



85TH & LOUISE RETAIL

RETAIL FOR LEASE



3401 W. 85th Street,
Sioux Falls, SD 57108



Flexible Sizing
Contact Broker



Contact Broker

LOCATION

Located at the intersection of Louise Avenue and 85th Street, this site attracts a wide audience, drawing in both residents and commuters from Tea, Harrisburg, and southern and central Sioux Falls. Just ~2 miles off the future Veterans Parkway, which is set to connect I-29 to I-90, preparing Sioux Falls for 2050 transportation needs.

DESCRIPTION

- Flexible bay sizing in a proposed strip mall with drive-thru potential
- Concept plan accounts for 150 parking spaces
- Right In/Right Out access off 85th; Right In/Right Out access off Louise
- Traffic counts of 17,900 VPD along Louise Ave and 8,500 along 85th
- The Exchange at 85th interchange is anticipated to draw 30,000 VPD once complete; anticipated completion of 12/2027
- Supportive demographics with 4,876 housing units and a MHHI of \$102,869 within a 1-mile radius
- Neighbors include Subway, Burn Boot Camp, Kwik Star, Landscape Garden Centers, SoDak Soda, Lawless Pilates, Infinity Medical Aesthetics, Kairos Volleyball, and so much more
- Just south of the expanding Avera Health Campus on 69th & Louise

CO-LISTED W/ KIRBY PROEHL OF HARR & LEMME

RAQUEL BLOUNT SIOR | 605.728.9092 | raquel@lloydcompanies.com

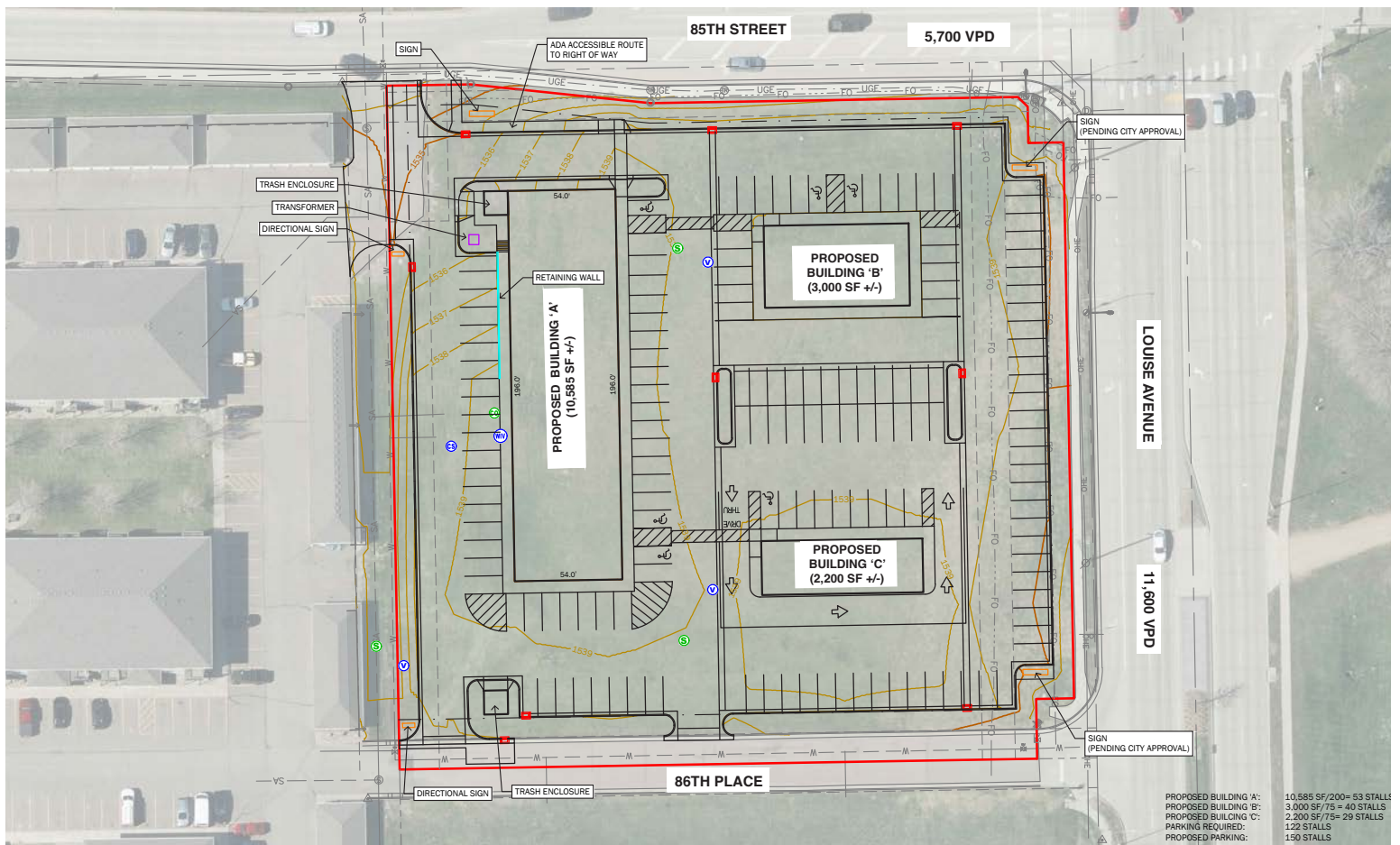
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CONCEPT SITE PLAN

Concept only; subject to change



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Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820

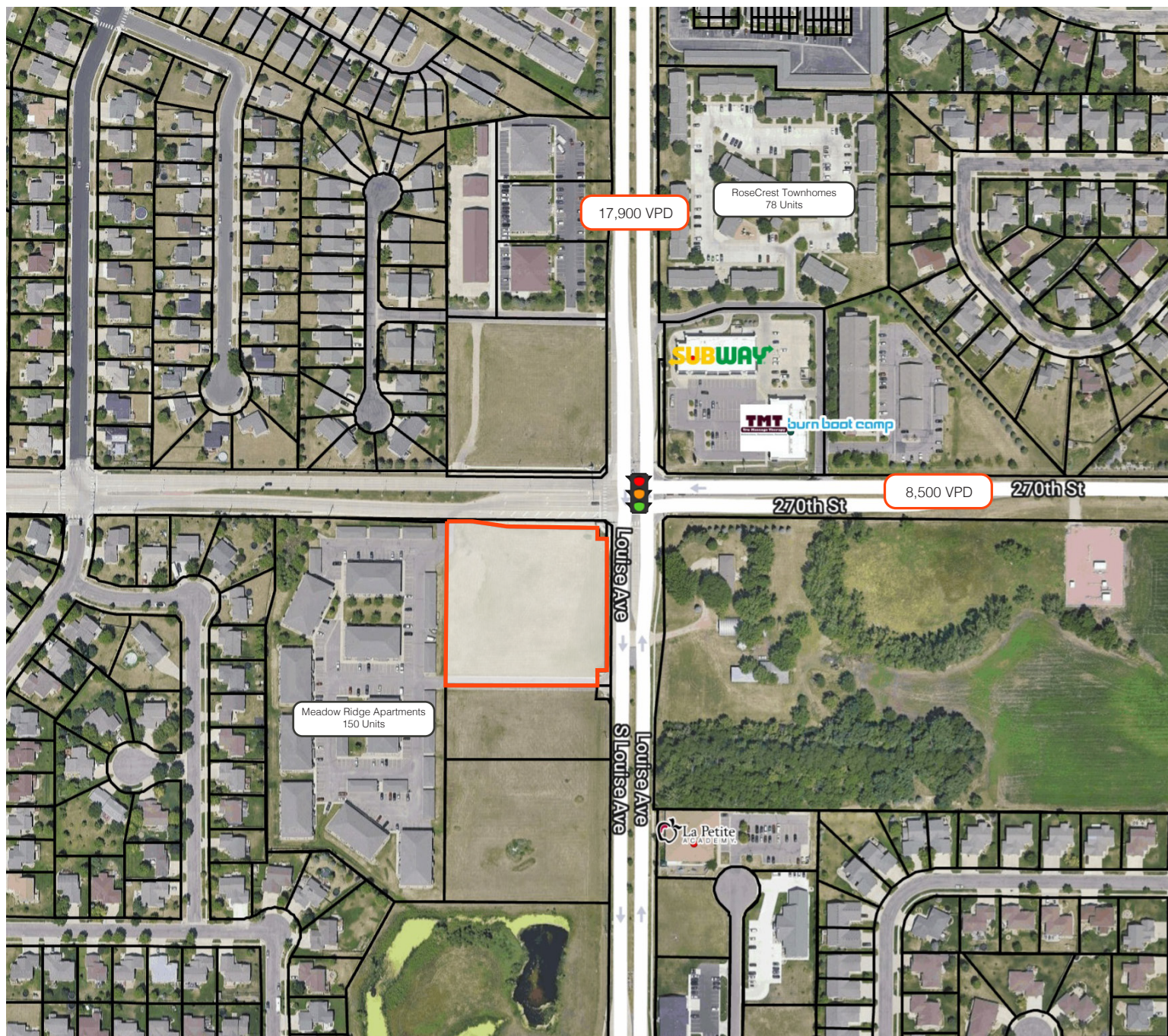
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SITE MAP



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PHOTOS



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AREA MAP



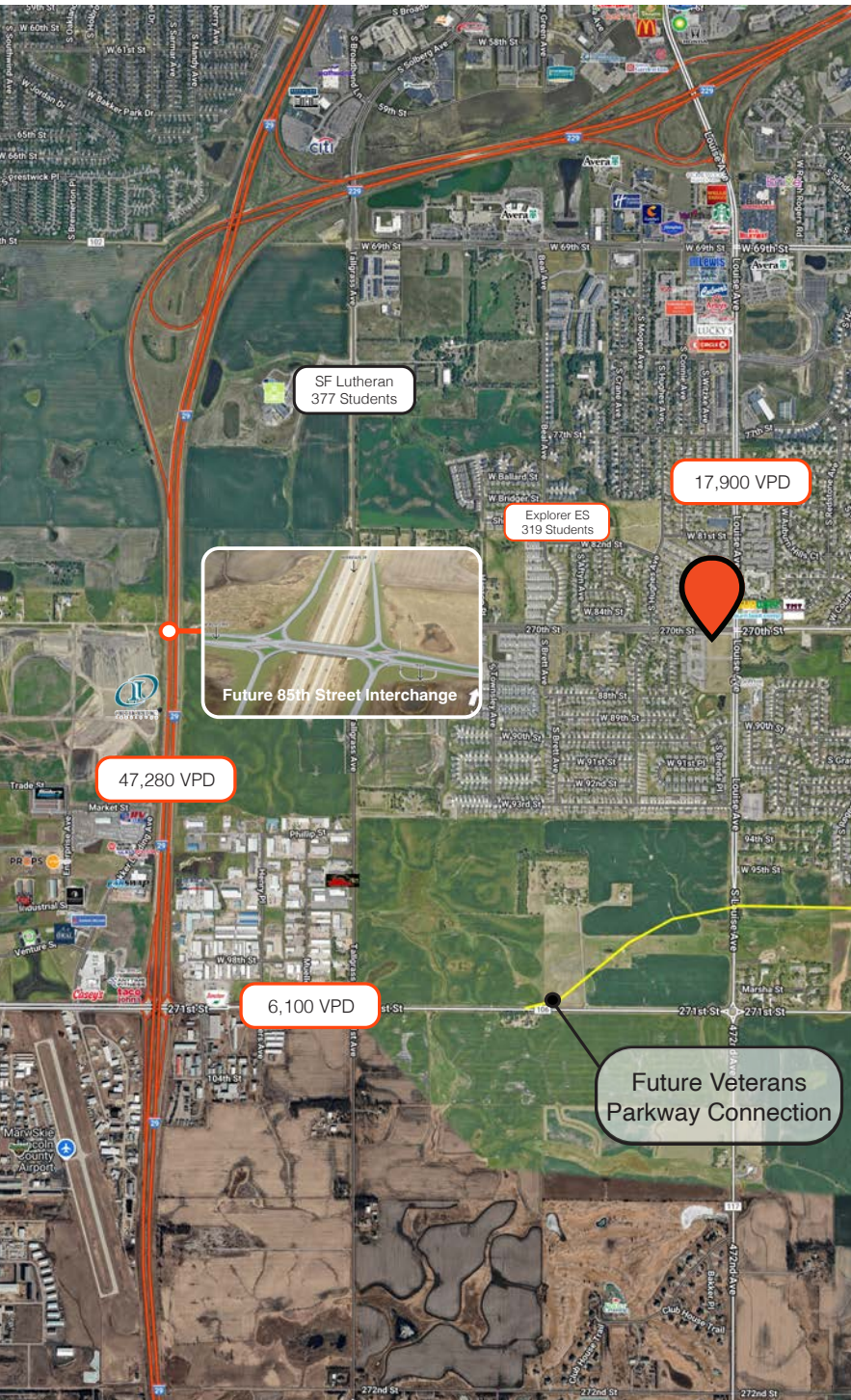
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TRANSPORTATION UPGRADES



Future 85th Street Interchange

- **Federal Approval & Timeline:** A diverging diamond interchange at 85th Street & I-29 has received federal approval. A groundbreaking occurred on November 25th, 2025. Anticipated completion date in 2027.
- **Traffic Counts:** Future traffic counts are anticipated at 30,000 VPD.
- **Fueling Growth & Development:** As one of the region's fastest growing corridors, the interchange will fuel economic momentum, unlocking opportunities for residential, commercial, and infrastructure development. Tea and Sioux Falls are collaborating on a joint pavement project to support this expansion.
- **Strategic Investment Potential:** Increased traffic flow and accessibility enhance land value, making the area a prime opportunity for investors and businesses looking to capitalize on future growth.

Future Veterans Parkway Connection

- **Veterans Parkway Expansion:** The State of South Dakota approved an 8.5 mile segment of Veterans Parkway, completing the connection between I-29 and I-90. Construction began in 2023, with completion expected in 2026. The final segment, from Tea to Cliff Avenue, is set to begin construction in 2026.
- **Improved Traffic Flow & Infrastructure:** The 6-lane expansion (3 lanes each direction) is designed to mirror I-229, reduce congestion on surrounding roadways and support the city's long-term transportation needs through 2050.



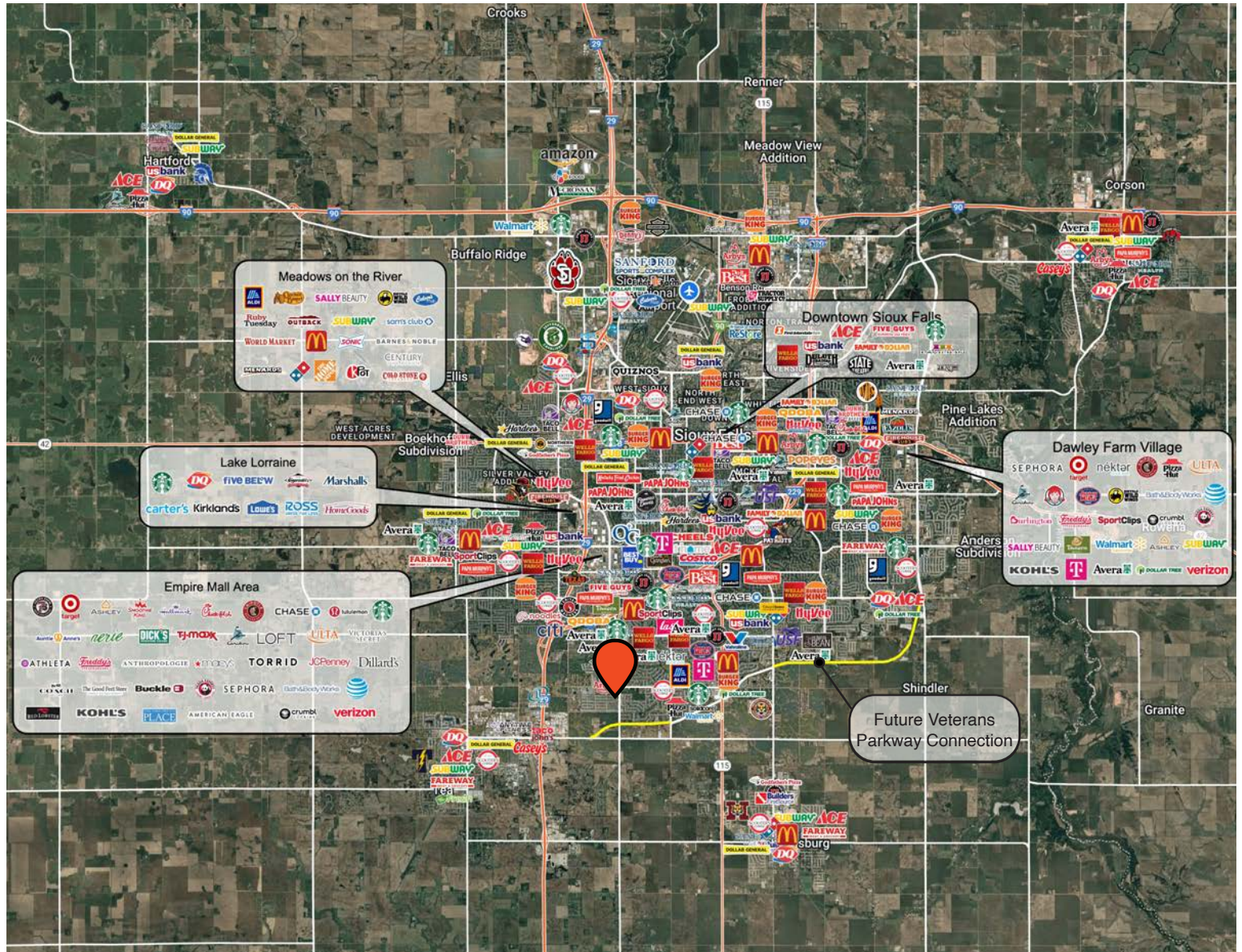
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CITY MAP



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SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2025	219,588*	314,596
2030	235,786	341,444

*Source: The City of Sioux Falls

Sioux Falls, South Dakota's largest city, 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. Employment across the state is projected to increase by 7.7% by 2032, further solidifying its reputation as an economic leader.

Sioux Falls has low business costs with a high quality of life. There's no state, corporate or personal income tax, no inheritance tax and no limits to what your business can achieve.

FAST FACTS



#1 City for Small Businesses
(B2B Review 2025)



#2 Best Tax Climate in the U.S.
(Tax Foundation 2024)



#3 Hottest Job Market
(ZipRecruiter 2023)



Top 25 Safest Cities in America
(WalletHub 2025)

4M

of Visitors to Sioux Falls in 2024

1.8%

Sioux Falls MSA Unemployment Rate
(June 2025)



No Corporate Income Tax



#7 Best Run Cities in America
(WalletHub 2025)

TOP EMPLOYERS



10,929



8,200



3,627



3,239



2,390



1,600

SUMMARY PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	4,908	31,524	99,109
2020 Total Population	10,307	42,194	122,218
2020 Group Quarters	12	533	2,085
2025 Total Population	11,499	46,881	134,337
2025 Group Quarters	12	534	2,092
2030 Total Population	13,355	52,703	147,964
2024-2029 Annual Rate	3.04%	2.37%	1.95%
2025 Total Daytime Population	7,281	54,469	138,915
Workers	2,086	32,557	79,680
Residents	5,195	21,912	59,235
Household Summary			
2010 Households	1,904	13,290	40,042
2010 Average Household Size	2.58	2.33	2.41
2020 Total Households	3,992	17,768	49,555
2020 Average Household Size	2.58	2.34	2.42
2025 Households	4,433	19,450	54,447
2025 Average Household Size	2.59	2.38	2.43
2030 Households	5,117	21,703	59,837
2030 Average Household Size	2.61	2.40	2.44
2024-2029 Annual Rate	2.91%	2.22%	1.91%
2010 Families	1,342	7,962	25,026
2010 Average Family Size	3.05	2.97	2.99
2025 Families	2,768	11,168	32,823
2025 Average Family Size	3.27	3.13	3.10
2030 Families	3,161	12,429	35,856
2030 Average Family Size	3.31	3.16	3.12
2024-2029 Annual Rate	2.69%	2.16%	1.78%
2025 Housing Units	4,876	20,720	57,879
Owner Occupied Housing Units	51.0%	51.3%	58.0%
Renter Occupied Housing Units	39.9%	42.6%	36.1%
Vacant Housing Units	9.1%	6.1%	5.9%
2025 Population 25+ by Educational Attainment			
Total	7,210	31,611	88,724
Less than 9th Grade	1.9%	1.3%	1.3%
9th - 12th Grade, No Diploma	1.3%	2.4%	2.2%
High School Graduate	18.5%	19.2%	17.0%
GED/Alternative Credential	0.0%	2.3%	2.6%
Some College, No Degree	19.1%	18.1%	17.8%
Associate Degree	10.6%	12.0%	13.5%
Bachelor's Degree	28.9%	28.6%	30.5%
Graduate/Professional Degree	19.7%	16.2%	15.2%
Median Household Income			
2025	\$102,869	\$84,516	\$86,904
2030	\$114,471	\$99,553	\$101,663
Median Age			
2010	30.7	33.7	33.2
2020	31.6	36.2	35.3
2025	33.0	37.1	36.3
2030	34.5	38.3	37.3
2025 Population by Sex			
Males	5,612	22,834	66,089
Females	5,887	24,047	68,248
2030 Population by Sex			
Males	6,479	25,552	72,508
Females	6,877	27,151	75,456
Data for all businesses in area			
Total Businesses:	1 mile219	3 miles2,814	5 miles5,572
Total Employees:	1,590	32,603	70,521