



# BENSON CENTER

## RETAIL STRIP ADDITION



 3901 W Benson Road  
Sioux Falls, SD 57107

 2,050 - 6,925 SF +/-

 \$18.00 / SF NNN  
TIA: \$25.00 / SF

### LOCATION

Be part of the expansion in the northwest part of Sioux Falls! Located on the corner of W. Benson Road and N. Louise Avenue at the Thelin Business Center, this site provides great access and exposure to Interstate 29 and Benson Road

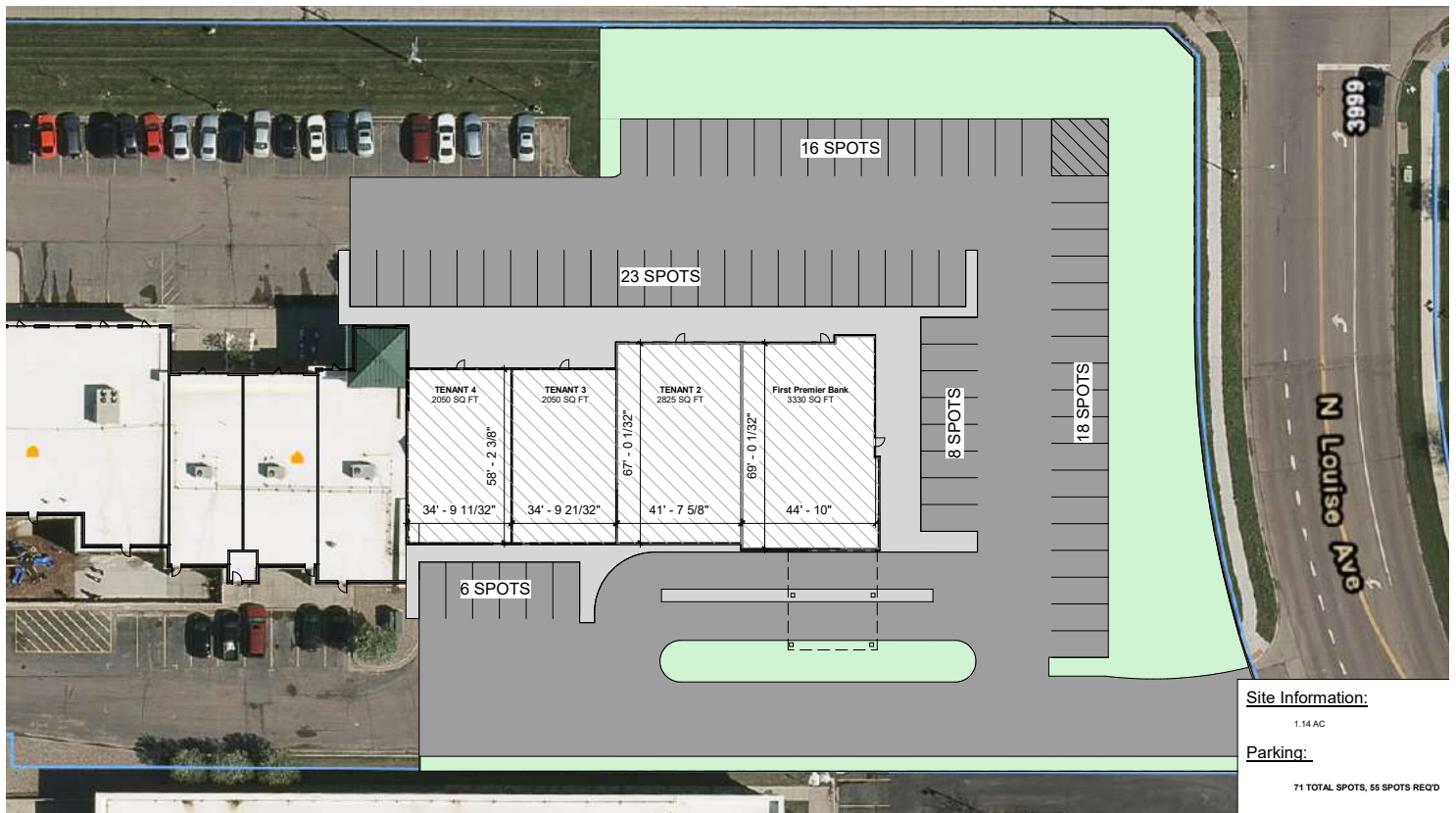
### DESCRIPTION

- Join Premier Bankcard, Midco, Esurance, SD Achieve, Subway, Great Life, Avera, new apartment units and more Retail strip is a proposed construction
- Site is within two miles of the Sioux Falls Regional Airport Located just one mile north of Southeast Technical Institute and SONIFI Solutions
- Contact Broker for additional information
- Situated across I-29, near the Sanford Sports Complex and future Fleet Farm
- One mile south from the north-side Walmart and USD Community College for Sioux Falls
- 2500+ people are employed in the growing Thelin Business Center addition
- In close proximity to over a thousand projected homes that are expected to be built in the next several years in the Harvest Hills, Jefferson Heights, and Hazeltine

**RAQUEL BLOUNT** SIOR | 605.728.9092 | raquel@lloydcompanies.com

# SITE LAYOUT & RENDERING

Concept only; subject to change



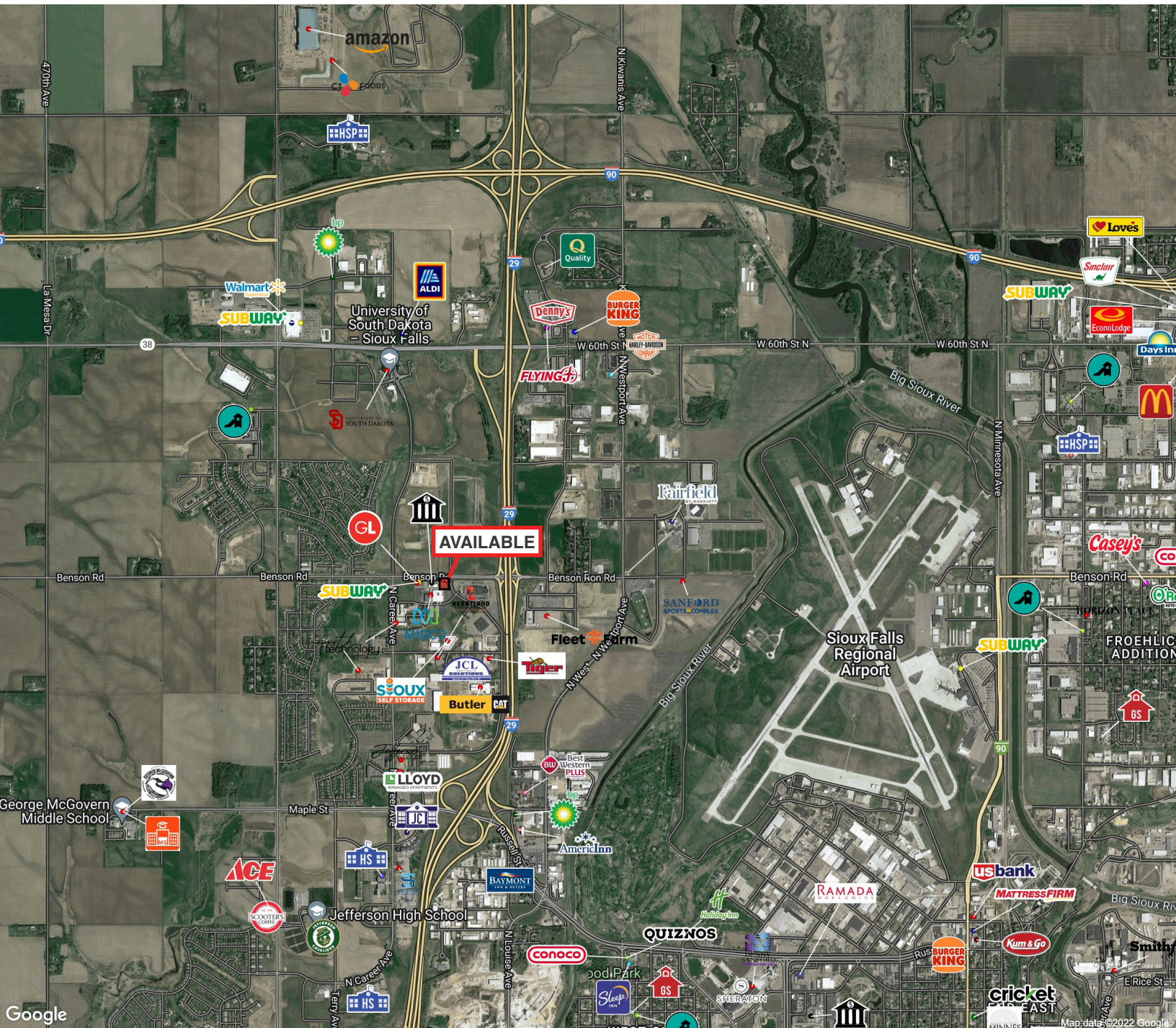
**RAQUEL BLOUNT, SIOR** 605.728.9092 | raquel@lloydcompanies.com

101 S. Reid Street Ste. 201, Sioux Falls, SD 57103 | 605.323.2820

Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.



# AREA MAP



**RAQUEL BLOUNT, SIOR** 605.728.9092 | [raquel@lloydcompanies.com](mailto:raquel@lloydcompanies.com)

101 S. Reid Street Ste. 201, Sioux Falls, SD 57103 | 605.323.2820

Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.



# MARKET PROFILE

|                                | 1 mile    | 3 miles   | 5 miles   |
|--------------------------------|-----------|-----------|-----------|
| <b>Population Summary</b>      |           |           |           |
| 2010 Total Population          | 2,242     | 14,933    | 75,224    |
| 2020 Total Population          | 4,109     | 18,446    | 82,936    |
| 2020 Group Quarters            | 3         | 1,910     | 3,814     |
| 2022 Total Population          | 4,424     | 19,278    | 85,854    |
| 2022 Group Quarters            | 3         | 1,913     | 3,814     |
| 2027 Total Population          | 5,374     | 20,976    | 89,934    |
| 2022-2027 Annual Rate          | 3.97%     | 1.70%     | 0.93%     |
| 2022 Total Daytime Population  | 5,782     | 29,001    | 123,558   |
| Workers                        | 3,832     | 20,970    | 86,589    |
| Residents                      | 1,950     | 8,031     | 36,969    |
| <b>Household Summary</b>       |           |           |           |
| 2010 Households                | 800       | 5,609     | 30,178    |
| 2010 Average Household Size    | 2.80      | 2.32      | 2.32      |
| 2020 Total Households          | 1,654     | 7,214     | 34,150    |
| 2020 Average Household Size    | 2.48      | 2.29      | 2.32      |
| 2022 Households                | 1,788     | 7,595     | 35,500    |
| 2022 Average Household Size    | 2.47      | 2.29      | 2.31      |
| 2027 Households                | 2,186     | 8,340     | 37,330    |
| 2027 Average Household Size    | 2.46      | 2.29      | 2.31      |
| 2022-2027 Annual Rate          | 4.10%     | 1.89%     | 1.01%     |
| 2010 Families                  | 535       | 3,127     | 16,981    |
| 2010 Average Family Size       | 3.25      | 2.97      | 3.00      |
| 2022 Families                  | 1,115     | 4,068     | 18,796    |
| 2022 Average Family Size       | 2.98      | 3.00      | 3.09      |
| 2027 Families                  | 1,347     | 4,461     | 19,609    |
| 2027 Average Family Size       | 2.98      | 2.99      | 3.09      |
| 2022-2027 Annual Rate          | 3.85%     | 1.86%     | 0.85%     |
| <b>Housing Unit Summary</b>    |           |           |           |
| 2000 Housing Units             | 126       | 4,829     | 29,143    |
| Owner Occupied Housing Units   | 73.0%     | 51.7%     | 56.6%     |
| Renter Occupied Housing Units  | 15.1%     | 44.3%     | 39.0%     |
| Vacant Housing Units           | 11.9%     | 4.1%      | 4.4%      |
| 2010 Housing Units             | 907       | 6,128     | 32,548    |
| Owner Occupied Housing Units   | 54.4%     | 51.3%     | 54.0%     |
| Renter Occupied Housing Units  | 33.8%     | 40.2%     | 38.7%     |
| Vacant Housing Units           | 11.8%     | 8.5%      | 7.3%      |
| 2020 Housing Units             | 1,749     | 7,764     | 36,713    |
| Vacant Housing Units           | 5.4%      | 7.1%      | 7.0%      |
| 2022 Housing Units             | 1,976     | 8,270     | 38,422    |
| Owner Occupied Housing Units   | 51.4%     | 47.7%     | 51.5%     |
| Renter Occupied Housing Units  | 39.1%     | 44.1%     | 40.9%     |
| Vacant Housing Units           | 9.5%      | 8.2%      | 7.6%      |
| 2027 Housing Units             | 2,421     | 9,165     | 40,849    |
| Owner Occupied Housing Units   | 46.4%     | 47.2%     | 51.6%     |
| Renter Occupied Housing Units  | 43.9%     | 43.8%     | 39.8%     |
| Vacant Housing Units           | 9.7%      | 9.0%      | 8.6%      |
| <b>Median Household Income</b> |           |           |           |
| 2022                           | \$62,625  | \$51,100  | \$56,201  |
| 2027                           | \$71,565  | \$56,167  | \$65,750  |
| <b>Median Home Value</b>       |           |           |           |
| 2022                           | \$226,170 | \$186,234 | \$218,890 |
| 2027                           | \$233,414 | \$194,565 | \$227,491 |
| <b>Per Capita Income</b>       |           |           |           |
| 2022                           | \$33,029  | \$27,472  | \$33,663  |
| 2027                           | \$41,524  | \$33,742  | \$40,015  |
| <b>Median Age</b>              |           |           |           |
| 2010                           | 26.5      | 31.1      | 33.0      |
| 2022                           | 32.1      | 33.8      | 35.5      |
| 2027                           | 30.8      | 34.3      | 35.9      |

**RAQUEL BLOUNT, SIOR** | 605.728.9092 | raquel@lloydcompanies.com