


ENCORE RETAIL

EMPIRE MALL OUTLOT AVAILABLE



 4216 W. Empire Place
Sioux Falls, SD 57106

 Suite: 1,584 +/- SF
Lot: 60,185 +/-SF

 \$ 24.00 / SF NNN
Estimated NNN: \$7.80 / SF
\$25.00 / SF TIA

LOCATION

Rare opportunity in a prime location on an outlot at the Empire Mall - South Dakota's premier shopping destination! Convenient access to Interstate 29.

DESCRIPTION

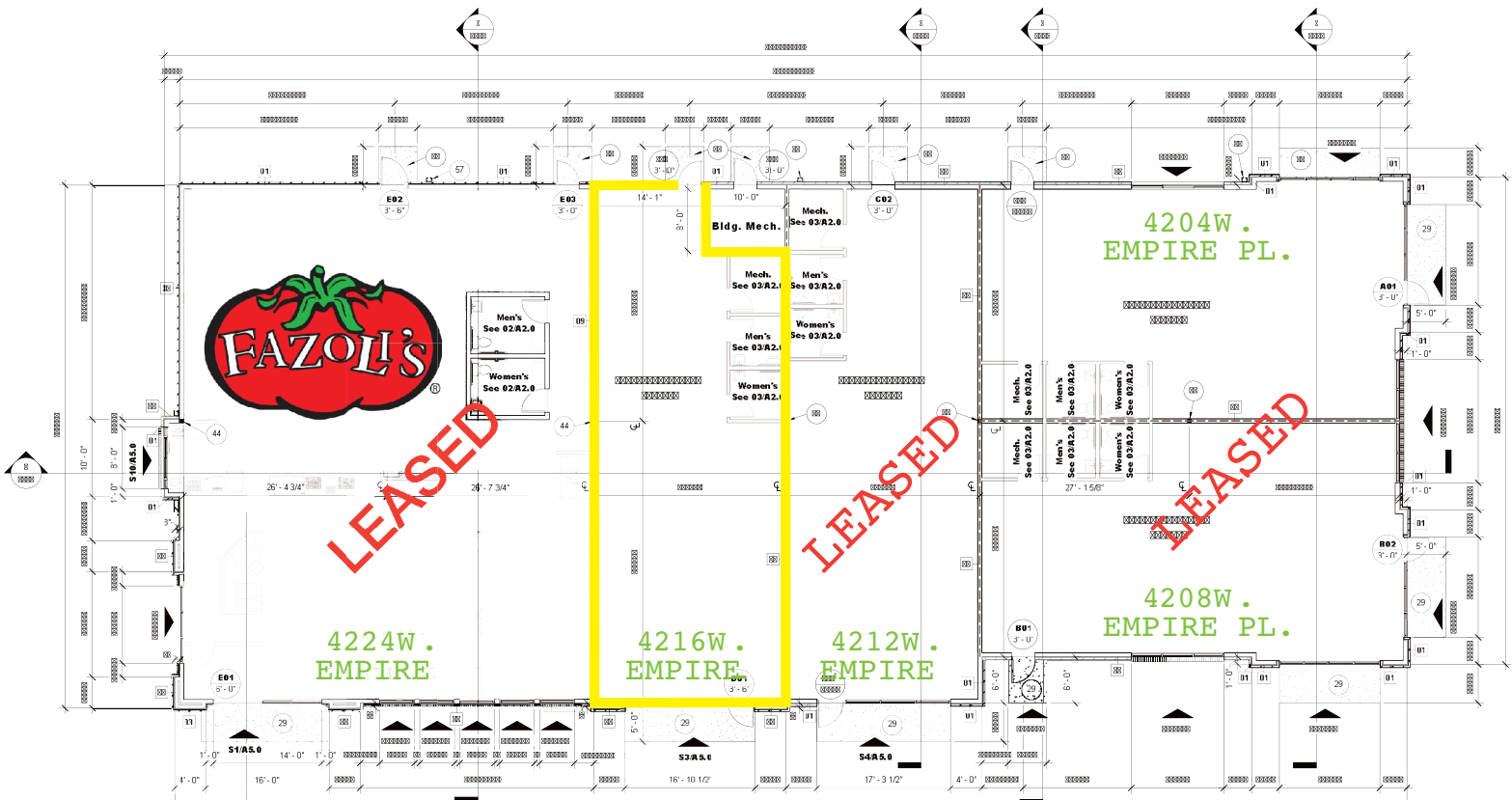
- The Empire Mall is anchored by Macy's, JCPenny, Dillard's, and Dick's Sporting Goods, attracting ~4.4 Million Annual Visitors
- Co-tenants include Fazoli's, Envy Nail & Spa, and Affordable Dentures & Implants
- 41st Street Traffic ~28,400 VPD
- First Generation Space
- Other nearby retailers include Target, Kohls, T.J. Maxx, Ulta Beauty, Chick-Fil-A, Chipolte, Starbucks, Crunch Fitness, Hy-Vee, and much more
- 78 parking stalls on site
- Contact Broker for additional information

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FLOOR PLAN

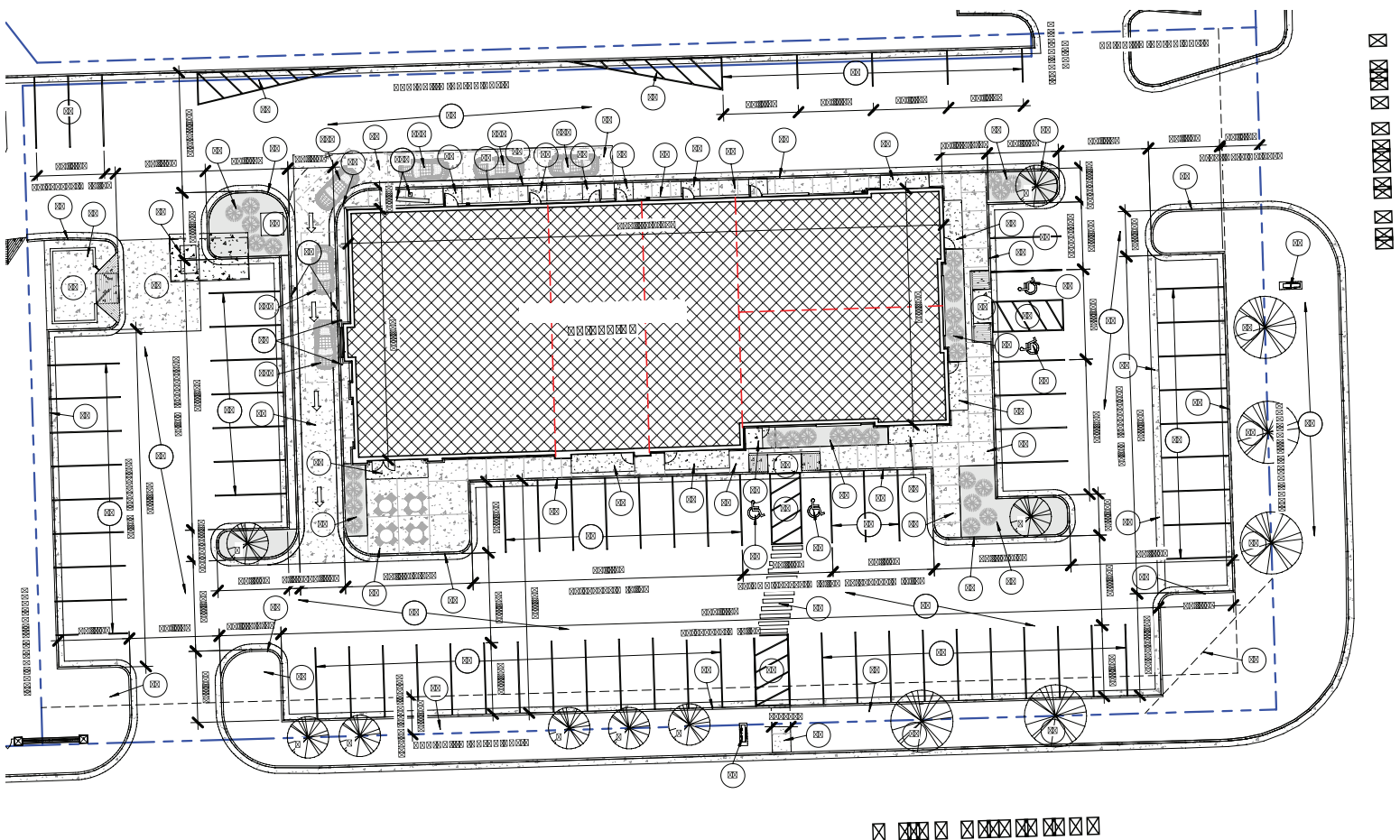
Concept only; subject to change



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SITE PLAN

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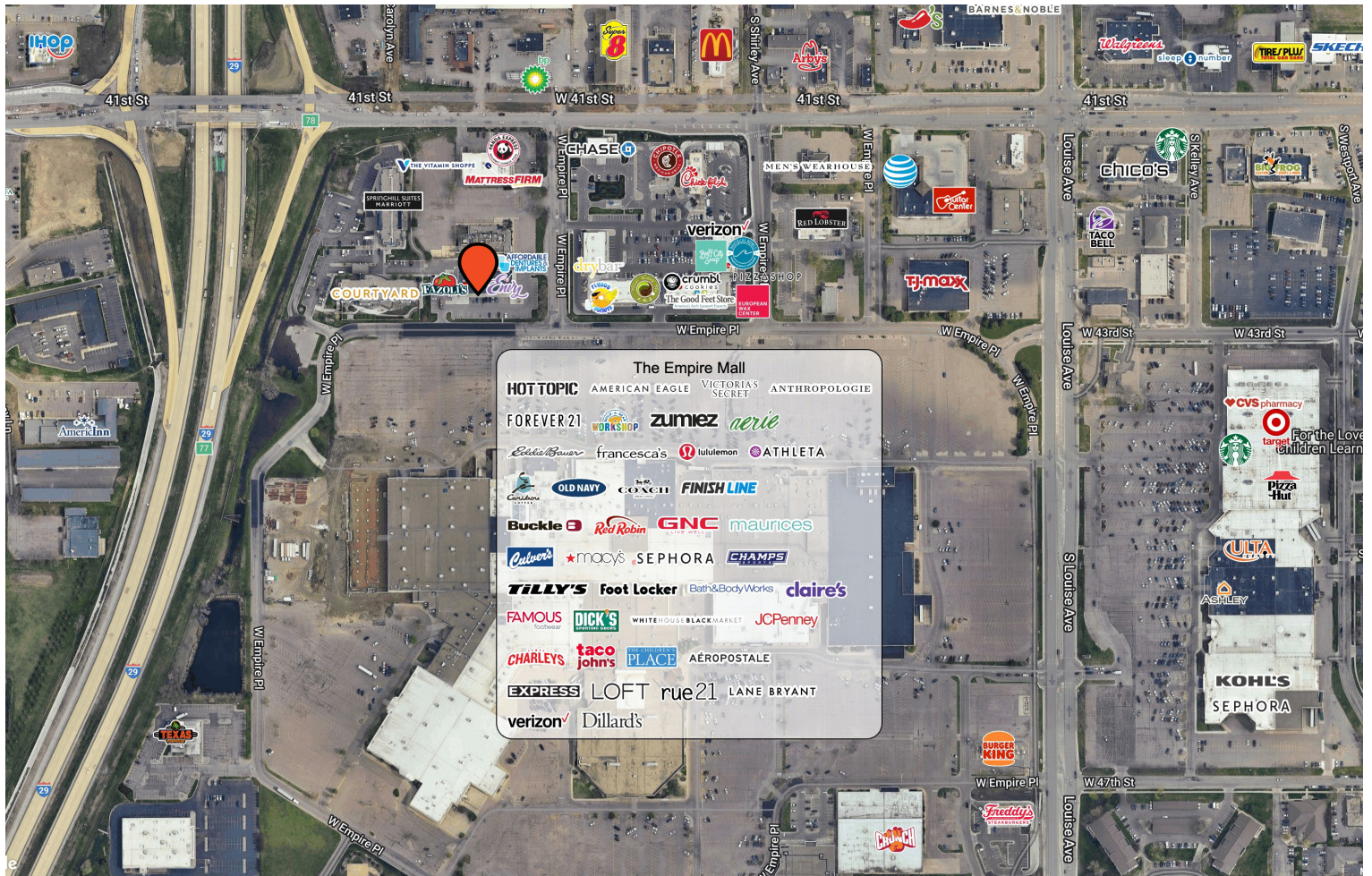
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SITE MAP



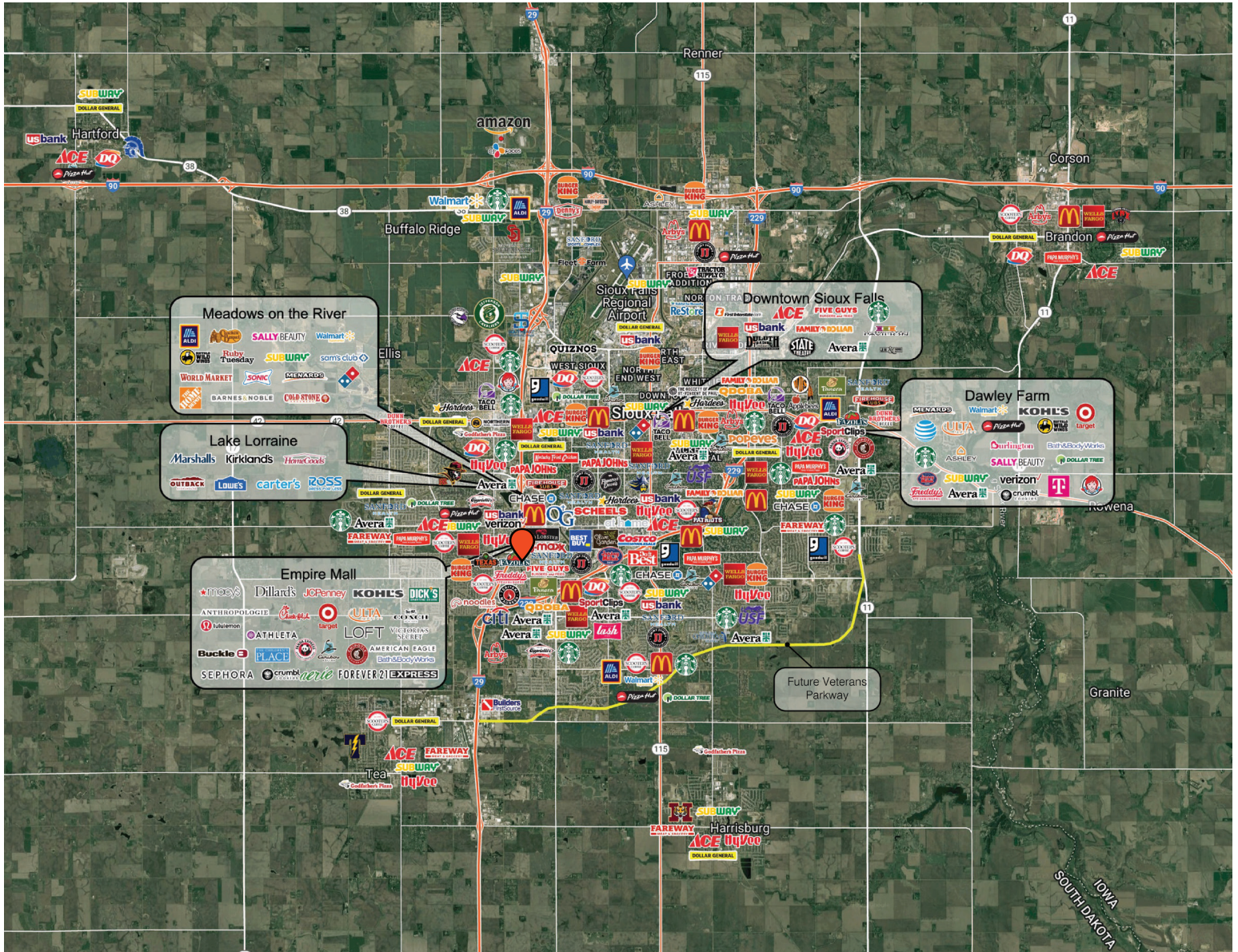
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AREA MAP



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CITY MAP



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	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	9,260	75,745	129,861
2020 Total Population	9,636	86,211	154,217
2020 Group Quarters	368	1,862	4,618
2023 Total Population	9,957	90,644	164,331
2023 Group Quarters	367	1,862	4,618
2028 Total Population	10,143	94,137	173,245
2023-2028 Annual Rate	0.37%	0.76%	1.06%
2023 Total Daytime Population	20,518	100,149	187,507
Workers	15,798	60,862	115,922
Residents	4,720	39,287	71,585
Household Summary			
2010 Households	4,856	31,302	52,810
2010 Average Household Size	1.85	2.33	2.35
2020 Total Households	5,109	35,826	63,362
2020 Average Household Size	1.81	2.35	2.36
2023 Households	5,328	37,713	67,723
2023 Average Household Size	1.80	2.35	2.36
2028 Households	5,440	39,132	71,527
2028 Average Household Size	1.80	2.36	2.36
2023-2028 Annual Rate	0.42%	0.74%	1.10%
2010 Families	2,025	18,343	31,374
2010 Average Family Size	2.58	2.96	2.98
2023 Families	1,967	21,092	38,434
2023 Average Family Size	2.66	3.09	3.09
2028 Families	1,968	21,752	40,380
2028 Average Family Size	2.67	3.10	3.09
2023-2028 Annual Rate	0.01%	0.62%	0.99%
Housing Unit Summary			
2000 Housing Units	4,857	25,614	45,139
Owner Occupied Housing Units	29.9%	58.3%	57.8%
Renter Occupied Housing Units	66.7%	37.9%	38.3%
Vacant Housing Units	3.3%	3.8%	3.8%
2010 Housing Units	5,307	33,717	56,836
Owner Occupied Housing Units	26.1%	56.8%	57.3%
Renter Occupied Housing Units	65.4%	36.0%	35.7%
Vacant Housing Units	8.5%	7.2%	7.1%
2020 Housing Units	5,426	37,908	67,361
Owner Occupied Housing Units	26.9%	55.8%	55.9%
Renter Occupied Housing Units	67.2%	38.7%	38.2%
Vacant Housing Units	6.3%	5.5%	5.9%
2023 Housing Units	5,634	39,853	71,972
Owner Occupied Housing Units	29.6%	58.3%	58.3%
Renter Occupied Housing Units	65.0%	36.3%	35.8%
Vacant Housing Units	5.4%	5.4%	5.9%
2028 Housing Units	5,732	41,223	75,739
Owner Occupied Housing Units	31.4%	60.0%	59.2%
Renter Occupied Housing Units	63.5%	34.9%	35.2%
Vacant Housing Units	5.1%	5.1%	5.6%
Median Household Income			
2023	\$50,193	\$74,636	\$73,561
2028	\$55,266	\$82,640	\$81,939
Median Home Value			
2023	\$202,043	\$249,284	\$256,934
2028	\$204,587	\$262,127	\$270,035
Per Capita Income			
2023	\$36,636	\$43,510	\$42,598
2028	\$41,783	\$49,736	\$48,998
Median Age			
2010	36.2	32.7	33.7
2020	39.9	35.3	35.6
2023	39.0	35.4	36.3
2028	40.5	35.8	36.7