

# 85TH & LOUISE RETAIL

RETAIL SPACE FOR LEASE



3401 W 85th St,  
Sioux Falls, SD 57108



1,200 - 12,000 SF +/-  
(flexible bay sizing)



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. This site offers convenient access to I-29 and I-229.

## DESCRIPTION

- Flexible bay sizing in a proposed strip mall
- Drive-thru potential
- Concept plan accounts for 150 on-site parking spaces
- Right In/Right Out access off 85th St; Right In/Right Out access off Louise Ave
- Neighbors include Subway, Burn Boot Camp, Primrose Retirement Community, Avera, Lewis Drug, Kwik Trip, Landscape Garden Centers, Sodak Soda, Kids R Kids, Kairos Volleyball and more
- Surrounded by an abundance of residential homes and apartment buildings, with 4,602 housing units within a 1-mile radius
- ~2.5 miles to the Tea, SD exit/start of future Veterans Parkway
- ~1.5 miles to I-229; ~3.5 miles to I-29

CO-LISTED W/ KIRBY PROEHL OF HARR & LEMME

**RAQUEL BLOUNT** SIOR

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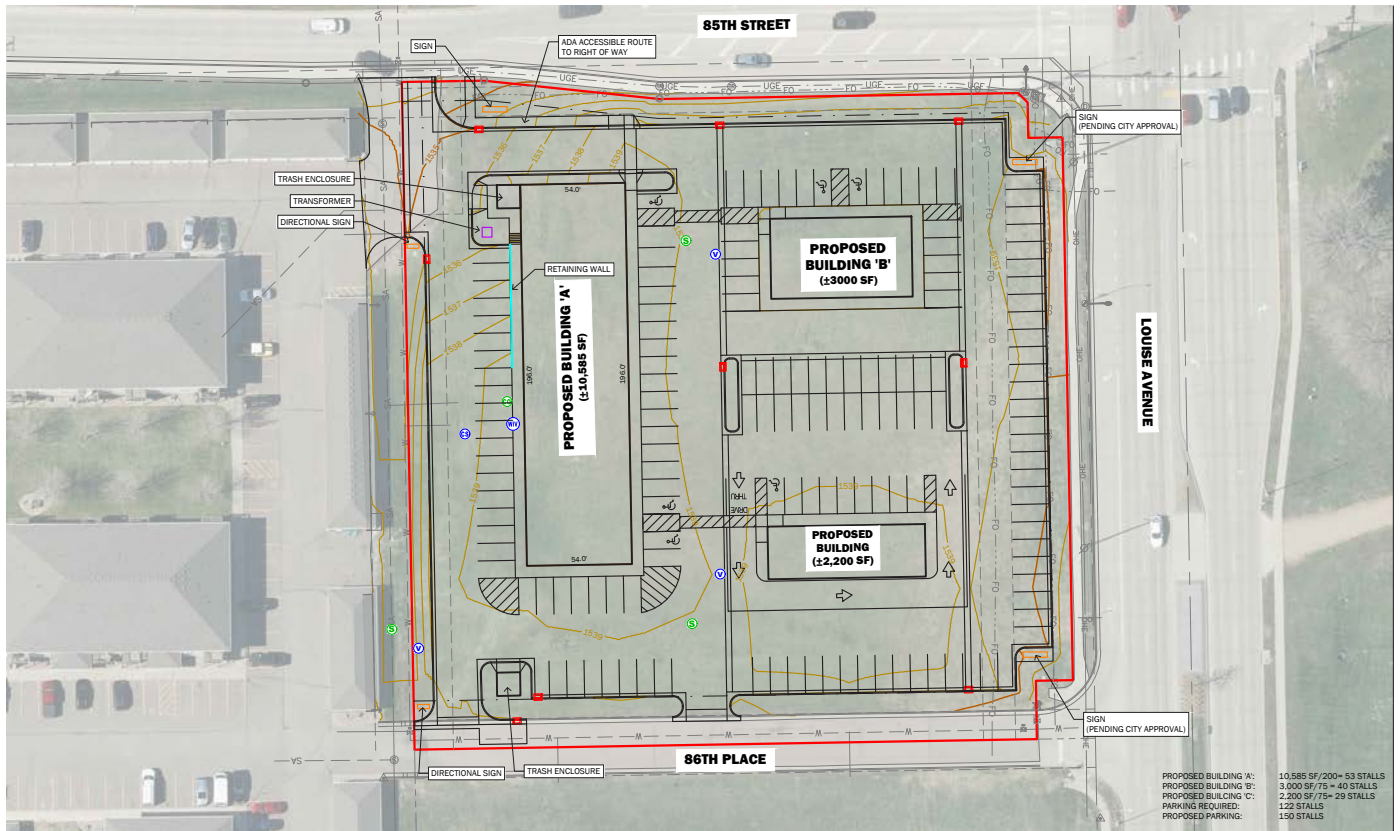
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## SITE PLAN

Concept only; subject to change



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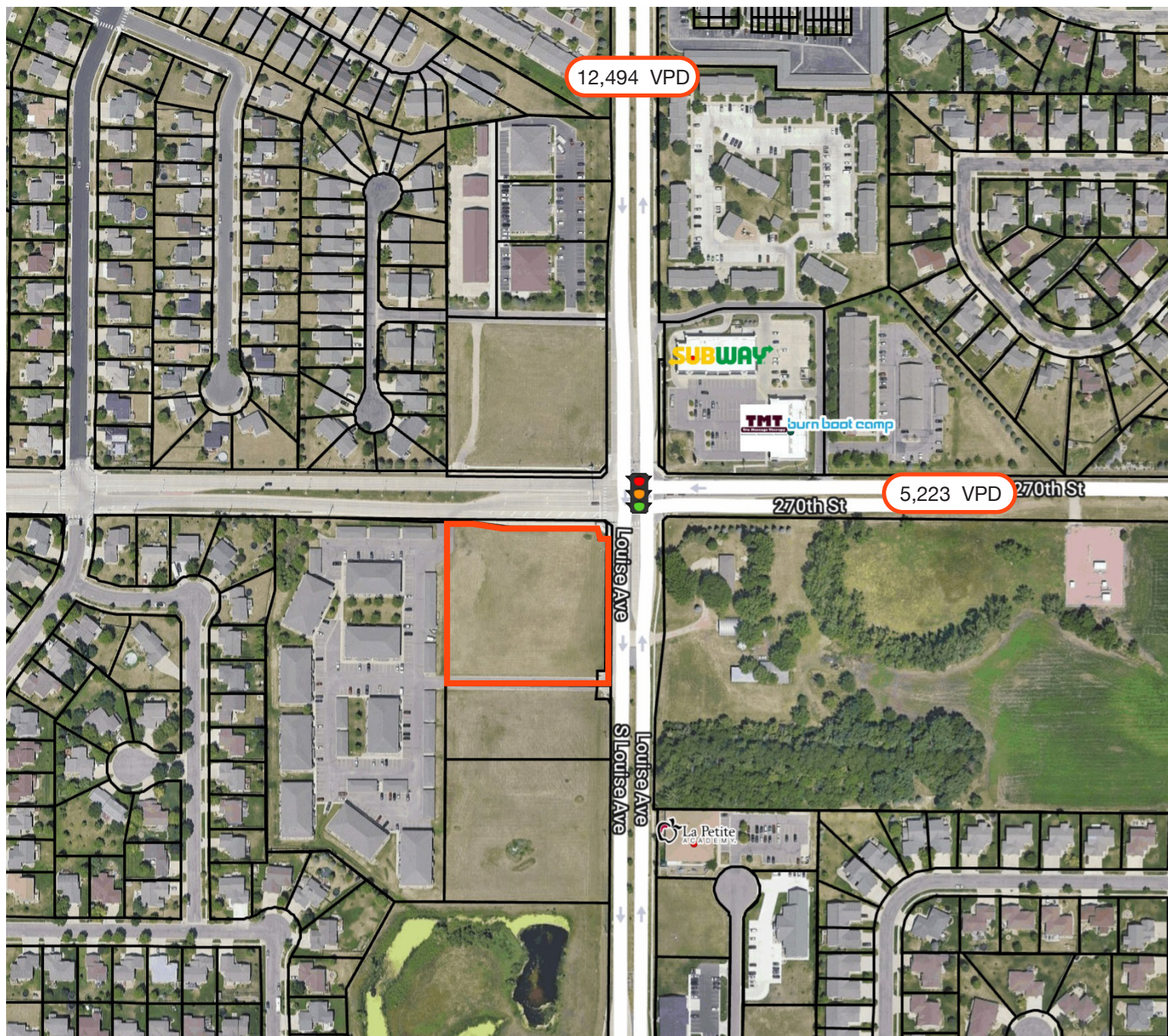


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## SITE MAP



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## AREA MAP



\*distance from subject site

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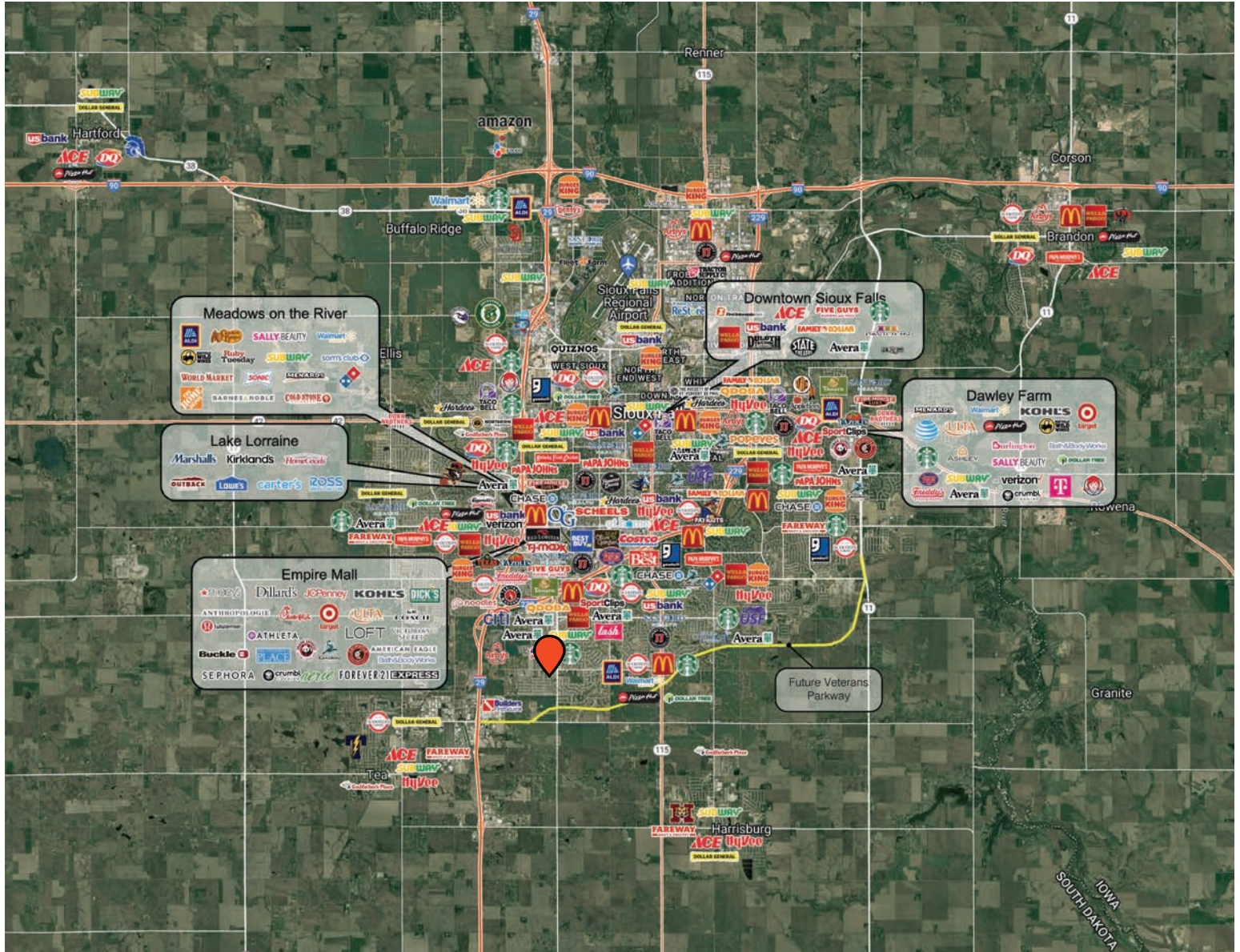


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## CITY MAP



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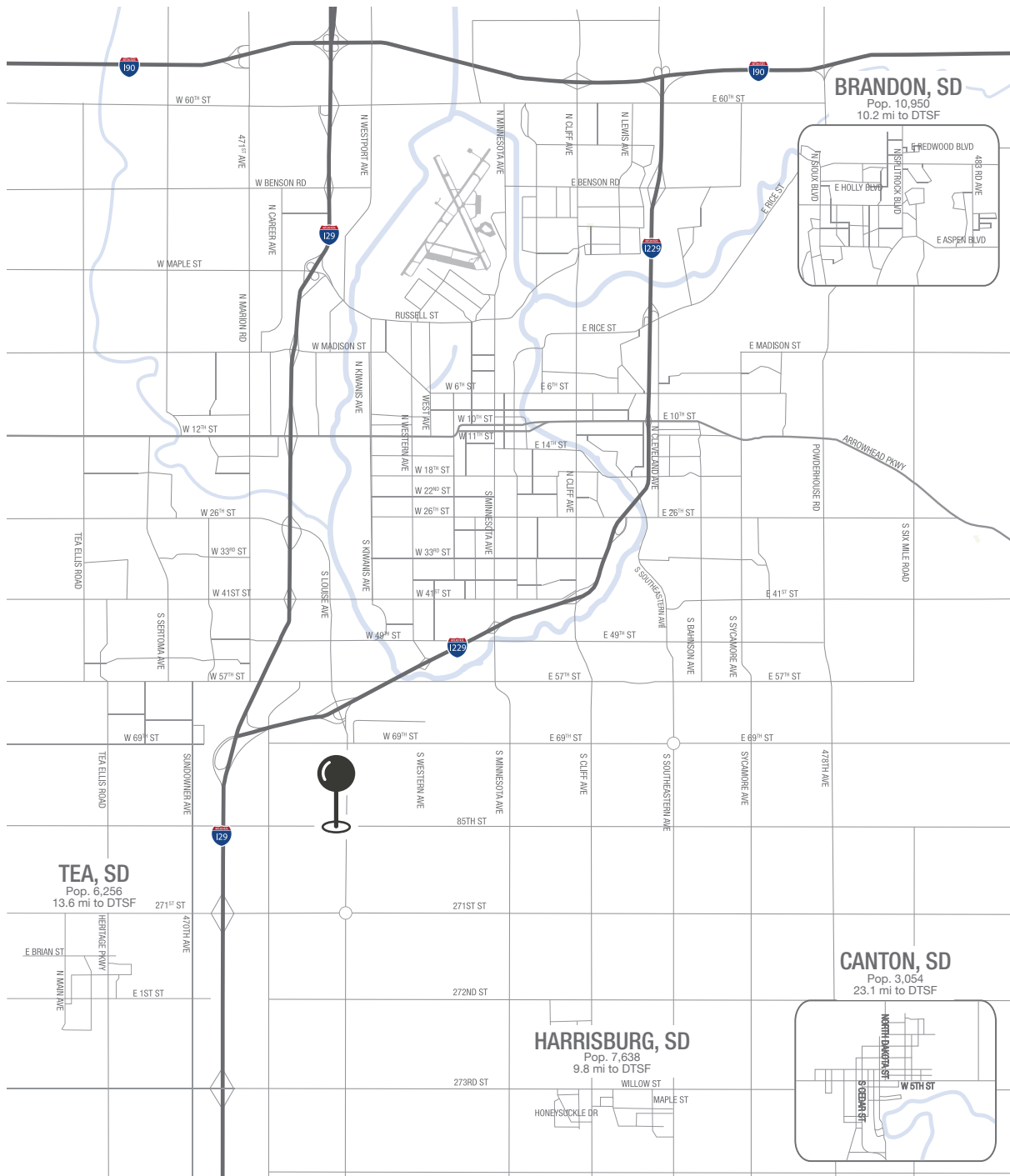
Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820  
Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.

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## MSA MAP



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SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2024	219,588*	311,500
2029	230,570	336,494

\*Source: Mayor Paul TenHaken

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



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



Best City for Young Professionals  
(SmartAsset 2023)

1.4%

Minnehaha Unemployment Rate  
(September 2024)



#3 Hottest Job Market  
(ZipRecruiter 2023)

2.2M

# of Visitors to Sioux Falls in 2023



Third City in Economic Strength  
(Policom 2023)



No Corporate Income Tax



Top Eight Happiest Cities in America  
(WalletHub 2023)

TOP EMPLOYERS



10,750



8,298



3,688



3,600



2,939



2,505



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## SUMMARY PROFILE

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	4,832	31,440	98,723
2020 Total Population	10,175	42,025	121,927
2020 Group Quarters	12	449	2,085
2024 Total Population	11,484	47,110	133,442
2024 Group Quarters	12	450	2,085
2029 Total Population	13,381	52,238	144,560
2023-2028 Annual Rate	3.10%	2.09%	1.61%
2024 Total Daytime Population	7,270	55,531	139,737
Workers	1,915	33,179	80,214
Residents	5,355	22,352	59,523
<b>Household Summary</b>			
2010 Households	1,884	13,198	39,865
2010 Average Household Size	2.56	2.35	2.41
2020 Total Households	3,961	17,608	49,430
2020 Average Household Size	2.57	2.36	2.42
2024 Households	4,345	19,268	53,610
2024 Average Household Size	2.64	2.42	2.45
2029 Households	4,949	20,991	57,506
2029 Average Household Size	2.70	2.47	2.48
2023-2028 Annual Rate	2.64%	1.73%	1.41%
2010 Families	1,328	7,962	24,929
2010 Average Family Size	3.04	2.98	2.99
2024 Families	2,720	11,157	32,280
2024 Average Family Size	3.33	3.16	3.13
2029 Families	3,065	12,082	34,368
2029 Average Family Size	3.42	3.23	3.17
2023-2028 Annual Rate	2.42%	1.61%	1.26%
2024 Housing Units	4,602	20,351	57,161
Owner Occupied Housing Units	55.8%	53.5%	58.6%
Renter Occupied Housing Units	38.7%	41.1%	35.1%
Vacant Housing Units	5.6%	5.3%	6.2%
<b>Median Household Income</b>			
2024	\$84,687	\$76,615	\$80,585
2029	\$98,422	\$87,315	\$95,053
<b>Median Age</b>			
2010	30.7	33.5	33.2
2020	31.5	36.1	35.3
2024	32.5	36.5	35.7
2029	34.0	37.8	37.0
<b>2024 Population by Sex</b>			
Males	5,631	23,041	65,915
Females	5,853	24,069	67,527
<b>2029 Population by Sex</b>			
Males	6,513	25,354	70,877
Females	6,868	26,884	73,682
<b>Data for all businesses in area</b>			
Total Businesses:	218	2,761	5,600
Total Employees:	1,697	35,568	77,044

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