

SYCAMORE SQUARE II

RETAIL STRIP



Concept only; subject to change



4600 E 41st Street
Sioux Falls, SD 57110



1,437 - 10,584 SF +/-



\$17.50 - \$20.00 / SF NNN
Estimated NNN: Contact Brokers

LOCATION

Be part of the expansive east side of Sioux Falls! Proposed retail strip mall at 41st & Sycamore near several of rooftops.

DESCRIPTION

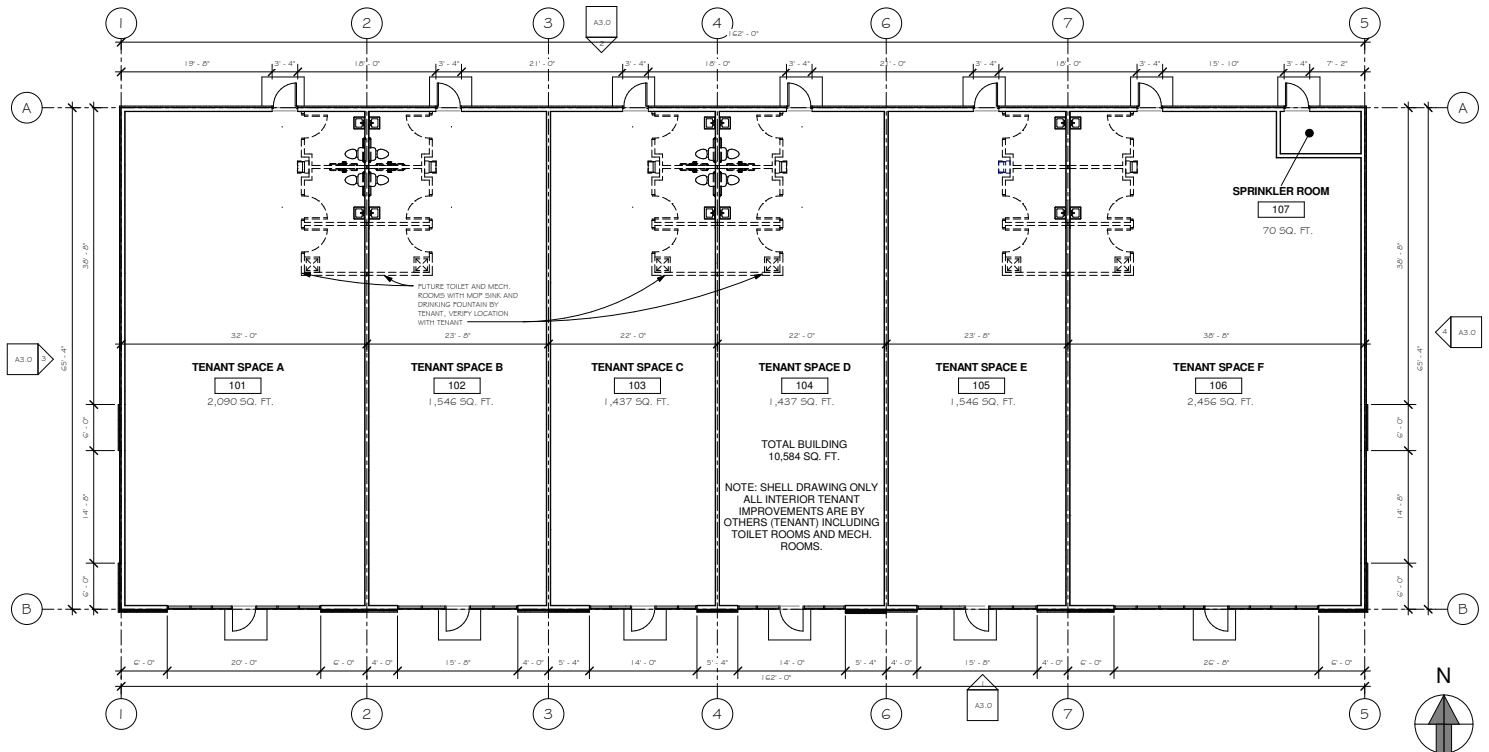
- Interior Bays: \$17.50 / SF NNN
- Endcap Spaces: \$20.00 / SF NNN
- Neighbors include Anytime Fitness, Stensland Family Farms, Casey's General Store, Fareway Food, Scooters Coffee, Holiday Gas Stop, The Attic, Goodwill, Marco's Pizza, Koko Fit Club and Athletico Physical Therapy
- Ben Reifel Middle School is located less than a mile to the east
- In close proximity to Harmodon Park, this park features seven baseball fields for youth and adult play and eight fields for softball
- Site plan proposes 68 total parking stalls for a parking ratio of 1 stall per 155.6 square feet
- Co-listed with Harr & Lemme
- Contact Broker for additional information.

RAQUEL BLOUNT SIOR

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BUILDING PLAN & RENDERING

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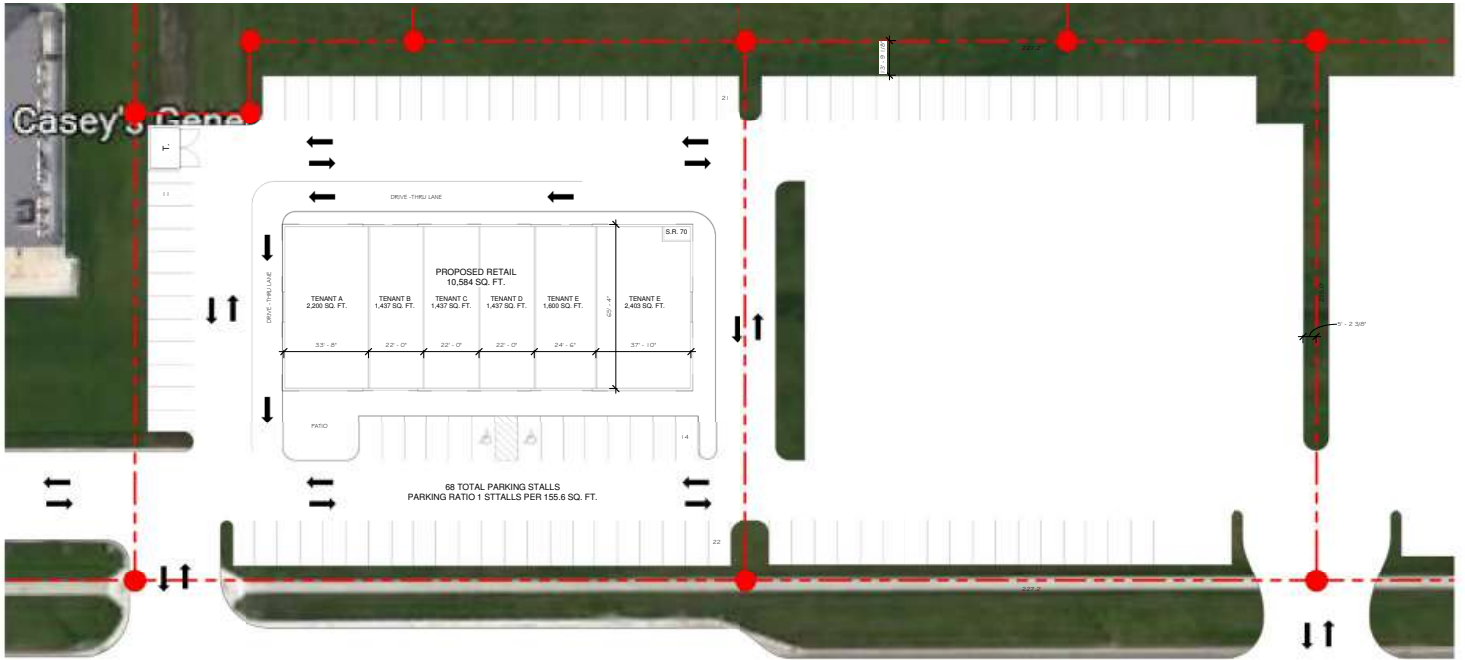


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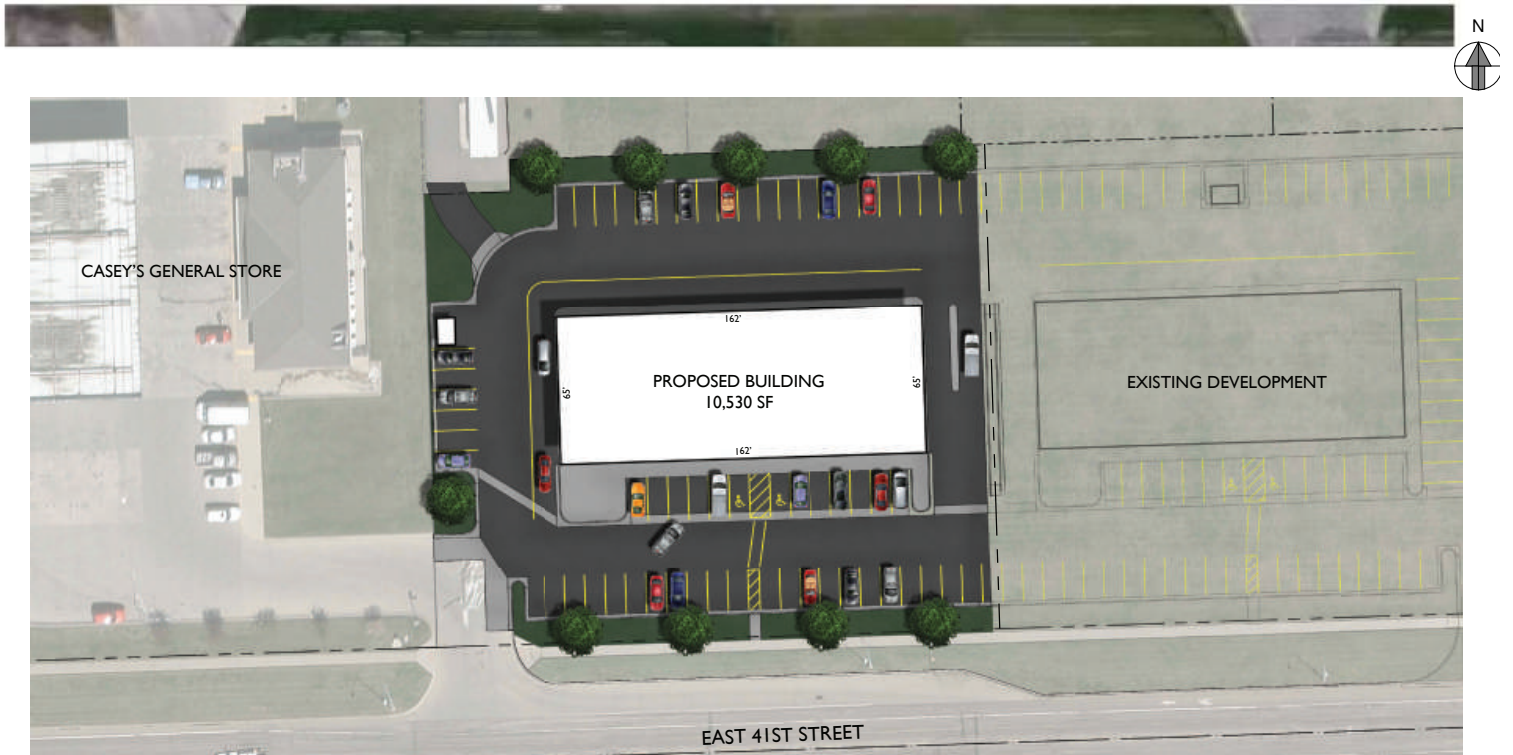
101 S. Reid Street Ste. 201, Sioux Falls, SD 57103 | 605.323.2820
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

SITE PLAN

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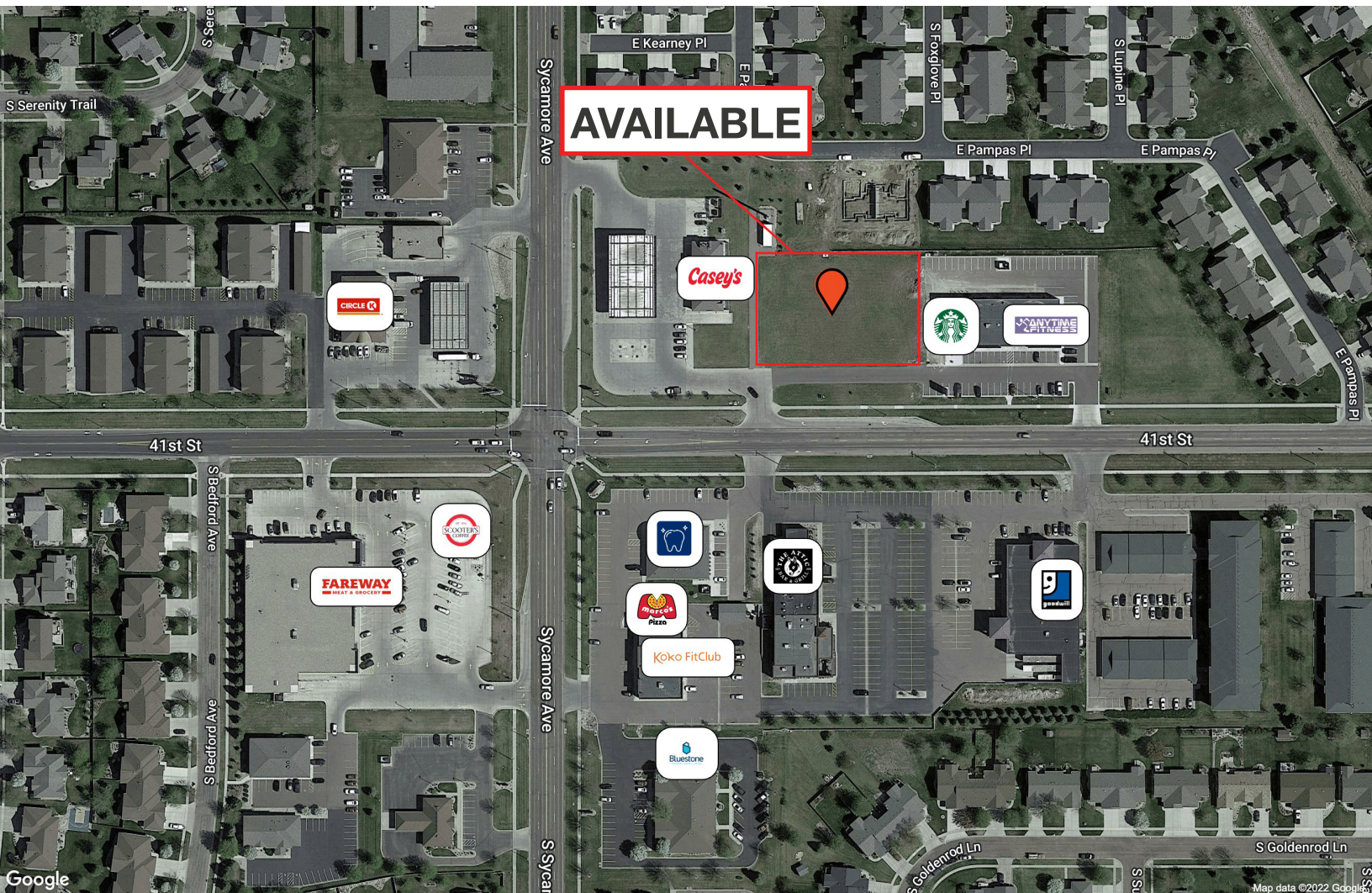


E 41ST.



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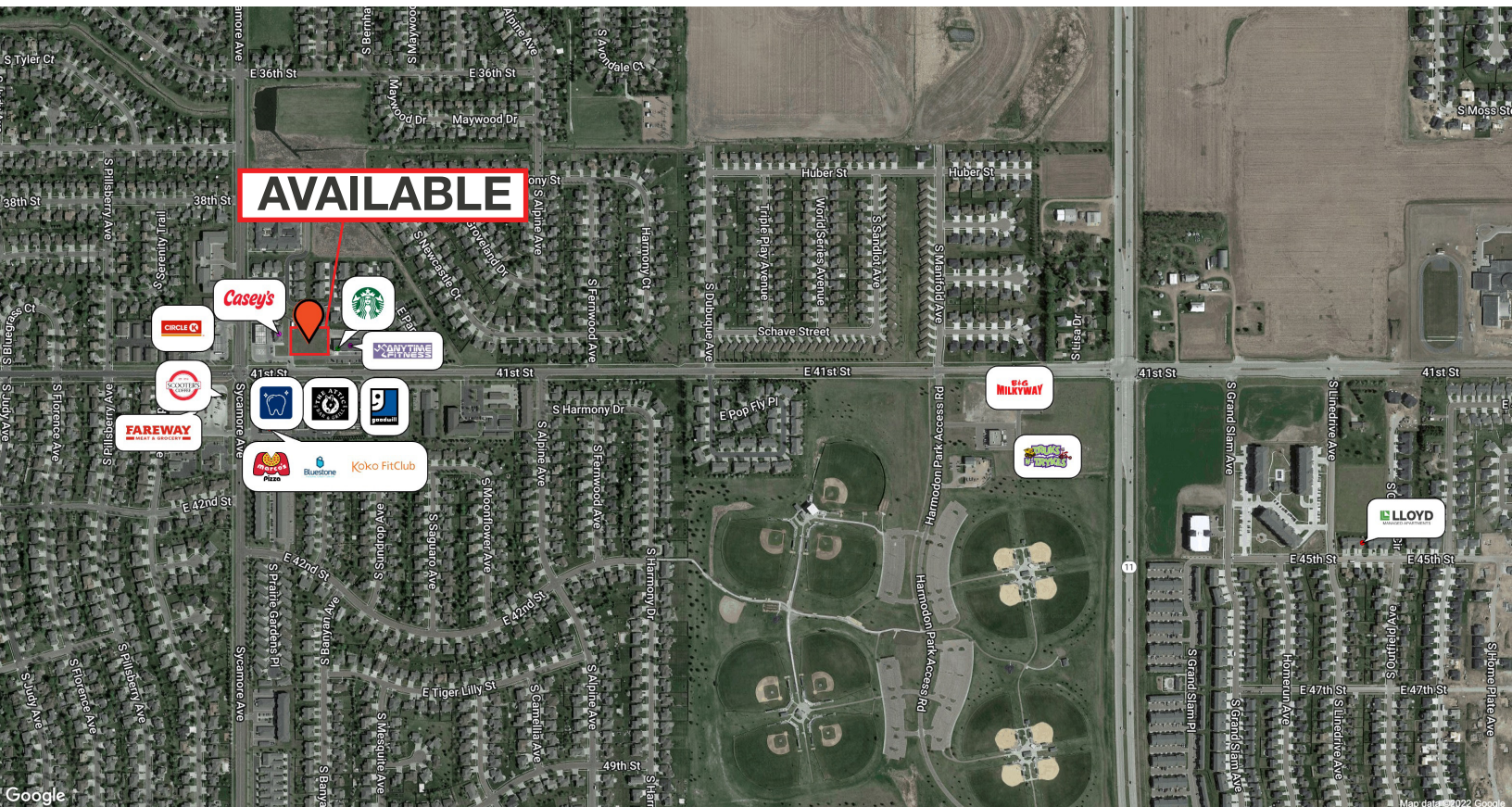
SITE MAP



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AREA MAP



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MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	10,431	49,237	104,185
2020 Total Population	13,630	64,024	124,787
2020 Group Quarters	50	473	4,148
2022 Total Population	13,990	67,718	131,266
2022 Group Quarters	50	473	4,148
2027 Total Population	14,465	71,615	139,092
2022-2027 Annual Rate	0.67%	1.13%	1.16%
2022 Total Daytime Population	9,031	54,228	142,447
Workers	2,961	23,868	83,179
Residents	6,070	30,360	59,268
Household Summary			
2010 Households	3,753	19,403	41,147
2010 Average Household Size	2.78	2.52	2.40
2020 Total Households	5,223	25,673	50,577
2020 Average Household Size	2.60	2.48	2.39
2022 Households	5,377	27,182	53,452
2022 Average Household Size	2.59	2.47	2.38
2027 Households	5,598	28,910	56,871
2027 Average Household Size	2.58	2.46	2.37
2022-2027 Annual Rate	0.81%	1.24%	1.25%
2010 Families	2,886	13,289	25,193
2010 Average Family Size	3.20	3.04	3.03
2022 Families	3,951	18,180	32,015
2022 Average Family Size	3.08	3.03	3.05
2027 Families	4,085	19,265	33,999
2027 Average Family Size	3.07	3.02	3.04
2022-2027 Annual Rate	0.67%	1.17%	1.21%
Housing Unit Summary			
2000 Housing Units	2,457	17,107	38,997
Owner Occupied Housing Units	86.3%	71.5%	59.4%
Renter Occupied Housing Units	11.9%	26.1%	36.6%
Vacant Housing Units	1.8%	2.5%	4.0%
2010 Housing Units	3,870	20,417	44,122
Owner Occupied Housing Units	80.5%	68.1%	59.0%
Renter Occupied Housing Units	16.4%	27.0%	34.2%
Vacant Housing Units	3.0%	5.0%	6.7%
2020 Housing Units	5,379	27,196	54,271
Vacant Housing Units	2.9%	5.6%	6.8%
2022 Housing Units	5,574	28,843	57,450
Owner Occupied Housing Units	70.0%	62.4%	56.6%
Renter Occupied Housing Units	26.5%	31.9%	36.4%
Vacant Housing Units	3.5%	5.8%	7.0%
2027 Housing Units	5,864	31,006	61,762
Owner Occupied Housing Units	70.1%	62.3%	57.1%
Renter Occupied Housing Units	25.3%	30.9%	35.0%
Vacant Housing Units	4.5%	6.8%	7.9%
Median Household Income			
2022	\$97,513	\$78,545	\$66,787
2027	\$109,989	\$94,398	\$80,980
Median Home Value			
2022	\$275,580	\$264,394	\$257,498
2027	\$281,835	\$275,713	\$271,146
Per Capita Income			
2022	\$47,442	\$42,703	\$40,617
2027	\$54,713	\$49,234	\$47,334
Median Age			
2010	37.5	37.1	35.7
2022	40.1	39.3	38.3
2027	40.9	39.9	39.0

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