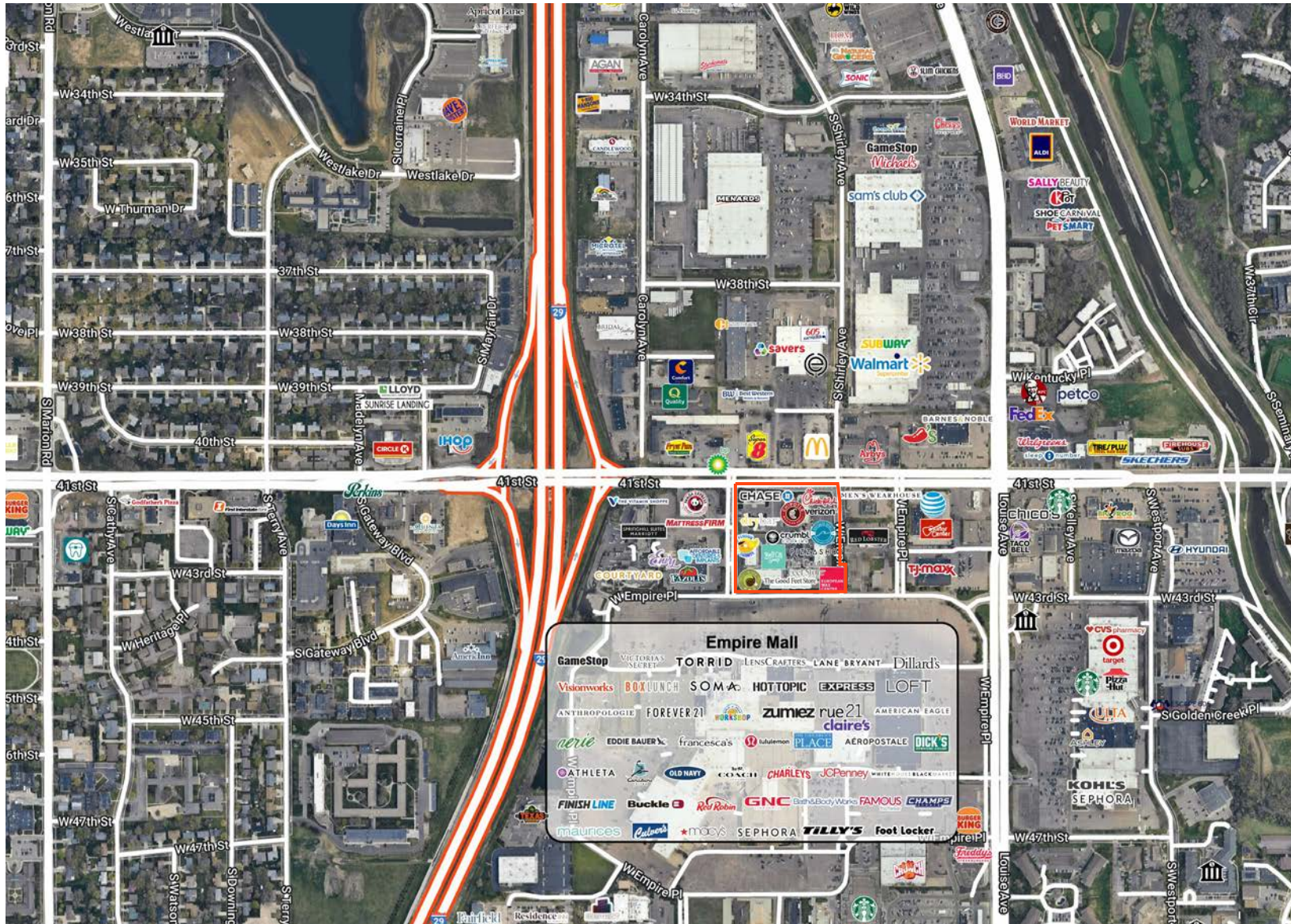
# PROPOSED FLOOR PLAN - BUILDING E



*Concept only; subject to change*

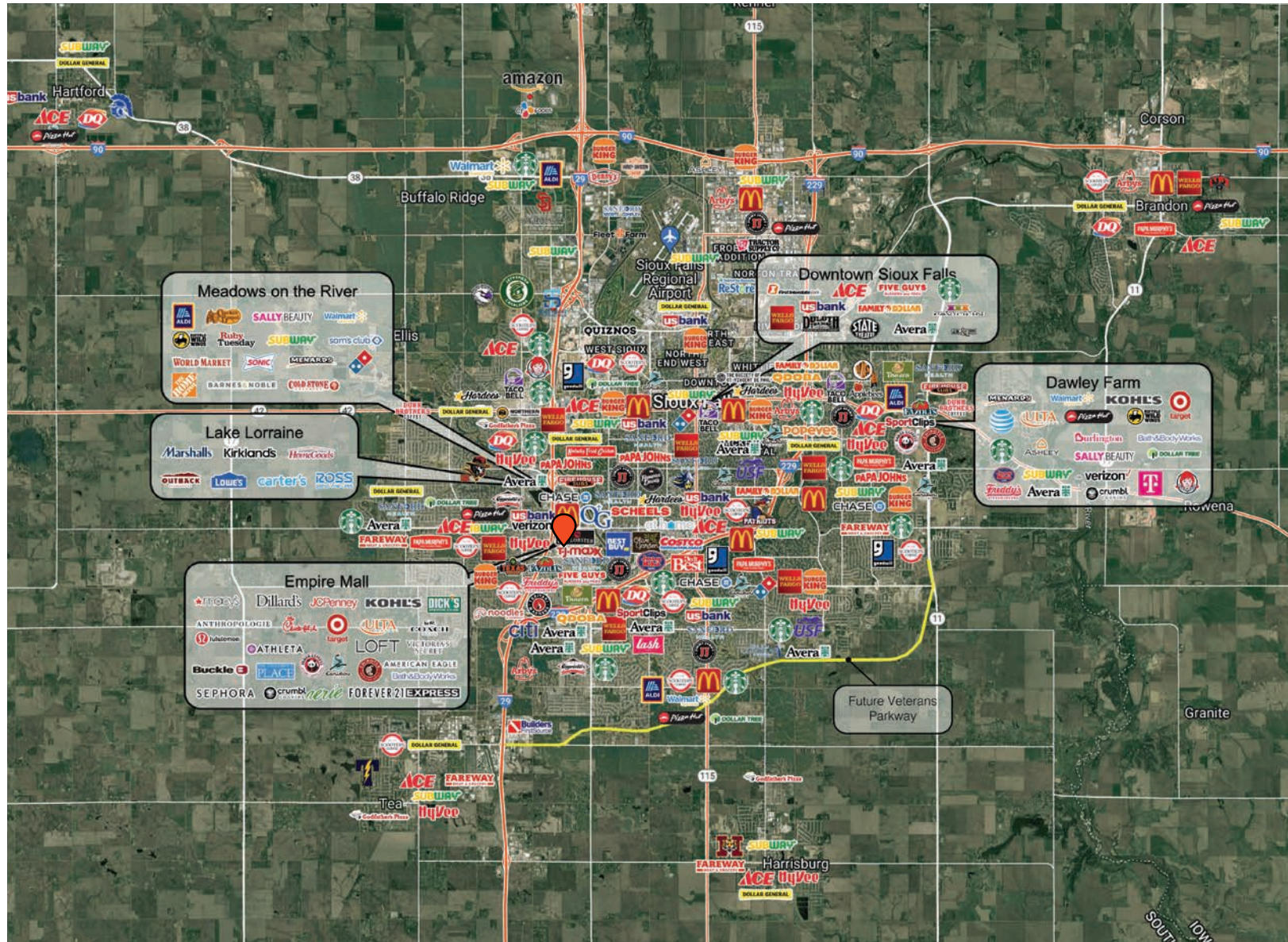


# AREA MAP

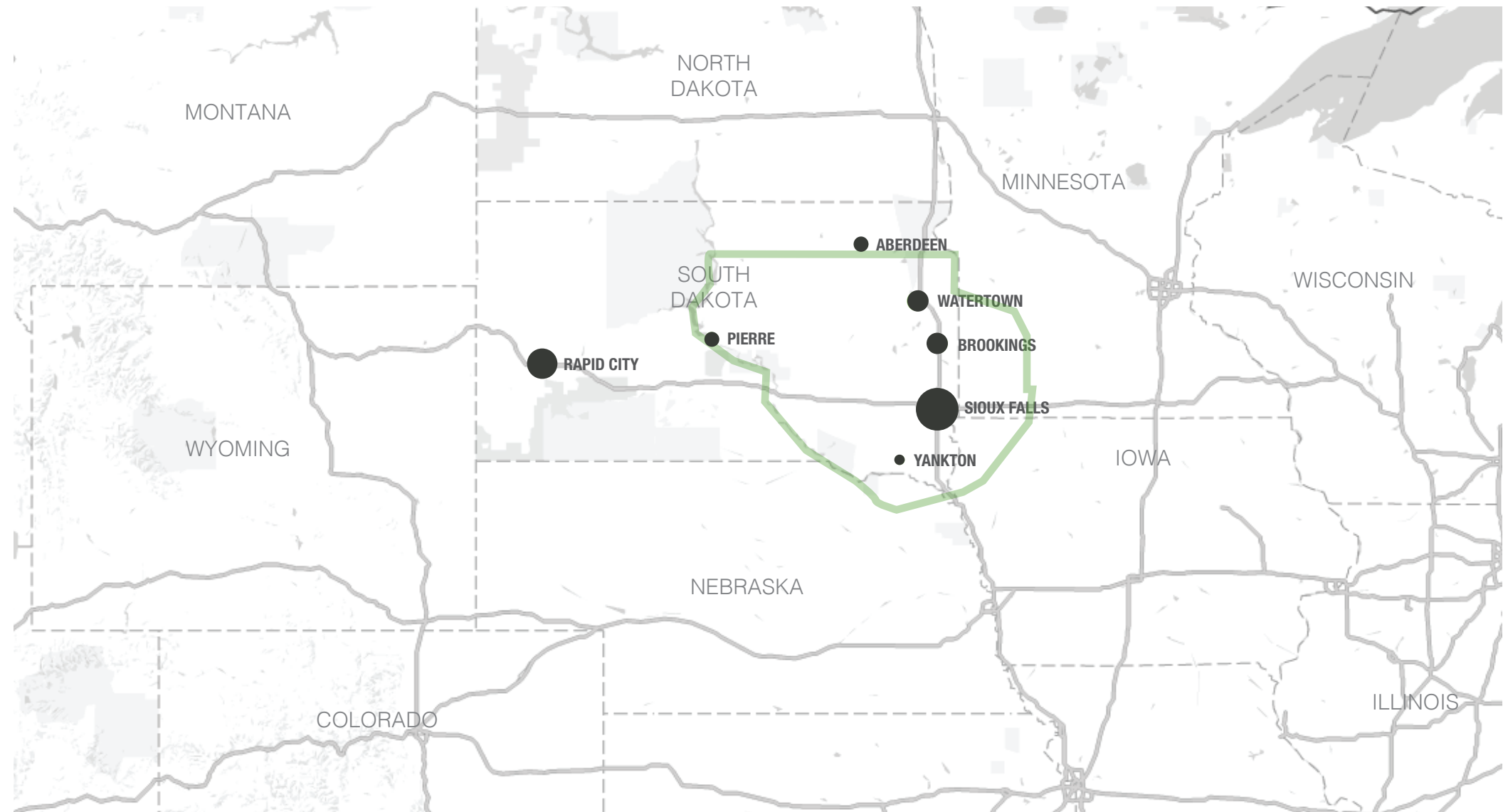




# SIOUX FALLS MAP



# 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

**HyVee**  
2,939

**amazon**  
2,505



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.