

SYCAMORE AVE PROPERTY

LAND FOR SALE



4600 E 41st Street
Sioux Falls, SD 57110

FOR SALE

\$14.00 / SF
53,175 SF +/-

SIZE

- 53,175 SF +/-

PRICE

- \$14.00 / SF

LOCATION

- Be part of the expansive east side of Sioux Falls!
- Harmondon Park is within 1/2 mile
- Dense housing! Nearly 4,800 households within 1 mile

DESCRIPTION

- Commercial zoned land available for sale, for lease or build-to-suit opportunity
- Neighbors include a newly constructed strip mall with Anytime Fitness, Casey's General Store, Fareway Food, Scooter's Coffee, The Gas Stop, The Attic, Goodwill, Marco's Pizza, Koko Fit Club, Athletico Physical Therapy and several rooftops
- Contact Broker for additional information.

Find out more at lloydcompanies.com

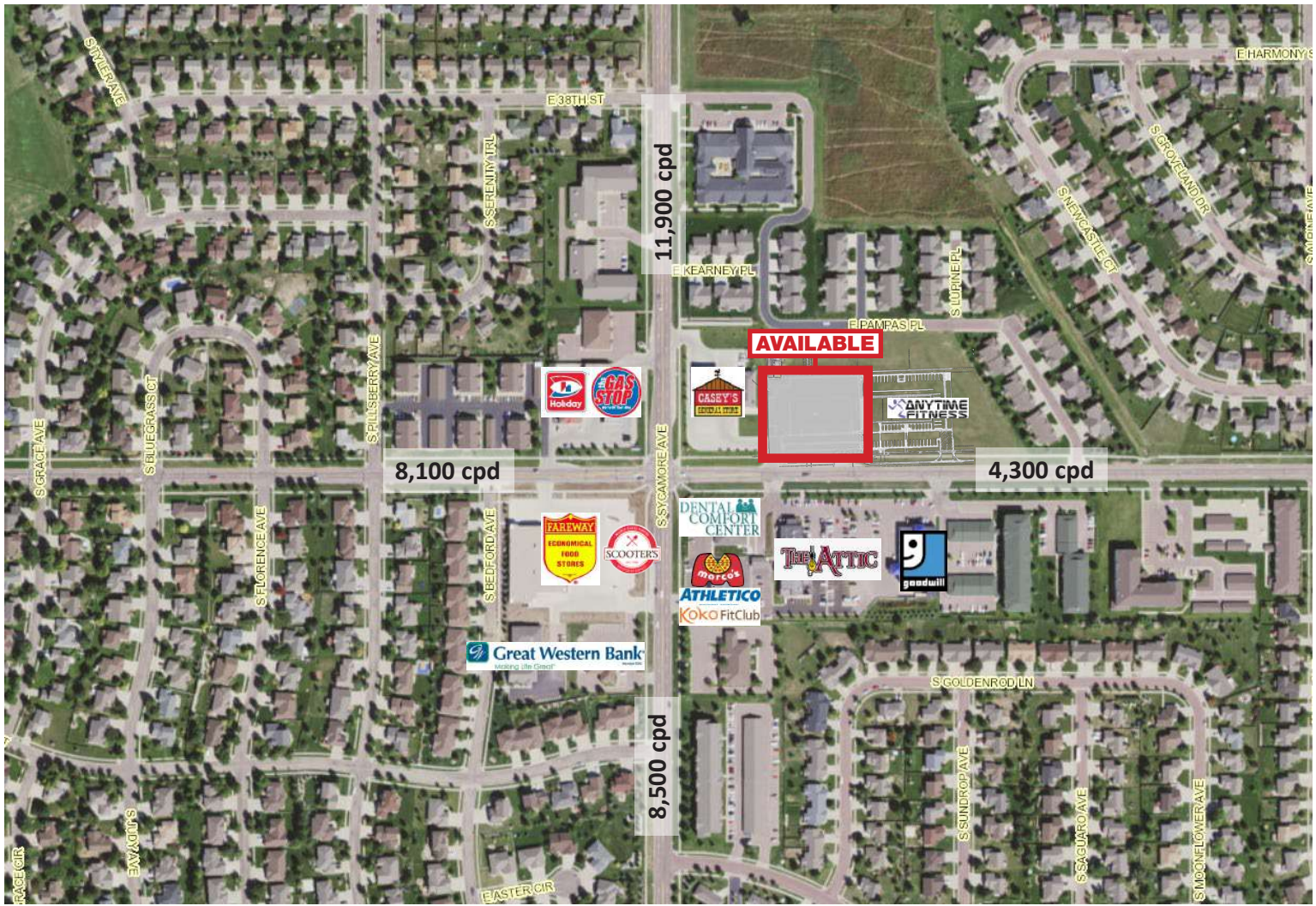
RAQUEL BLOUNT, SIOR

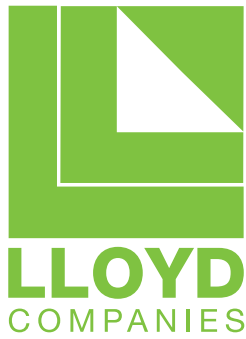
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SYCAMORE AVE PROPERTY LAND FOR SALE





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LAND FOR SALE

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	7,537	43,659	95,528
2010 Total Population	10,612	49,557	105,552
2018 Total Population	13,162	57,877	122,179
2018 Group Quarters	1	255	5,333
2023 Total Population	14,603	63,254	132,816
2018-2023 Annual Rate	2.10%	1.79%	1.68%
2018 Total Daytime Population	7,224	43,305	118,232
Workers	1,531	17,554	63,224
Residents	5,693	25,751	55,008
Household Summary			
2000 Households	2,468	16,871	38,250
2000 Average Household Size	3.05	2.57	2.38
2010 Households	3,825	19,607	41,999
2010 Average Household Size	2.77	2.51	2.39
2018 Households	4,779	22,774	48,520
2018 Average Household Size	2.75	2.53	2.41
2023 Households	5,317	24,836	52,733
2023 Average Household Size	2.75	2.54	2.42
2018-2023 Annual Rate	2.16%	1.75%	1.68%
2010 Families	2,941	13,390	25,524
2010 Average Family Size	3.19	3.04	3.02
2018 Families	3,613	15,378	29,068
2018 Average Family Size	3.21	3.08	3.08
2023 Families	3,993	16,698	31,454
2023 Average Family Size	3.21	3.10	3.11
2018-2023 Annual Rate	2.02%	1.66%	1.59%
Housing Unit Summary			
2000 Housing Units	2,510	17,281	39,826
Owner Occupied Housing Units	86.1%	71.2%	58.7%
Renter Occupied Housing Units	12.2%	26.4%	37.3%
Vacant Housing Units	1.7%	2.4%	4.0%
2010 Housing Units	3,941	20,641	45,044
Owner Occupied Housing Units	80.6%	68.1%	58.2%
Renter Occupied Housing Units	16.4%	26.9%	35.0%
Vacant Housing Units	2.9%	5.0%	6.8%
2018 Housing Units	4,925	23,913	52,083
Owner Occupied Housing Units	79.2%	68.1%	57.6%
Renter Occupied Housing Units	17.8%	27.1%	35.6%
Vacant Housing Units	3.0%	4.8%	6.8%
2023 Housing Units	5,480	26,077	56,612
Owner Occupied Housing Units	79.2%	67.4%	57.4%
Renter Occupied Housing Units	17.9%	27.8%	35.7%
Vacant Housing Units	3.0%	4.8%	6.9%
Median Household Income			
2018	\$85,119	\$68,450	\$56,494
2023	\$88,210	\$76,299	\$62,767
Median Home Value			
2018	\$223,089	\$191,673	\$182,229
2023	\$248,736	\$217,630	\$209,134
Per Capita Income			
2018	\$38,577	\$34,108	\$32,260
2023	\$41,654	\$37,550	\$35,660
Median Age			
2010	37.5	37.2	35.6
2018	38.9	38.2	36.9
2023	40.0	38.9	37.6

MARKET PROFILE

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