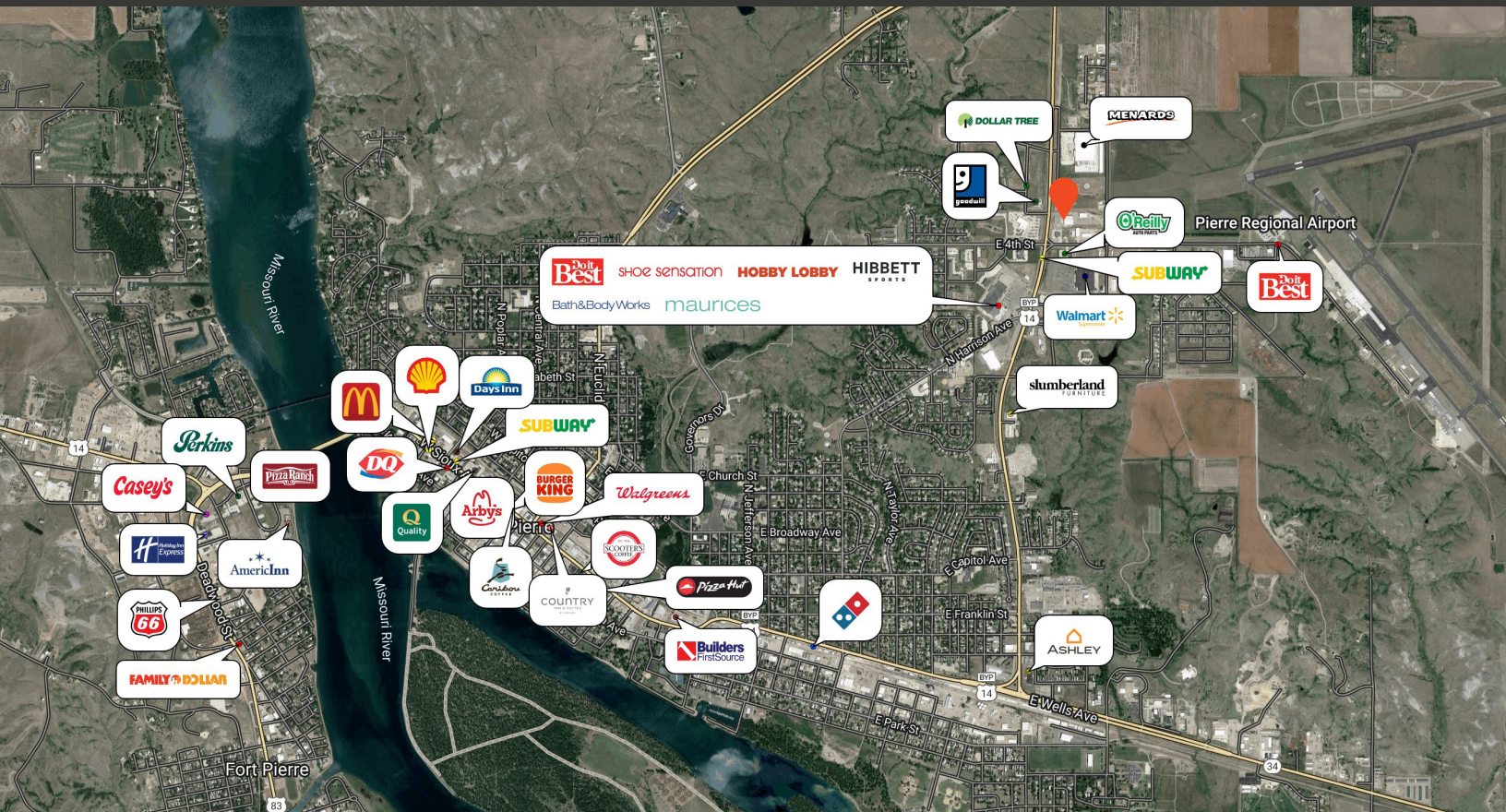



GARFIELD AVE - PIERRE, SD

LAND FOR SALE



 2002 N. Garfield Ave
Pierre, SD 57501

 1.507 Acres +/-

 \$ 8.50 / SF

LOCATION

Land for sale in northeast Pierre near Walmart Supercenter, Menards and Northridge Plaza which features Hobby Lobby, Maurices, Shoe Sensation, Karl's TV & Appliances, restaurants, and more.

DESCRIPTION

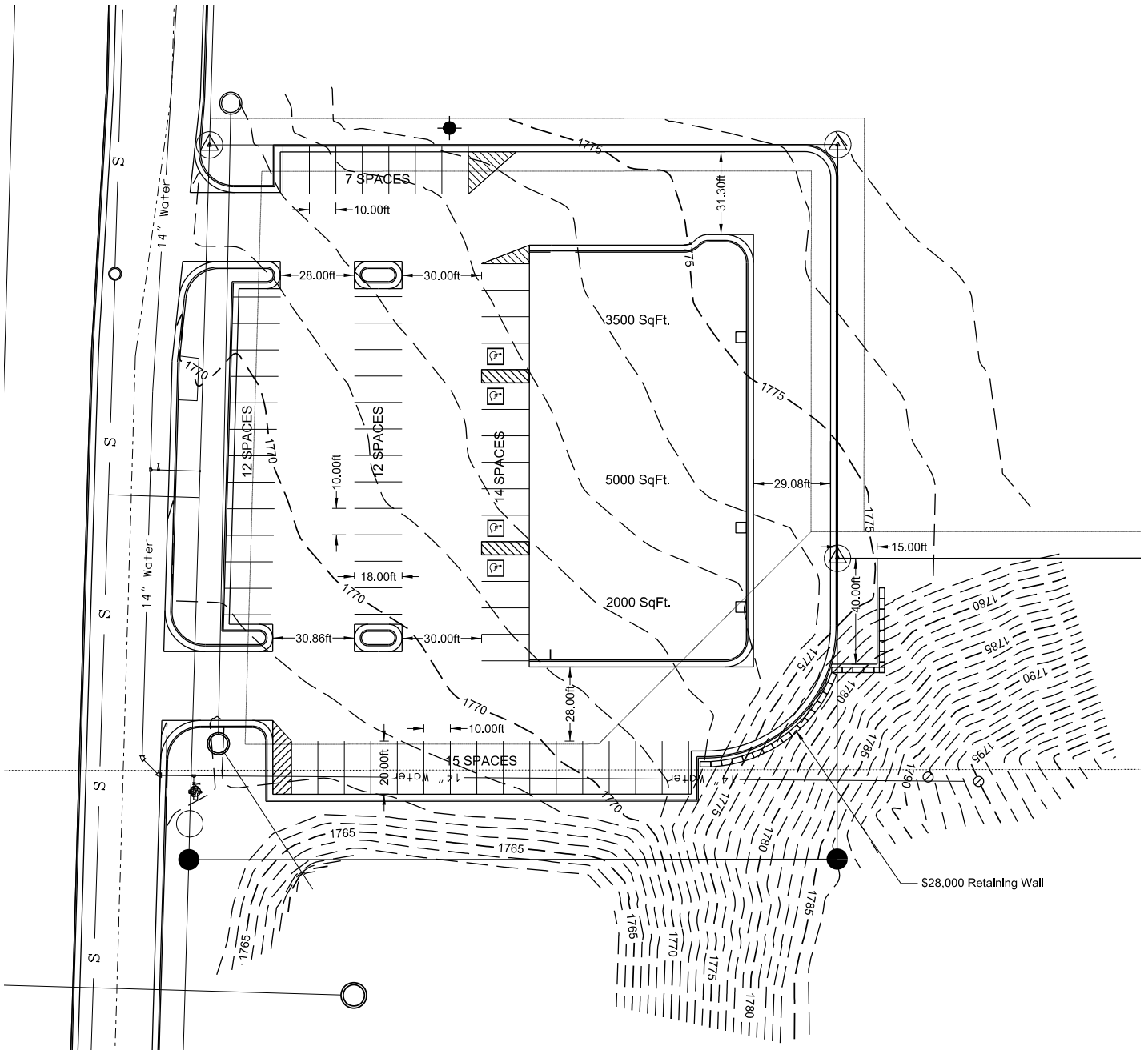
- Approximately 257' of frontage on Frontage Road
- Many opportunities to serve a captive retail market for clothing and accessories, as well as full-service, fast food and specialty restaurants
- Site is situated on a main traffic artery with one of the highest traffic counts in the area
- Pierre is a regional corridor and home to the State Capitol witnessing the highest per capita income in the State of South Dakota
- Some restrictions apply
- Contact Broker for additional information

SCOTT BLOUNT 605.231.1882 | scott@lloydcompanies.com

RAQUEL BLOUNT SIOR 605.728.9092 | raquel@lloydcompanies.com

POTENTIAL SITE PLAN

Concept only; subject to change

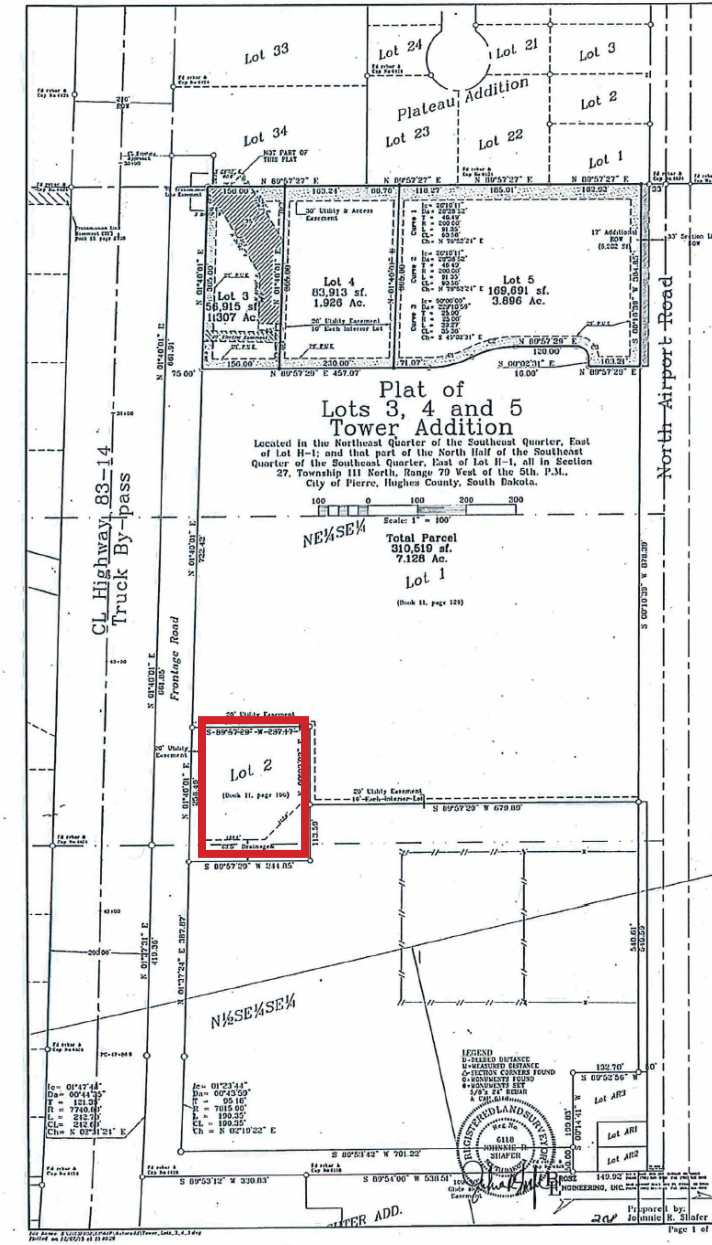


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RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

PLAT

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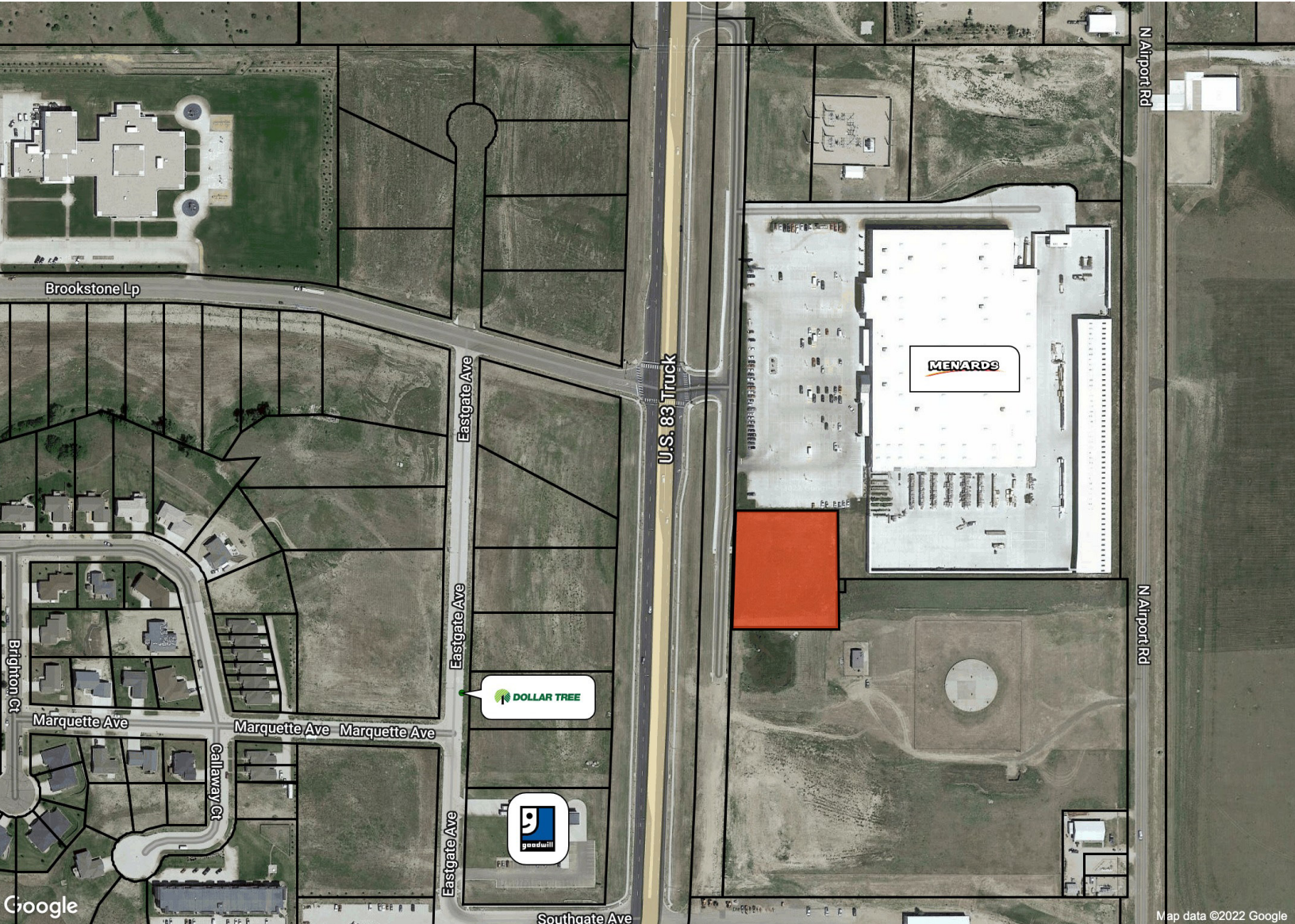
GARFIELD AVE - PIERRE, SD

LAND FOR SALE



AERIAL MAP

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SCOTT BLOUNT 605.231.1882 | scott@lloydcompanies.com
RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

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Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

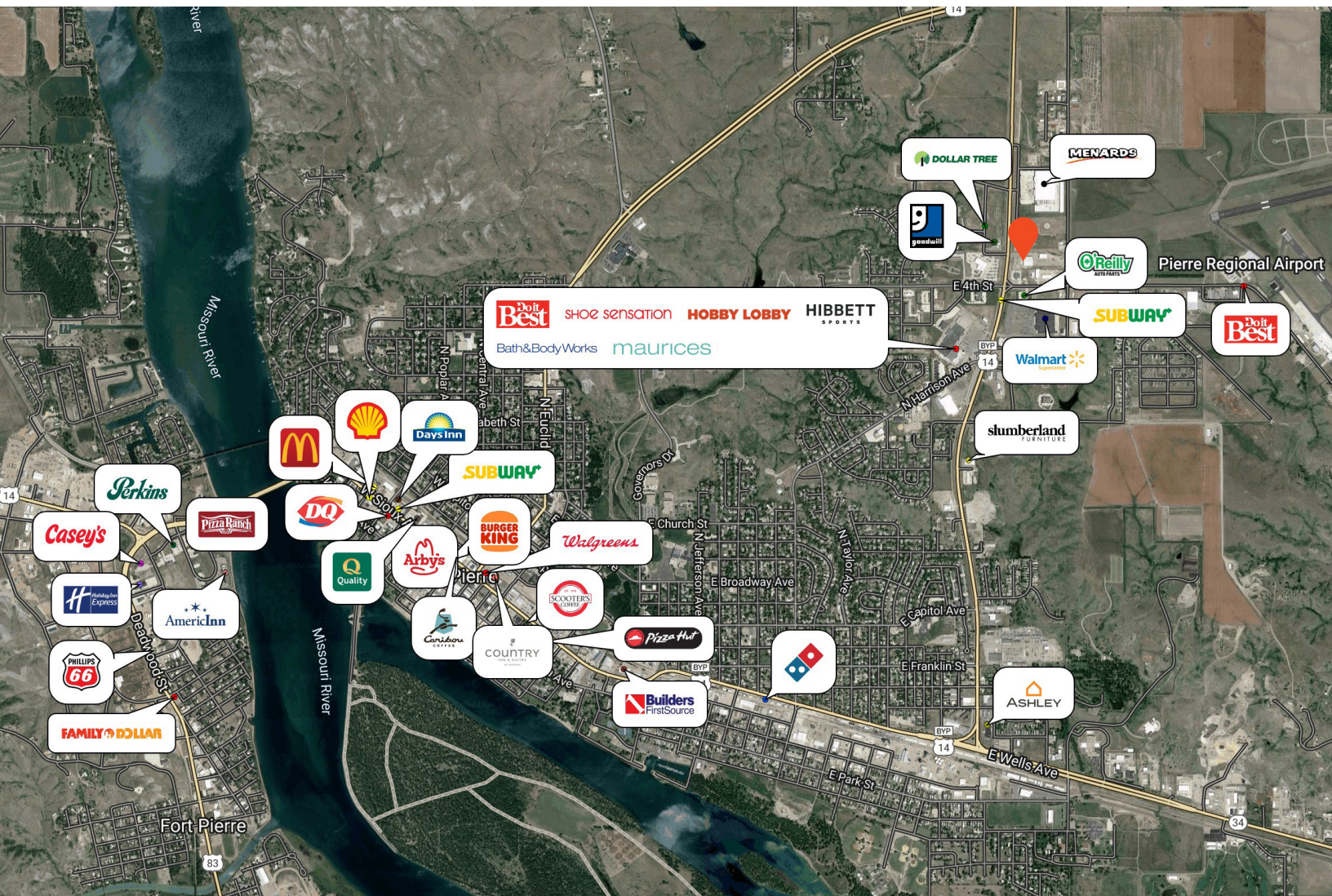
GARFIELD AVE - PIERRE, SD

LAND FOR SALE



AERIAL MAP

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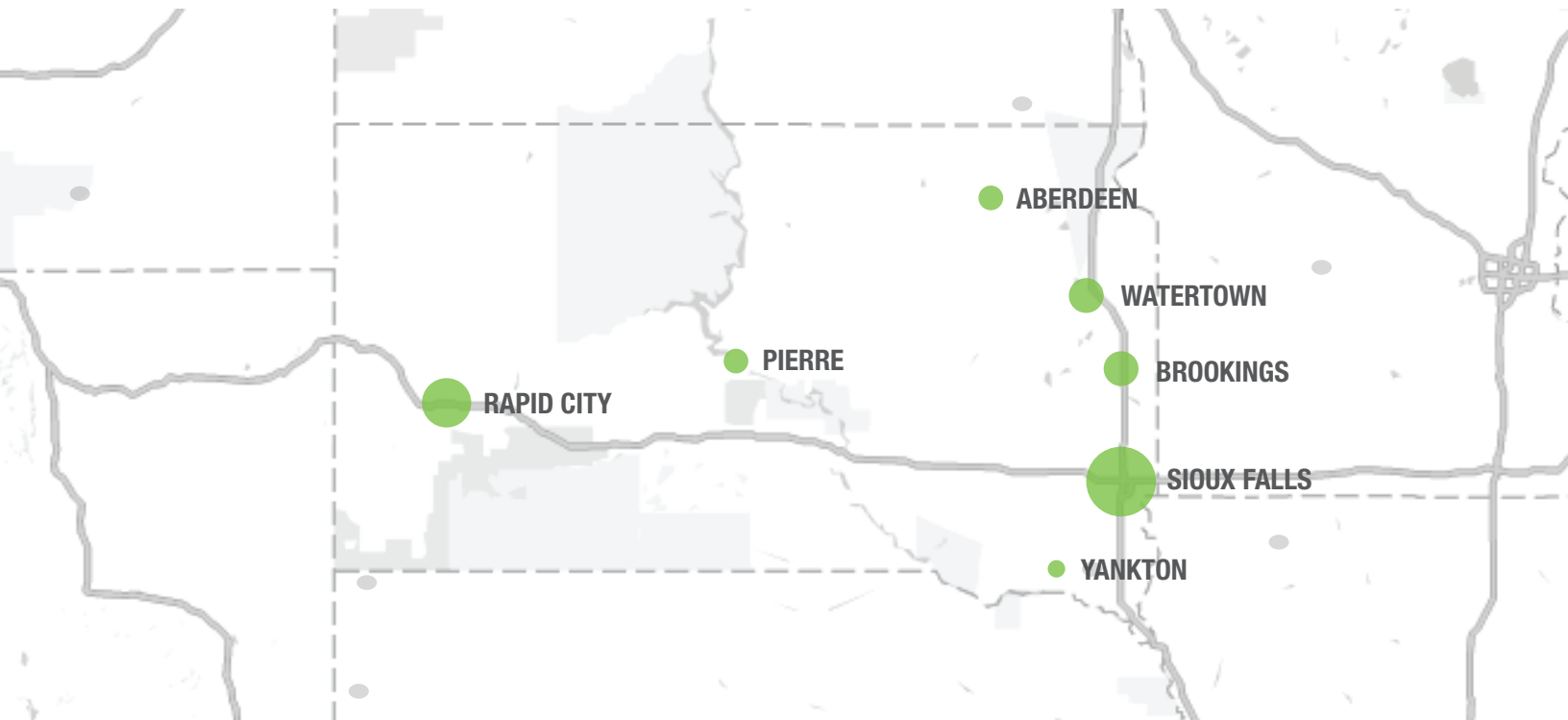
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MARKET OVERVIEW

Concept only; subject to change

Pierre, South Dakota is showcased as the State Capitol with a relatively captive retail market. Nearest competitive markets are over 150 miles from the area. The proposed retail site is situated in a prime area for new and continued retail growth on the north-side of Pierre. The north-side of Pierre is currently anchored by Menards, Walmart Supercenter, the Northridge Plaza shopping center, and Runnings. Based on a Retail Market Study for City of Pierre, SD from Hoffman Strategy Group/Jeff Green Partners, Pierre's confined retail market and more prosperous consumers demonstrate the feasibility of new regional or national chain retailers and restaurants. As stated in the study, the market consumers are primarily employed by white collar occupations (69.4%) associated with the state capitol and exhibit a higher average income than the State of South Dakota, Sioux Falls and Rapid City. The study also found that opportunities for this retail hub are fast food and full-service restaurants. Current restaurant options are located on West Sioux Avenue and in Pierre's downtown area. Additional recommendations are retail clothing options that have a strong appeal to both resident consumers and destination-oriented travelers. With a regional population base of over 40,000 within approximately 50-mile radius and demographics as well as in the market profile on page 8, the Pierre Retail Center displays great opportunity for a wide variety of potential tenants

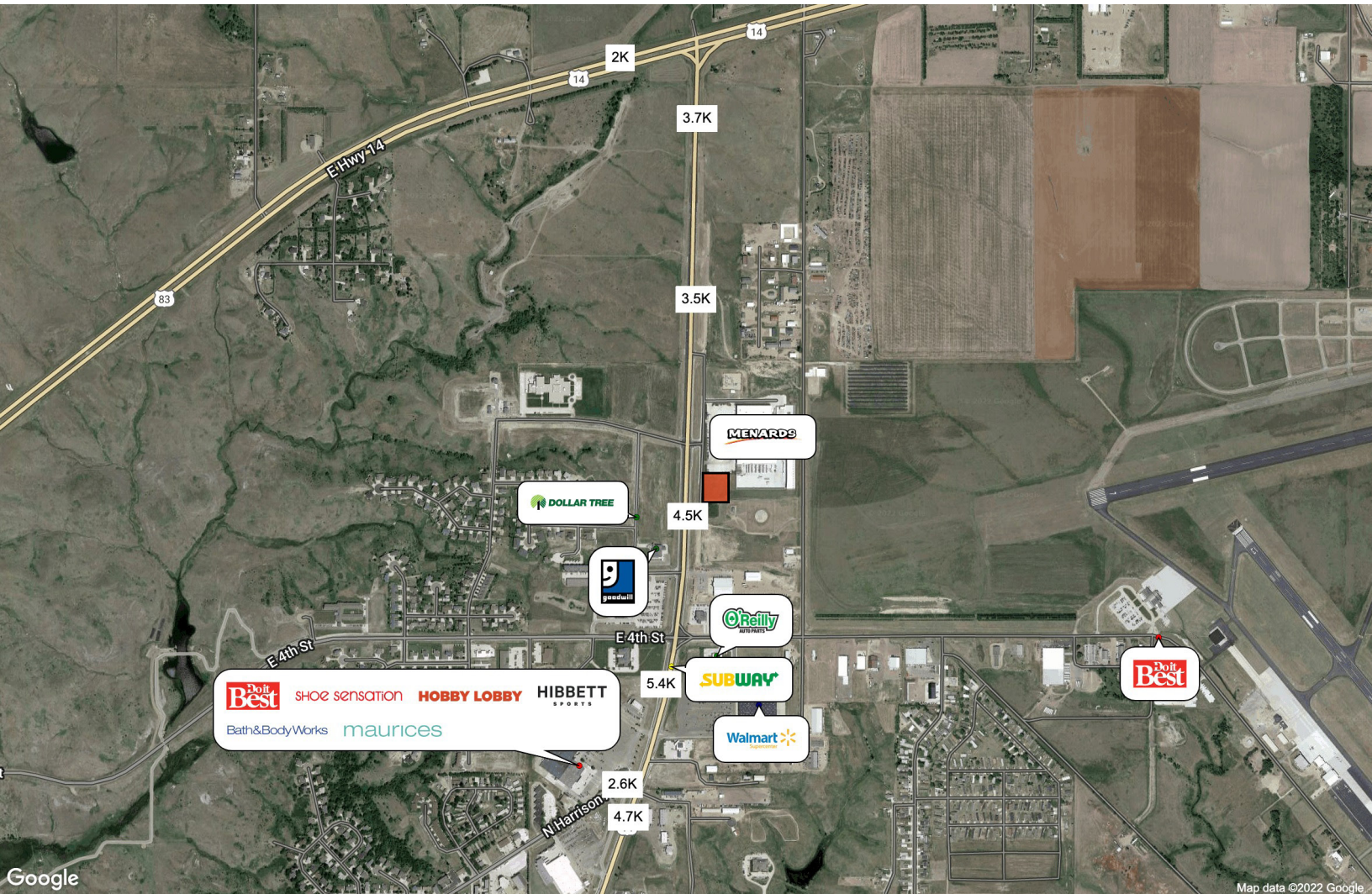


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TRAFFIC COUNTS

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GARFIELD AVE - PIERRE, SD

LAND FOR SALE



	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	6,396	14,575	17,030
2020 Total Population	6,630	15,027	17,626
2020 Group Quarters	443	705	775
2023 Total Population	6,670	14,984	17,648
2023 Group Quarters	445	705	775
2028 Total Population	6,659	14,828	17,605
2023-2028 Annual Rate	-0.03%	-0.21%	-0.05%
2023 Total Daytime Population	4,779	17,090	18,982
Workers	1,789	10,419	11,170
Residents	2,990	6,671	7,812
Household Summary			
2010 Households	2,478	6,173	7,159
2010 Average Household Size	2.41	2.27	2.27
2020 Total Households	2,548	6,251	7,300
2020 Average Household Size	2.43	2.29	2.31
2023 Households	2,564	6,232	7,306
2023 Average Household Size	2.43	2.29	2.31
2028 Households	2,573	6,188	7,310
2028 Average Household Size	2.42	2.28	2.30
2023-2028 Annual Rate	0.07%	-0.14%	0.01%
2010 Families	1,616	3,739	4,444
2010 Average Family Size	2.96	2.88	2.88
2023 Families	1,582	3,569	4,307
2023 Average Family Size	3.10	3.04	3.03
2028 Families	1,573	3,511	4,278
2028 Average Family Size	3.09	3.04	3.03
2023-2028 Annual Rate	-0.11%	-0.33%	-0.14%
Housing Unit Summary			
2000 Housing Units	2,523	6,380	7,183
Owner Occupied Housing Units	69.3%	59.9%	61.5%
Renter Occupied Housing Units	25.8%	33.3%	31.9%
Vacant Housing Units	5.0%	6.8%	6.6%
2010 Housing Units	2,579	6,598	7,623
Owner Occupied Housing Units	67.6%	59.5%	62.0%
Renter Occupied Housing Units	28.5%	34.0%	31.9%
Vacant Housing Units	3.9%	6.4%	6.1%
2020 Housing Units	2,661	6,818	7,932
Owner Occupied Housing Units	66.8%	58.4%	61.3%
Renter Occupied Housing Units	29.0%	33.2%	30.7%
Vacant Housing Units	5.5%	8.2%	8.4%
2023 Housing Units	2,687	6,830	8,001
Owner Occupied Housing Units	70.9%	62.5%	64.4%
Renter Occupied Housing Units	24.5%	28.7%	26.9%
Vacant Housing Units	4.6%	8.8%	8.7%
2028 Housing Units	2,690	6,832	8,036
Owner Occupied Housing Units	72.0%	63.3%	65.5%
Renter Occupied Housing Units	23.7%	27.2%	25.5%
Vacant Housing Units	4.3%	9.4%	9.0%
Median Household Income			
2023	\$80,795	\$77,573	\$78,300
2028	\$85,543	\$81,771	\$82,769
Median Home Value			
2023	\$179,251	\$198,849	\$205,343
2028	\$190,461	\$228,735	\$241,535
Per Capita Income			
2023	\$34,172	\$35,910	\$36,920
2028	\$37,490	\$39,250	\$40,448
Median Age			
2010	38.4	39.6	39.8
2020	38.0	38.9	39.4
2023	39.8	41.1	41.6
2028	40.5	41.8	42.4