



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 De-
sign 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 MHHI of \$118,253 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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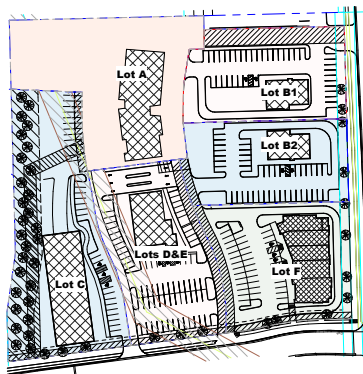


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SITE PLAN

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	



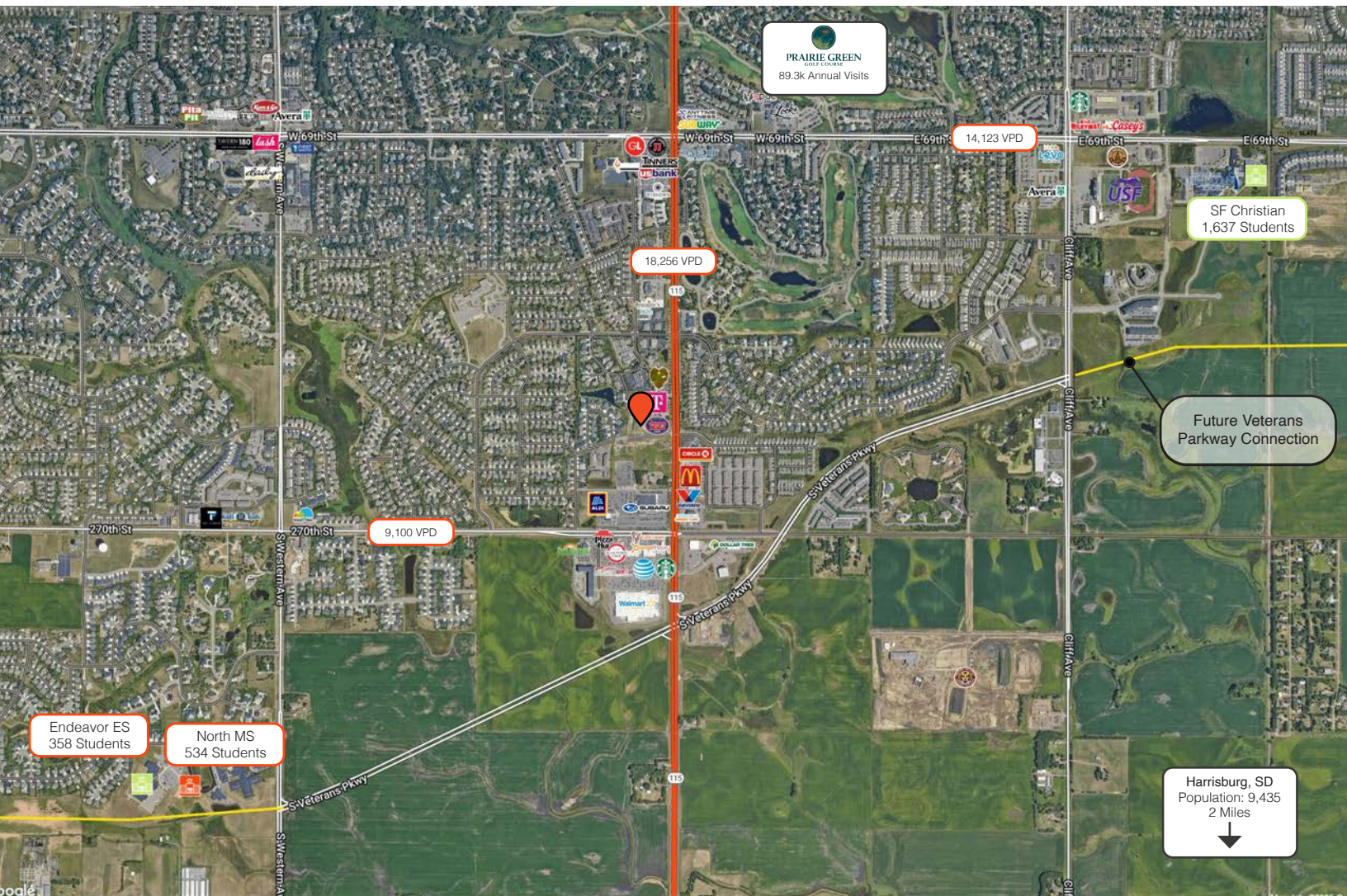
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SITE MAP



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AREA MAP



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SOUTH SIDE MAP



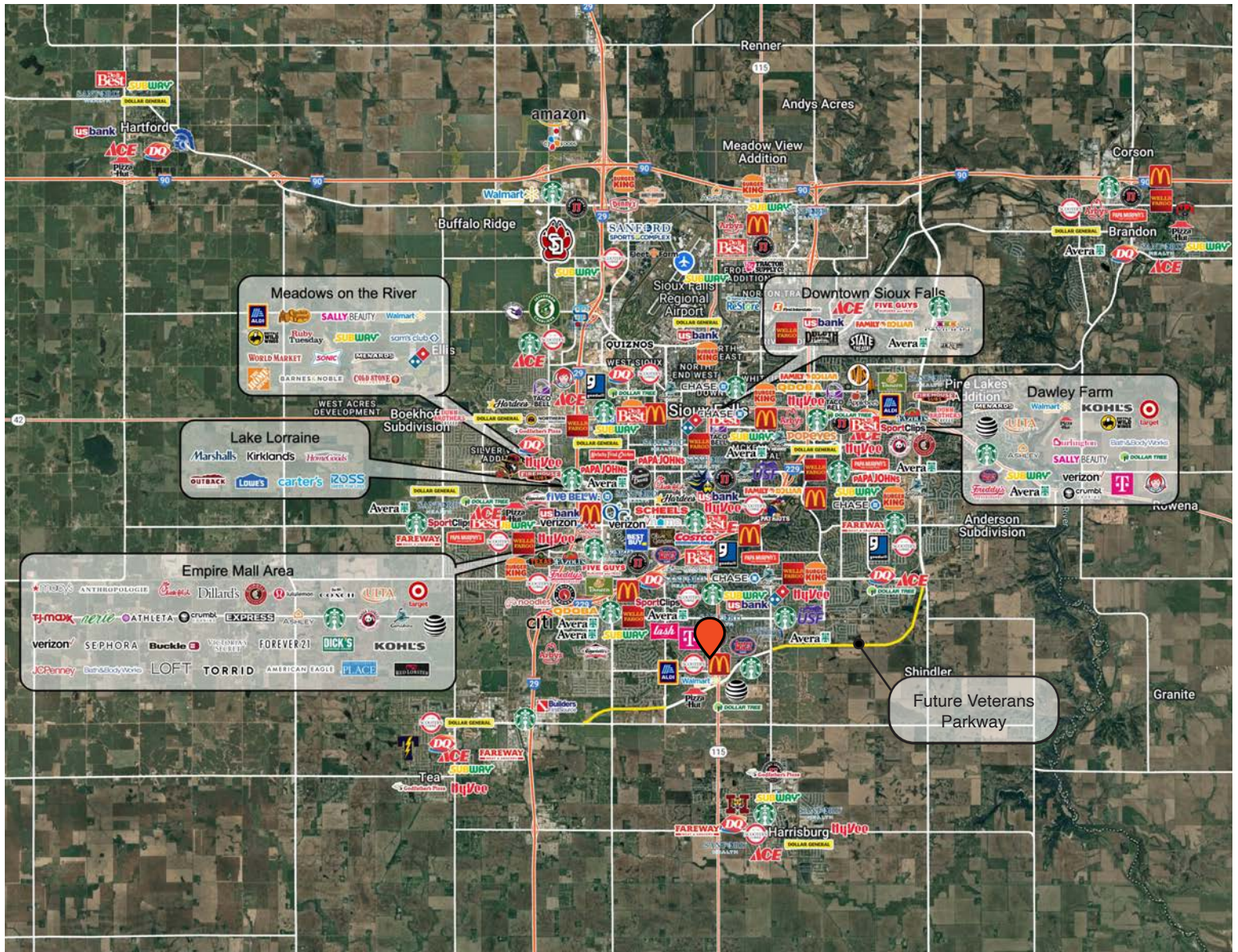
Veterans Parkway Connection

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.

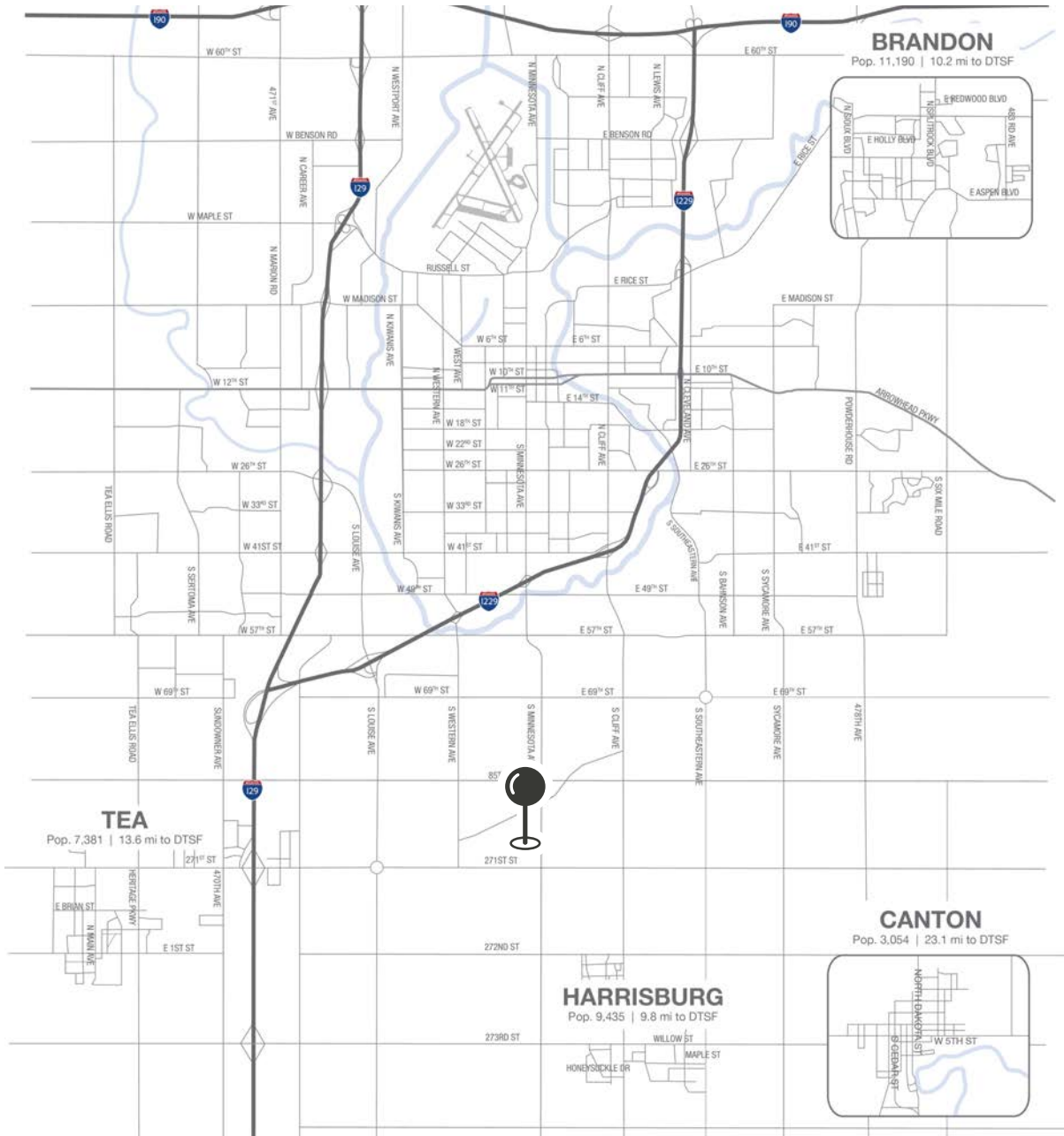
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CITY MAP



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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	3,850	32,119	111,143
2020 Total Population	6,997	47,558	134,245
2020 Group Quarters	0	627	2,372
2025 Total Population	8,313	54,211	147,493
2025 Group Quarters	0	629	2,376
2030 Total Population	9,864	61,838	162,301
2024-2029 Annual Rate	3.48%	2.67%	1.93%
2025 Total Daytime Population	7,159	56,040	163,480
Workers	2,849	30,331	97,660
Residents	4,310	25,709	65,820
Household Summary			
2010 Households	1,377	13,237	45,569
2010 Average Household Size	2.80	2.39	2.36
2020 Total Households	2,791	19,751	55,659
2020 Average Household Size	2.51	2.38	2.37
2025 Households	3,281	22,262	61,155
2025 Average Household Size	2.53	2.41	2.37
2030 Households	3,869	25,290	67,227
2030 Average Household Size	2.55	2.42	2.38
2024-2029 Annual Rate	3.35%	2.58%	1.91%
2010 Families	1,081	8,535	27,619
2010 Average Family Size	3.20	2.95	2.98
2025 Families	2,092	13,290	35,546
2025 Average Family Size	3.29	3.10	3.09
2030 Families	2,438	14,980	38,821
2030 Average Family Size	3.34	3.13	3.11
2024-2029 Annual Rate	3.11%	2.42%	1.78%
2025 Housing Units	3,455	23,845	65,685
Owner Occupied Housing Units	60.3%	54.3%	54.5%
Renter Occupied Housing Units	34.6%	39.1%	38.6%
Vacant Housing Units	5.0%	6.6%	6.9%
2025 Population 25+ by Educational Attainment			
Total	5,500	36,650	98,586
Less than 9th Grade	0.1%	1.1%	1.5%
9th - 12th Grade, No Diploma	2.4%	1.7%	2.2%
High School Graduate	13.2%	16.9%	18.4%
GED/Alternative Credential	2.0%	2.0%	3.0%
Some College, No Degree	13.4%	16.0%	18.5%
Associate Degree	9.5%	10.0%	11.7%
Bachelor's Degree	33.4%	32.5%	29.7%
Graduate/Professional Degree	26.1%	19.9%	14.9%
Median Household Income			
2025	\$118,253	\$95,029	\$78,808
2030	\$141,625	\$109,054	\$90,960
Median Age			
2010	34.6	36.4	34.0
2020	38.3	37.0	35.7
2025	38.4	37.4	36.6
2030	38.2	38.2	37.7
2025 Population by Sex			
Males	3,988	26,370	72,854
Females	4,325	27,841	74,639
2030 Population by Sex			
Males	4,718	30,007	79,849
Females	5,146	31,832	82,453
Data for all businesses in area			
Total Businesses:	277	2,687	6,908
Total Employees:	2,424	31,299	93,238

	Spending Potential Index	Average Amount Spent	Total
Apparel and Services	155	\$3,785.73	\$12,420,982
Men's	153	\$738.63	\$2,423,445
Women's	153	\$1,279.83	\$4,199,134
Children's	160	\$537.20	\$1,762,543
Footwear	154	\$841.69	\$2,761,581
Watches & Jewelry	158	\$317.39	\$1,041,359
Apparel Products and Services (1)	152	\$70.99	\$232,920
Entertainment & Recreation	154	\$6,331.81	\$20,774,669
Fees and Admissions	161	\$1,504.07	\$4,934,858
Membership Fees for Clubs (2)	157	\$496.17	\$1,627,922
Fees for Participant Sports, excl. Trips	164	\$271.47	\$890,685
Tickets to Theatre/Operas/Concerts	158	\$178.85	\$586,811
Tickets to Movies	162	\$59.95	\$196,685
Tickets to Parks or Museums	160	\$68.19	\$223,742
Admission to Sporting Events, excl. Trips	163	\$148.84	\$488,345
Fees for Recreational Lessons	167	\$278.81	\$914,786
Dating Services	154	\$1.79	\$5,883
TV/Video/Audio	151	\$1,859.97	\$6,102,547
Pets	150	\$1,594.98	\$5,233,115
Toys/Games/Crafts/Hobbies (4)	156	\$278.47	\$913,672
Recreational Vehicles and Fees (5)	161	\$308.81	\$1,013,204
Sports/Recreation/Exercise Equipment (6)	158	\$408.97	\$1,341,841
Photo Equipment and Supplies (7)	156	\$108.32	\$355,395
Reading (8)	151	\$194.50	\$638,164
Catered Affairs (9)	243	\$73.72	\$241,874
Food	151	\$17,530.52	\$57,517,626
Food at Home	150	\$11,165.27	\$36,633,248
Bakery and Cereal Products	150	\$1,493.16	\$4,899,043
Meats, Poultry, Fish, and Eggs	149	\$2,271.35	\$7,452,288
Dairy Products	150	\$1,135.46	\$3,725,434
Fruits and Vegetables	150	\$1,918.74	\$6,295,395
Snacks and Other Food at Home (10)	215	\$4,346.57	\$14,261,088
Food Away from Home	154	\$6,365.25	\$20,884,379
Alcoholic Beverages	154	\$1,042.41	\$3,420,154
Health			
Nonprescription Drugs	151	\$302.68	\$993,104
Prescription Drugs	148	\$623.11	\$2,044,409
Eyeglasses and Contact Lenses	151	\$199.64	\$655,017
Transportation			
Payments on Vehicles excluding Leases	155	\$4,658.27	\$15,283,777
Gasoline and Motor Oil			
Vehicle Maintenance and Repairs	153	\$2,062.28	\$6,766,343
Travel			
Airline Fares	157	\$1,330.70	\$4,366,019
Lodging on Trips	155	\$1,711.01	\$5,613,838
Auto/Truck Rental on Trips	159	\$193.92	\$636,263
Food and Drink on Trips	156	\$1,314.07	\$4,311,451
Household Operations			
Child Care	164	\$963.64	\$3,161,714
Lawn and Garden (16)	150	\$1,017.95	\$3,339,885
Moving/Storage/Freight Express	150	\$191.73	\$629,071
Housekeeping Supplies (17)	150	\$1,297.70	\$4,257,743

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.