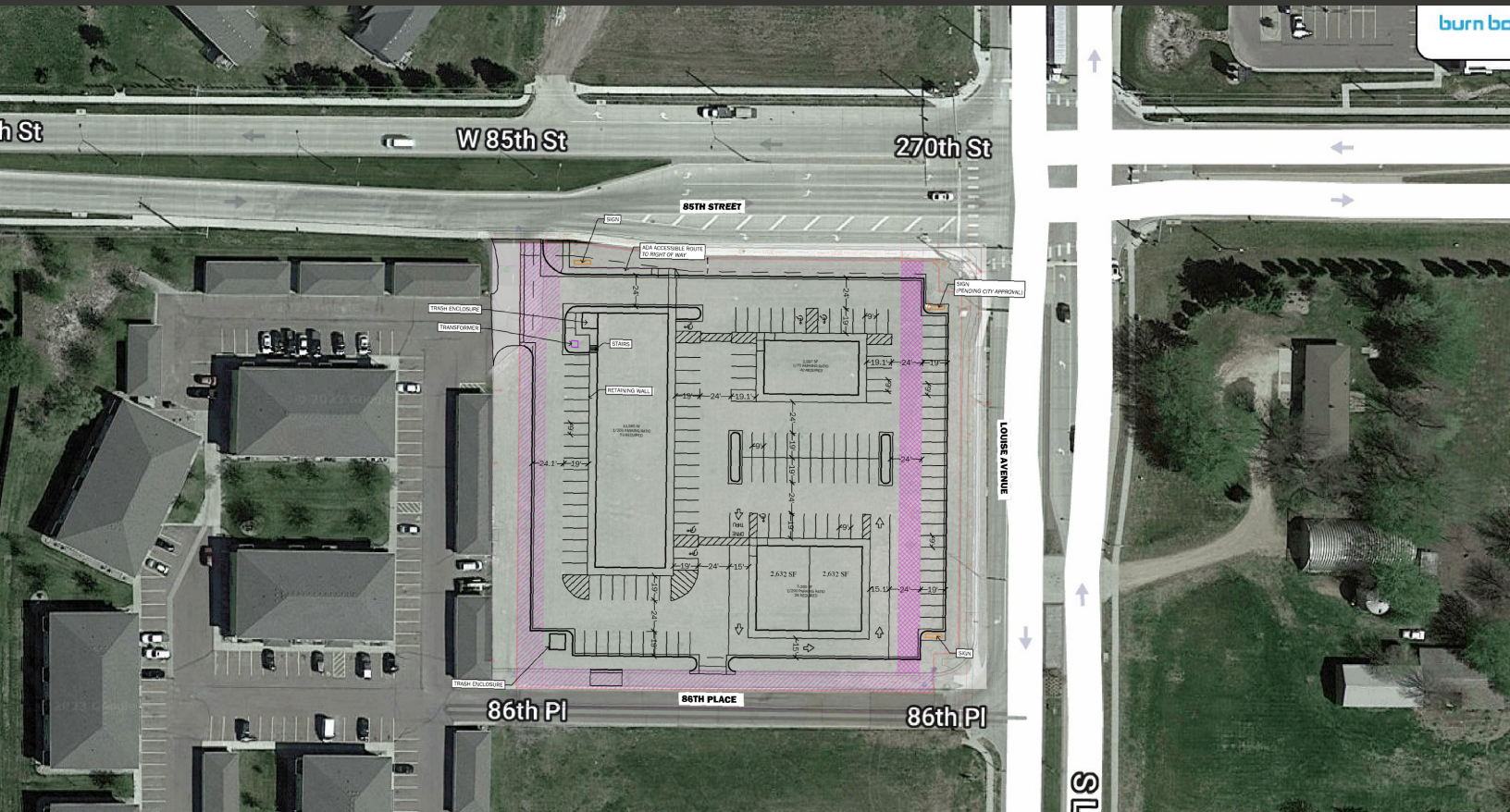


85th & LOUISE

RETAIL SPACE FOR LEASE



3401 W. 85th Street
Sioux Falls, SD 57108



1,200 -
12,000SF



\$ 17.50/SF NNN

LOCATION

Be part of the growing southwest Sioux Falls corridor at a proposed retail strip at the southwest corner of 85th & Louise! Convenient access to I-29 and I-229.

DESCRIPTION

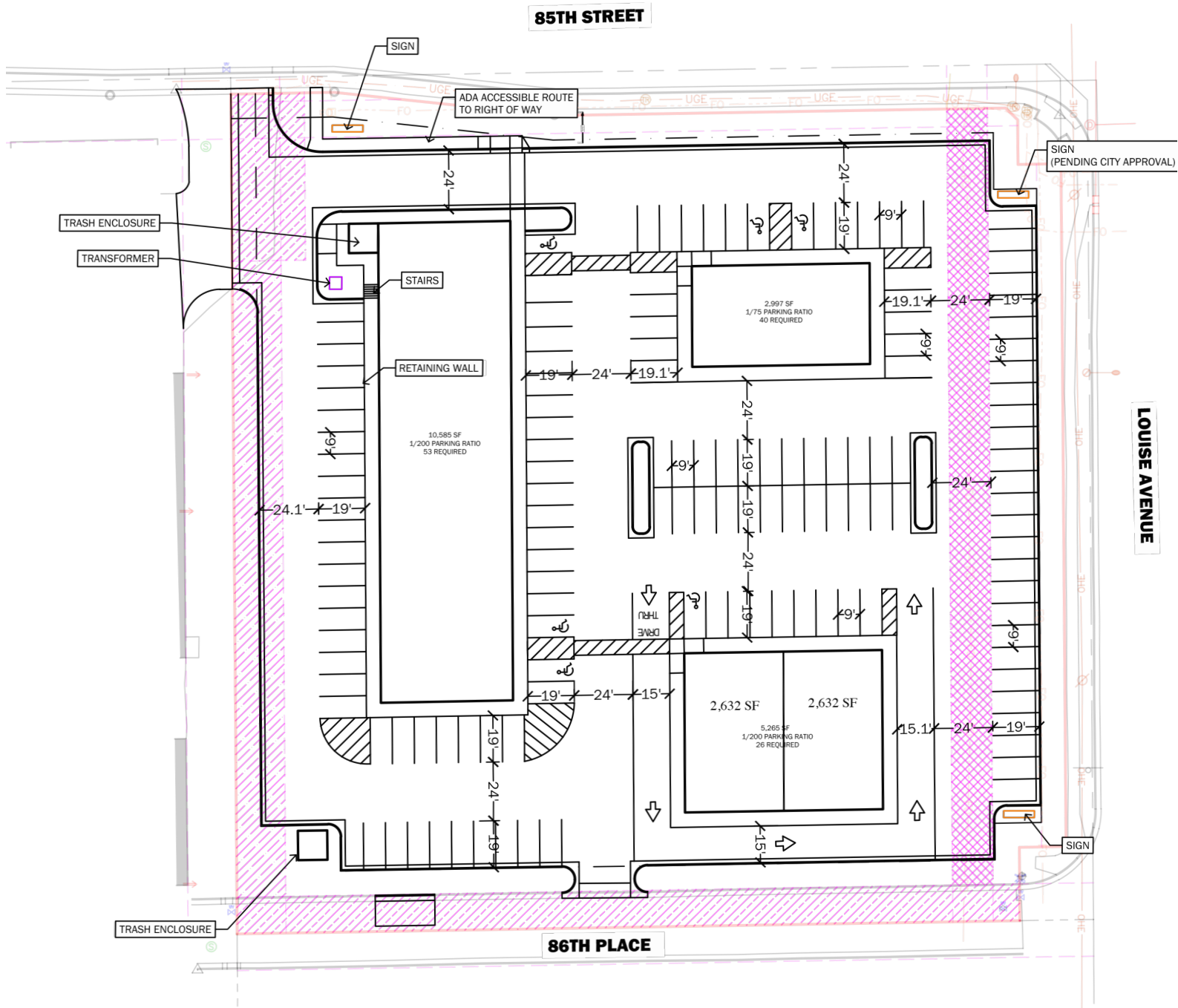
- Drive-thru potential and concept shows excellent parking with 151 stalls proposed
- Area of major housing growth
- Signalized light at 85th and Louise will provide great access
- Minutes from the new Harrisburg Elementary School
- 85th St proposed exit off I-29
- Neighbors include several residential homes and apartment buildings, Subway, Burn Boot Camp, Primrose Retirement Community, Avera, Lewis Drug, Sioux Falls Lutheran Schools
- Community, Avera, Lewis Drug, Sioux Falls Lutheran Schools counts and visibility
- Co-listed with Harr & Lemme

RAQUEL BLOUNT SIOR

605.728.9092 | raquel@lloydcompanies.com

SITE PLAN

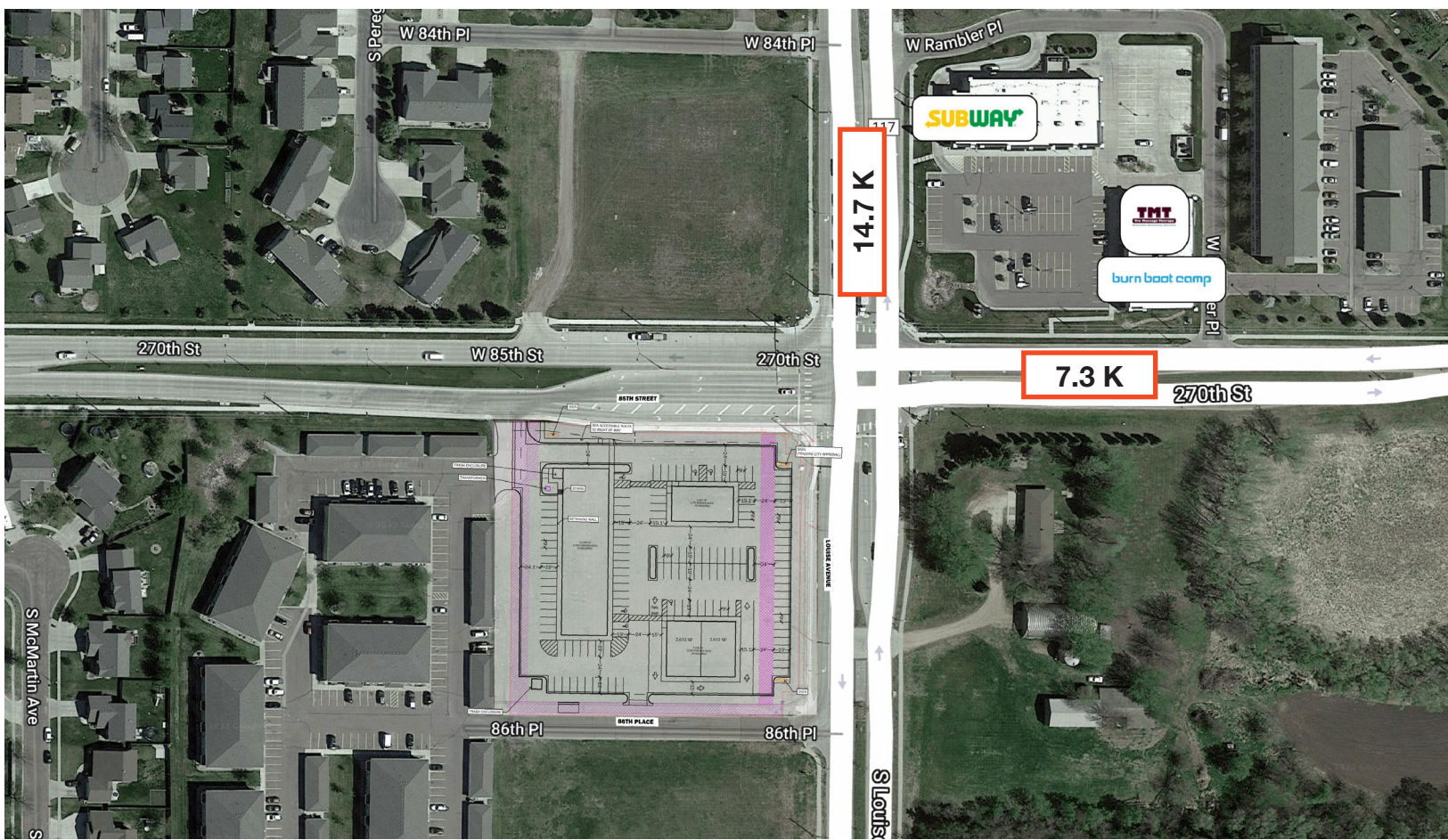
Concept only; subject to change



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SITE AERIAL

Concept only; subject to change



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85th & LOUISE

RETAIL SPACE FOR LEASE



AERIAL MAP



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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.

MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	388	18,896	74,845
2010 Total Population	4,812	32,508	99,128
2021 Total Population	8,926	42,426	124,167
2021 Group Quarters	1	510	2,796
2026 Total Population	11,022	48,175	136,937
2021-2026 Annual Rate	4.31%	2.57%	1.98%
2021 Total Daytime Population	6,908	48,223	129,066
Workers	2,401	27,714	73,781
Residents	4,507	20,509	55,285
Household Summary			
2000 Households	144	8,034	30,311
2000 Average Household Size	2.69	2.29	2.39
2010 Households	1,867	13,571	40,072
2010 Average Household Size	2.58	2.36	2.40
2021 Households	3,455	17,564	50,233
2021 Average Household Size	2.58	2.39	2.42
2026 Households	4,276	19,867	55,403
2026 Average Household Size	2.58	2.40	2.42
2021-2026 Annual Rate	4.36%	2.49%	1.98%
2010 Families	1,320	8,111	25,003
2010 Average Family Size	3.04	3.00	2.99
2021 Families	2,331	10,329	30,864
2021 Average Family Size	3.13	3.08	3.04
2026 Families	2,852	11,675	33,914
2026 Average Family Size	3.14	3.10	3.05
2021-2026 Annual Rate	4.12%	2.48%	1.90%
Housing Unit Summary			
2000 Housing Units	146	8,300	31,389
Owner Occupied Housing Units	72.6%	46.6%	62.3%
Renter Occupied Housing Units	26.0%	50.2%	34.3%
Vacant Housing Units	1.4%	3.2%	3.4%
2010 Housing Units	2,087	14,692	42,950
Owner Occupied Housing Units	63.2%	53.8%	60.9%
Renter Occupied Housing Units	26.2%	38.6%	32.4%
Vacant Housing Units	10.5%	7.6%	6.7%
2021 Housing Units	3,710	18,697	53,366
Owner Occupied Housing Units	69.5%	56.3%	61.2%
Renter Occupied Housing Units	23.7%	37.6%	32.9%
Vacant Housing Units	6.9%	6.1%	5.9%
2026 Housing Units	4,589	21,114	58,766
Owner Occupied Housing Units	71.3%	58.2%	62.4%
Renter Occupied Housing Units	21.9%	35.9%	31.8%
Vacant Housing Units	6.8%	5.9%	5.7%
Median Household Income			
2021	\$88,335	\$67,128	\$67,250
2026	\$98,661	\$75,121	\$73,942
Median Home Value			
2021	\$309,833	\$276,357	\$241,490
2026	\$381,228	\$363,672	\$292,403
Per Capita Income			
2021	\$39,477	\$38,672	\$36,485
2026	\$44,198	\$42,996	\$40,491
Median Age			
2010	30.7	33.2	33.1
2021	33.5	35.8	35.4
2026	33.7	36.2	35.8