MINNESOTA AVE COMMERCIAL BUILDING
Landmark Sioux Falls Building

FOR SALE OR LEASE

SIZE
- Building Size: 6,913 SF
- Lot Size: 132’ x 158’
- 20,856 SF

PRICE
- For Sale: $1,300,000
- For Lease: $14.50/SF NNN

LOCATION
- Highly visible location on South Minnesota Avenue with traffic counts of 30,700 cars per day

DESCRIPTION
- Property is zoned C-3 Commercial
- Floor plan includes a large retail showroom, storage space with double loading doors, 2 offices, and 2 ADA compliant restrooms
- Remodeled in 2005
- Attractive exterior featuring EIFS and stacked stone
- Monument signage available
- Neighbors include Juice Stop, The UPS Store, Bagel Boy, Famous Dave’s Bar-B-Que, Culver’s, Hardee’s, HyVee and more
- Available August 15th, 2020
- Contact Broker for additional information

Find out more at Lloydcompanies.com
MINNESOTA AVE COMMERCIAL BUILDING
Landmark Sioux Falls Building

SCOTT BLOUNT
605-231-1882
scott@lloydcompanies.com
Sioux Falls is one of the fastest-growing areas in the nation with a population growth rate nearly four times the national average. As the largest retail center between Denver and the Twin Cities, Sioux Falls offers the consumer a vast selection of goods with thousands of retail stores scattered throughout the metro area. Employing approximately 12.4 percent of the metro labor force, the retail sector has a primary market area of 650,000+ consumers and draws shoppers from a four state area.

Sioux Falls MSA DEMOGRAPHICS

Sioux Falls was mentioned as one of 25 happiest, healthiest cities in America by Prevention Magazine, winning the all-around healthiest category due to its highest levels of self-reported health. Easy commutes, low crime and unemployment, and good access to health insurance were also highly recognized. Healthline also recognized Sioux Falls among their top 10 list of Healthiest Small Towns in the U.S. in 2016.

Sioux Falls HIGHLIGHTS

- Forbes has also identified Sioux Falls as the nation’s top small city for business and careers.
- Forbes named Sioux Falls #20 in Job Growth, #30 in Cost of Doing Business, #41 in Education, and #1 in their 2015 top 10 list of Up and Coming Cities for Recent College Grads.
- Sioux Falls MSA has the 8th strongest local economy in the US, according to POLICOM Corporation’s annual economic strength rankings in 2015.
- WalletHub ranked Sioux Falls #1 in 2014 for “Wallet Wellness” which gauges the connection between physical, financial and emotional health, #4 as best city for families in 2016, #4 as best city in America to find a job in 2015, and #6 for best-run city in America in 2015.
- League of American Bicyclists recognized Sioux Falls with a bronze-level as a bicycle-friendly community.
- MoneyRates.com classified Sioux Falls as #7 for Best Cities for Young Entrepreneurs, in the top 10 nationally for Young Adult Affluence and #2 for Cities with Favorable Business Tax Climates.
- In 2016, MSN Money listed Sioux Falls #10 in this list of the 25 Most Livable Cities in the U.S.
- Sioux Falls ranked #8 in 2015 for well-being, according to the Gallup-Healthways 2015 Well-Being Index.
- Sioux Falls was mentioned as one of 25 happiest, healthiest cities in America by Prevention Magazine, winning the all-around healthiest category due to its highest levels of self-reported health. Easy commutes, low crime and unemployment, and good access to health insurance were also highly recognized. Healthline also recognized Sioux Falls among their top 10 list of Healthiest Small Towns in the U.S. in 2016.
- Livability.com recognized Sioux Falls in the top ten for “Best Place to Live in 2015”, mentioning its big-city mixture of culture, business and industry.
- Sioux Falls came in at #6 in WalletHub’s 2018 Best-Run Cities in America ranking. The list assessed 150 of the most populated cities nationwide by comparing the services residents receive against the city’s total budget. A “quality of services” score was calculated according to 35 metrics related to the categories of financial stability, education, health, safety, economy, and infrastructure and pollution.
- SmartAsset ranked Sioux Falls as the #1 US city for young professionals in 2017 and 2018. The ranking took into account the city’s median gross rent, five-year change in median earnings, entertainment and arts establishments, job diversity, unemployment rate, labor-force participation rate, and the number of people age 25 to 34 in the city.

PROJECTED POPULATION

<table>
<thead>
<tr>
<th>YEAR</th>
<th>SIOUX FALLS</th>
<th>MSA*</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020</td>
<td>186,100</td>
<td>285,387</td>
</tr>
<tr>
<td>2025</td>
<td>201,800</td>
<td>323,391</td>
</tr>
<tr>
<td>2030</td>
<td>217,000</td>
<td>370,693</td>
</tr>
<tr>
<td>2035</td>
<td>233,200</td>
<td>422,608</td>
</tr>
</tbody>
</table>

AGE DISTRIBUTION

<table>
<thead>
<tr>
<th>AGE (YEARS)</th>
<th>SIOUX FALLS</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-19</td>
<td>28.1%</td>
</tr>
<tr>
<td>20-64</td>
<td>59.2%</td>
</tr>
<tr>
<td>65+</td>
<td>12.6%</td>
</tr>
</tbody>
</table>

Sioux Falls, SD 57103
Information deemed reliable, but not guaranteed.