

# MEADOWS SQUARE

OFFICE/RETAIL SPACE FOR LEASE - SUITE 109



3801 W. 34th Street  
Suite 109  
Sioux Falls, SD 57106



2,151 USF +/-



\$15.00 / SF NNN  
Estimated NNN: \$5.24 / SF

## LOCATION

Located at West 34th Street and South Shirley Avenue with convenient access to Louise Avenue, I-29 and the Empire Mall.

## DESCRIPTION

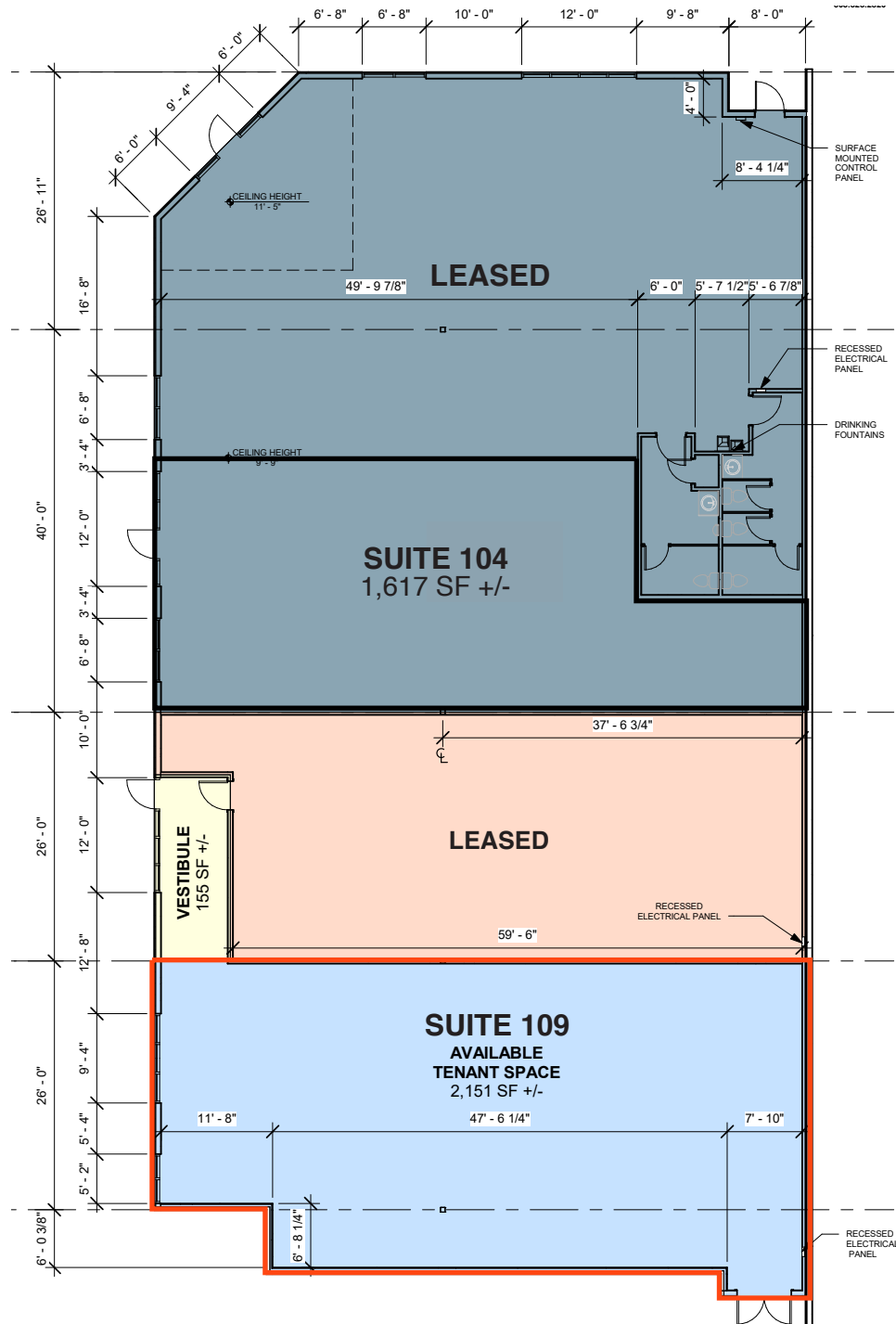
- Flexible retail or office space available at Meadows Square
- Co-tenants include Michaels, CosmoProf and Gamestop
- Several opportunities for building and monument signage
- Owner is a licensed real estate broker in South Dakota
- Property is near many dining and shopping destinations including Chevys Fresh Mex, Sam's Club, Home Depot, Menard's, Sonic Drive-in, PetSmart, Sally Beauty, Aldi, Dress Barn, World Market, Walmart and much more
- Contact Broker for additional information

**RAQUEL BLOUNT** SIOR

605.728.9092 | [raquel@lloydcompanies.com](mailto:raquel@lloydcompanies.com)

### FLOOR PLAN

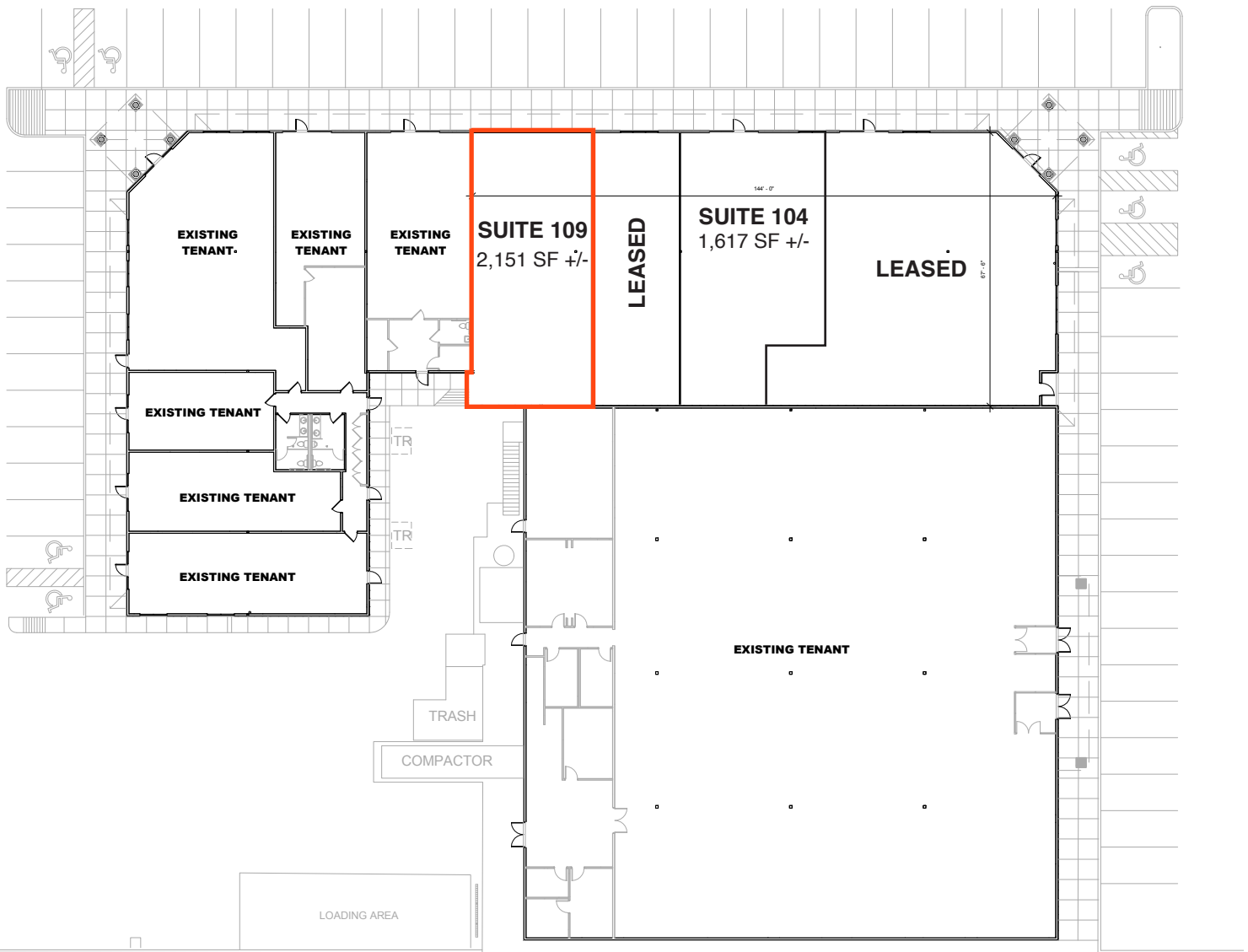
Concept only; subject to change



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### SITE PLAN

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## EXTERIOR AND SIGNAGE



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

150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820  
Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.



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## AREA MAP



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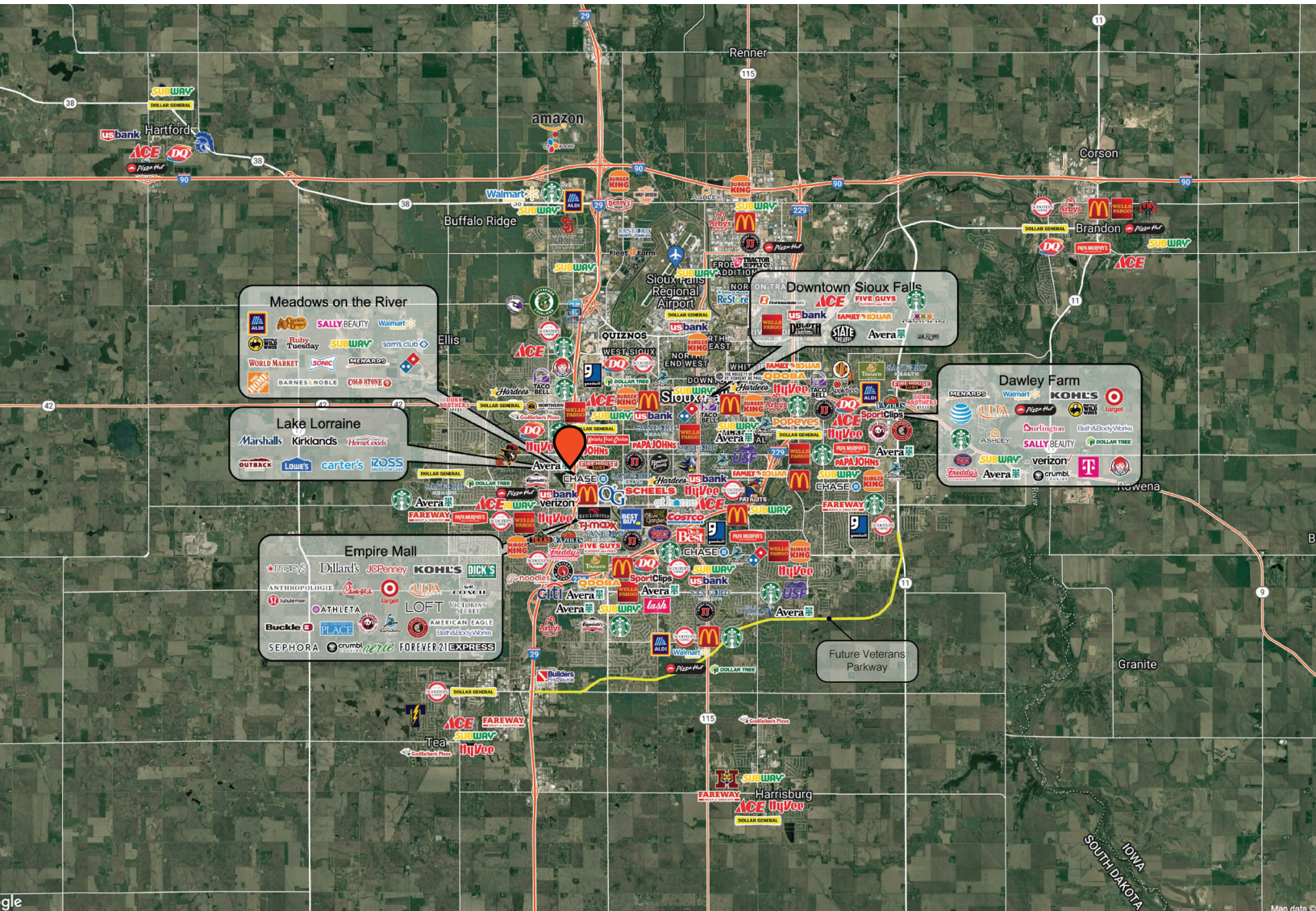


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## REGION MAP



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# DEMOGRAPHICS

Sioux Falls, ranked #1 on Forbe's The Best Small Places for Business and Careers list for 9 out of the last 10 years, 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.

## TOP EMPLOYERS



11,239



7,888



3,700



3,688



3,050



2,364

## POPULATION PROJECTION

Year	Sioux Falls	MSA
2023	206,333	294,592
2028	219,756	312,586

## FAST FACTS



Lincoln County -  
One of the Fastest  
Growing Counties  
in U.S.  
(City of SF 2020)



Best City for Young  
Professionals  
(SmartAsset 2021)



Top Ten for Financial  
Independence  
(Choose Fi 2021)



Top Five Hottest Job  
Market  
(ZipRecruiter 2020)



Top City for Millenni-  
als Buying Homes  
(SmartAsset 2020)



High Economic  
Strength Rankings  
(Policom 2020)



Second Best City to  
Start a Career  
(Zippia 2020)



Top Six Happiest  
Cities in America  
(WalletHub 2020)

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