



81 GARDENS

OFFICE / RETAIL



7200 - 7216 S Lyncrest Place,
Sioux Falls, SD 57108



1.14 Acres +/-
(49,658 SF +/-)



Sale: \$20.00 / SF
Lease: TBD Upon Final Design of Proposed Project

LOCATION

Highly desirable and visible development opportunity at the NW intersection of 81st Street and Minnesota Avenue. This site is positioned in the heart of south-central Sioux Falls with abundant growth, high traffic volume, and above average consumer spending trends.

DESCRIPTION

- Opportunity to purchase lots at 81 Gardens OR build-to-suit lease options
- Pad site available now
- Current and future tenants at 81 Gardens include T-Mobile, Jersey Mike's, Nektar Juice Bar, Prime IV, Ignite Fitness Studio, Security Savings Bank, and Boen & Associates
- In an upscale area of Sioux Falls with an AHHI of \$101,624 within a 1-mile radius
- Located north of Veterans Parkway, a major roadway designed to connect I-29 and I-90. See page 7 for details.
- In close proximity to several retail attractions including Walmart, Burger King, McDonald's, Valvoline, Aldi, Silverstar Car Wash, Circle K, and Schulte Subaru
- 85th & Minnesota retail corridor attracted 4.4M visits in 2024

CO-LISTED WITH RYAN TYSDAL OF VANBUSKIRK COMPANIES

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AERIAL PHOTOS

Concept only; subject to change



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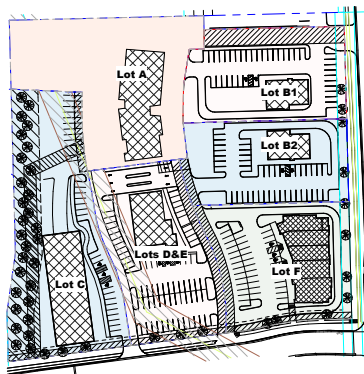


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SITE PLAN

Concept only; subject to change

Lot A	SOLD
Lot Square Footage: 58,131 SF (±1.33 Acres)	
Lot B1	SOLD
Lot Square Footage: 41,000 SF (±0.94 Acres)	
Parking Required: TBD	
Parking Shown: TBD	
Lot B2	UNDER CONTRACT
Lot Square Footage: 38,077 SF (±0.87 Acres)	
Parking Required: TBD	
Parking Shown: TBD	
Lot C	SOLD
Lot Square Footage: 71,669 SF (±1.65 Acres)	
Parking Required: TBD	
Parking Shown: TBD	
Lots D&E	AVAILABLE
Lot Square Footage: 49,628 SF (±1.14 Acres)	
Parking Required (1:300/Office): 37 Stalls	
Parking Shown: 70 Stalls	
Lot F	ENDCAP AVAILABLE
Lot Square Footage: 46,271 SF (±1.06 Acres)	
Parking Required (1:200): 51 Spaces	
Parking Shown: 40 Spaces + Stacking	



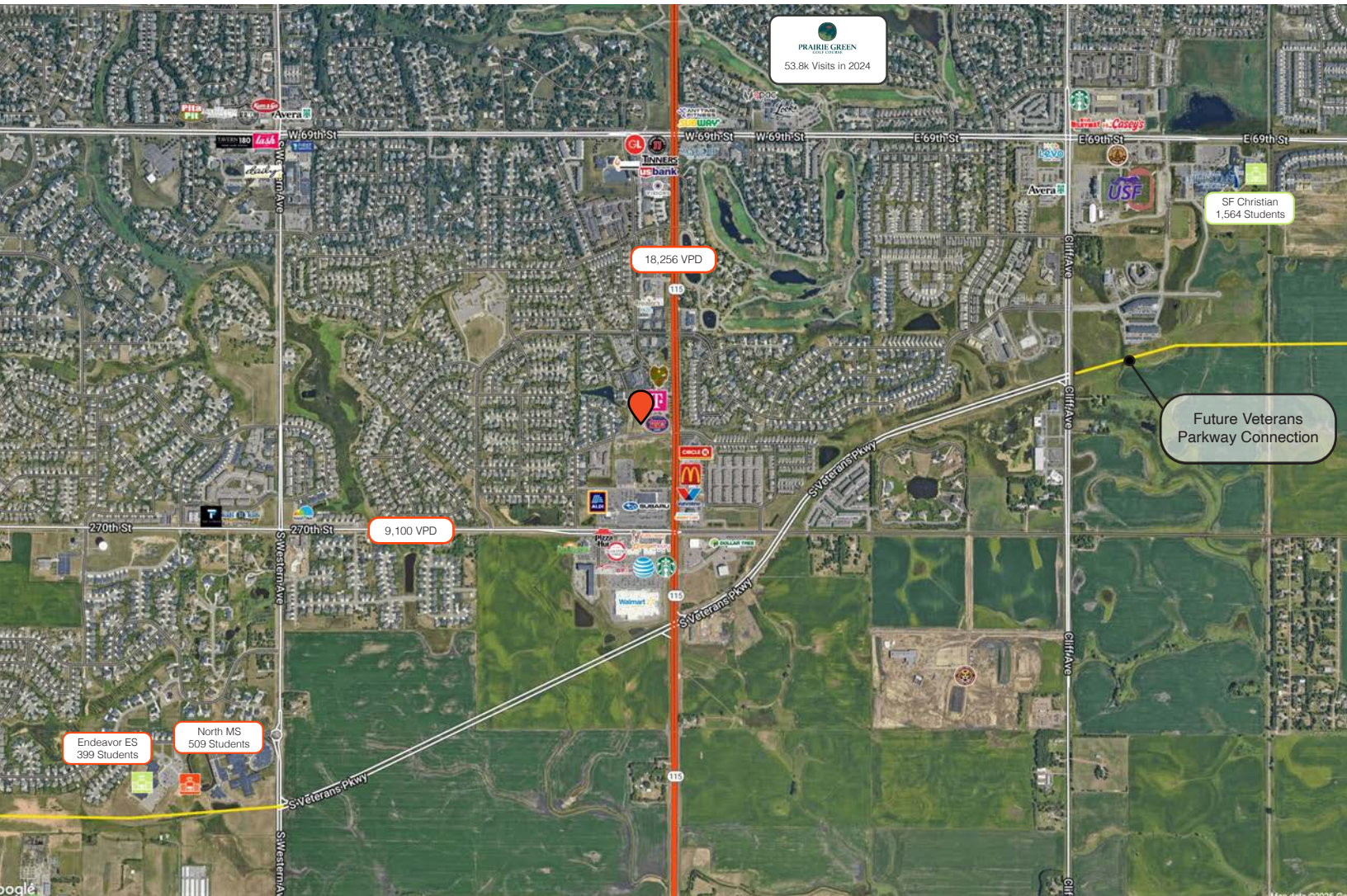
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SITE MAP



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AREA MAP



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SOUTH SIDE MAP



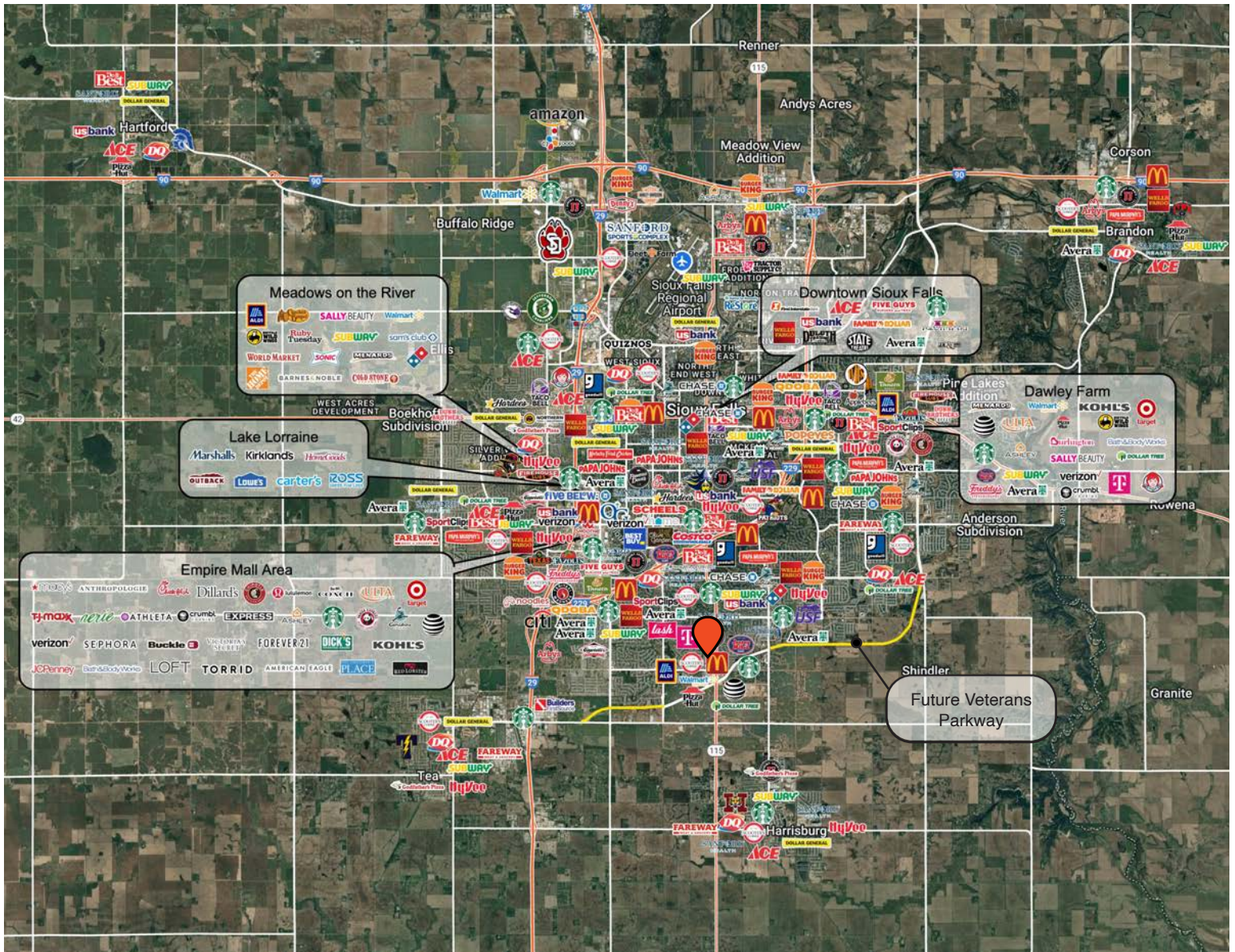
Veterans Parkway Connection

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 section from S Western Avenue to Cliff Avenue is operational.

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.

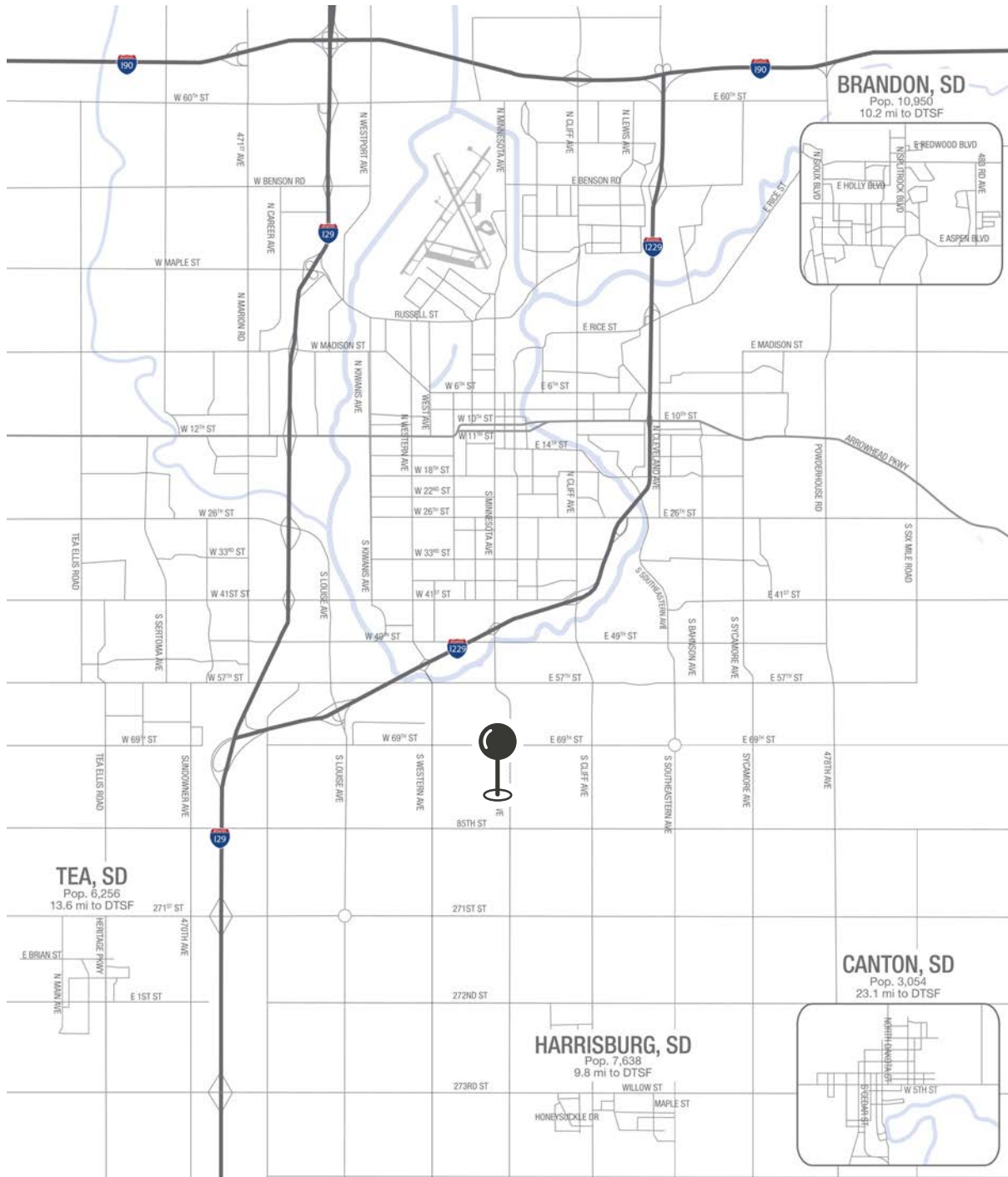
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CITY MAP



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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: 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



#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

MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	4,343	32,566	112,099
2020 Total Population	7,519	47,657	135,237
2020 Group Quarters	0	641	2,413
2024 Total Population	9,154	53,828	147,250
2024 Group Quarters	0	641	2,413
2029 Total Population	10,462	60,315	159,873
2023-2028 Annual Rate	2.71%	2.30%	1.66%
2024 Total Daytime Population	7,610	57,568	164,362
Workers	2,740	31,666	98,341
Residents	4,870	25,902	66,021
Household Summary			
2010 Households	1,544	13,450	45,963
2010 Average Household Size	2.81	2.38	2.36
2020 Total Households	2,982	19,789	56,099
2020 Average Household Size	2.52	2.38	2.37
2024 Households	3,561	21,932	60,620
2024 Average Household Size	2.57	2.43	2.39
2029 Households	4,003	24,185	65,269
2029 Average Household Size	2.61	2.47	2.41
2023-2028 Annual Rate	2.37%	1.97%	1.49%
2010 Families	1,232	8,644	27,829
2010 Average Family Size	3.19	2.95	2.98
2024 Families	2,311	13,057	35,077
2024 Average Family Size	3.29	3.13	3.12
2029 Families	2,558	14,269	37,497
2029 Average Family Size	3.38	3.19	3.16
2023-2028 Annual Rate	2.05%	1.79%	1.34%
2024 Housing Units	3,815	23,515	64,865
Owner Occupied Housing Units	62.2%	56.0%	55.3%
Renter Occupied Housing Units	31.1%	37.3%	38.2%
Vacant Housing Units	6.7%	6.7%	6.5%
Median Household Income			
2024	\$101,624	\$84,233	\$74,748
2029	\$113,885	\$99,132	\$86,771
Median Age			
2010	35.2	36.6	34.0
2020	38.8	37.2	35.7
2024	38.3	37.3	36.0
2029	38.4	38.3	37.3
2024 Population by Sex			
Males	4,437	26,243	73,034
Females	4,717	27,585	74,216
2029 Population by Sex			
Males	5,029	29,223	78,724
Females	5,434	31,092	81,149
Data for all businesses in area			
Total Businesses:	282	2,730	7,046
Total Employees:	2,435	31,614	89,115

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	Spending Potential Index	Average Amount Spent	Total
Apparel and Services	146	\$3,220.09	\$12,294,317
Men's	149	\$608.07	\$2,321,624
Women's	146	\$1,089.93	\$4,161,352
Children's	152	\$502.87	\$1,919,952
Footwear	143	\$714.02	\$2,726,115
Watches & Jewelry	145	\$244.28	\$932,675
Apparel Products and Services (1)	137	\$60.92	\$232,599
Entertainment & Recreation	150	\$5,669.41	\$21,645,795
Fees and Admissions	168	\$1,193.37	\$4,556,291
Membership Fees for Clubs (2)	166	\$460.92	\$1,759,781
Fees for Participant Sports, excl. Trips	167	\$200.33	\$764,859
Tickets to Theatre/Operas/Concerts	154	\$83.85	\$320,143
Tickets to Movies	162	\$44.64	\$170,439
Tickets to Parks or Museums	166	\$46.22	\$176,467
Admission to Sporting Events, excl. Trips	161	\$94.29	\$360,007
Fees for Recreational Lessons	181	\$261.86	\$999,779
Dating Services	118	\$1.26	\$4,816
TV/Video/Audio	140	\$1,893.63	\$7,229,877
Pets	142	\$1,308.57	\$4,996,125
Toys/Games/Crafts/Hobbies (4)	150	\$237.22	\$905,721
Recreational Vehicles and Fees (5)	155	\$232.58	\$888,003
Sports/Recreation/Exercise Equipment (6)	178	\$500.30	\$1,910,159
Photo Equipment and Supplies (7)	154	\$72.02	\$274,958
Reading (8)	144	\$182.47	\$696,655
Catered Affairs (9)	162	\$49.24	\$188,007
Food	143	\$15,093.34	\$57,626,368
Food at Home	140	\$9,547.28	\$36,451,505
Bakery and Cereal Products	139	\$1,225.95	\$4,680,691
Meats, Poultry, Fish, and Eggs	138	\$2,035.54	\$7,771,697
Dairy Products	141	\$925.04	\$3,531,790
Fruits and Vegetables	140	\$1,878.49	\$7,172,090
Snacks and Other Food at Home (10)	142	\$3,482.25	\$13,295,238
Food Away from Home	149	\$5,546.06	\$21,174,862
Alcoholic Beverages	148	\$1,000.68	\$3,820,596
Health			
Nonprescription Drugs	143	\$243.56	\$929,895
Prescription Drugs	136	\$502.03	\$1,916,760
Eyeglasses and Contact Lenses	143	\$159.62	\$609,427
Transportation			
Payments on Vehicles excluding Leases	151	\$4,565.35	\$17,430,499
Gasoline and Motor Oil	140	\$3,549.18	\$13,550,755
Vehicle Maintenance and Repairs	146	\$1,906.83	\$7,280,294
Travel			
Airline Fares	160	\$747.89	\$2,855,459
Lodging on Trips	159	\$1,146.56	\$4,377,562
Auto/Truck Rental on Trips	158	\$125.62	\$479,626
Food and Drink on Trips	154	\$863.96	\$3,298,591
Household Operations			
Child Care	173	\$892.81	\$3,408,762
Lawn and Garden (16)	152	\$1,018.68	\$3,889,319
Moving/Storage/Freight Express	145	\$130.22	\$497,194
Housekeeping Supplies (17)	143	\$1,330.84	\$5,081,166

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding. This report is not a comprehensive list of all consumer spending variables therefore the variables in each section may not sum to totals.