



2808 S LOUISE AVE

RETAIL SPACE FOR SUBLEASE



2808 S Louise Ave,
Sioux Falls, SD 57106



5,449 SF +/-



\$14.00 / SF NNN
Estimated NNN: \$3.42 / SF

LOCATION

Strategically located along S Louise Avenue with direct access to 41st Street, one of Sioux Falls' busiest roads. This area draws in visitors from all over the city with two I-29 exits less than 1 mile from the site. In the heart of the Meadows on the River Development, which is anchored by The Home Depot, Buffalo Wild Wings, Sam's Club, Slumberland, and much more, and has attracted 13.8M annual visits.

DESCRIPTION

- Shell space allows for tenant build-out requests
- Co-tenants include Aldi and World Market, attracting 57,900 visitors a month to the immediate area
- Multiple access points off Louise Avenue
- Large parking lot with ~164 shared spaces on-site
- Building signage available with potential for monument signage
- Available now
- Just down the road from The Empire Mall, Empire Place, and Empire East, which attracts ~10.6M annual visits
- Neighboring tenants include KPOT, Shoe Carnival, PetSmart, Walmart, Chevys Fresh Mex, Slim Chickens, Granite City, Sikkie's Garage Burgers & Brews, Michaels, Natural Grocers, HOM Furniture, and more

Co-listed with David Daly of CBRE

RAQUEL BLOUNT SIOR

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BUILDING COSTS

*These numbers are based on estimates and are not guaranteed.

Size	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
5,449 SF	\$14.00/SF NNN	\$3.42/SF	\$17.42/SF	\$94,921.58	\$7,910.13

FLOOR PLAN

Concept only; subject to change



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SITE PLAN

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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 | Information deemed reliable, but not guaranteed.

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INTERIOR PHOTOS



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MEASUREMENTS



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EXTERIOR PHOTOS



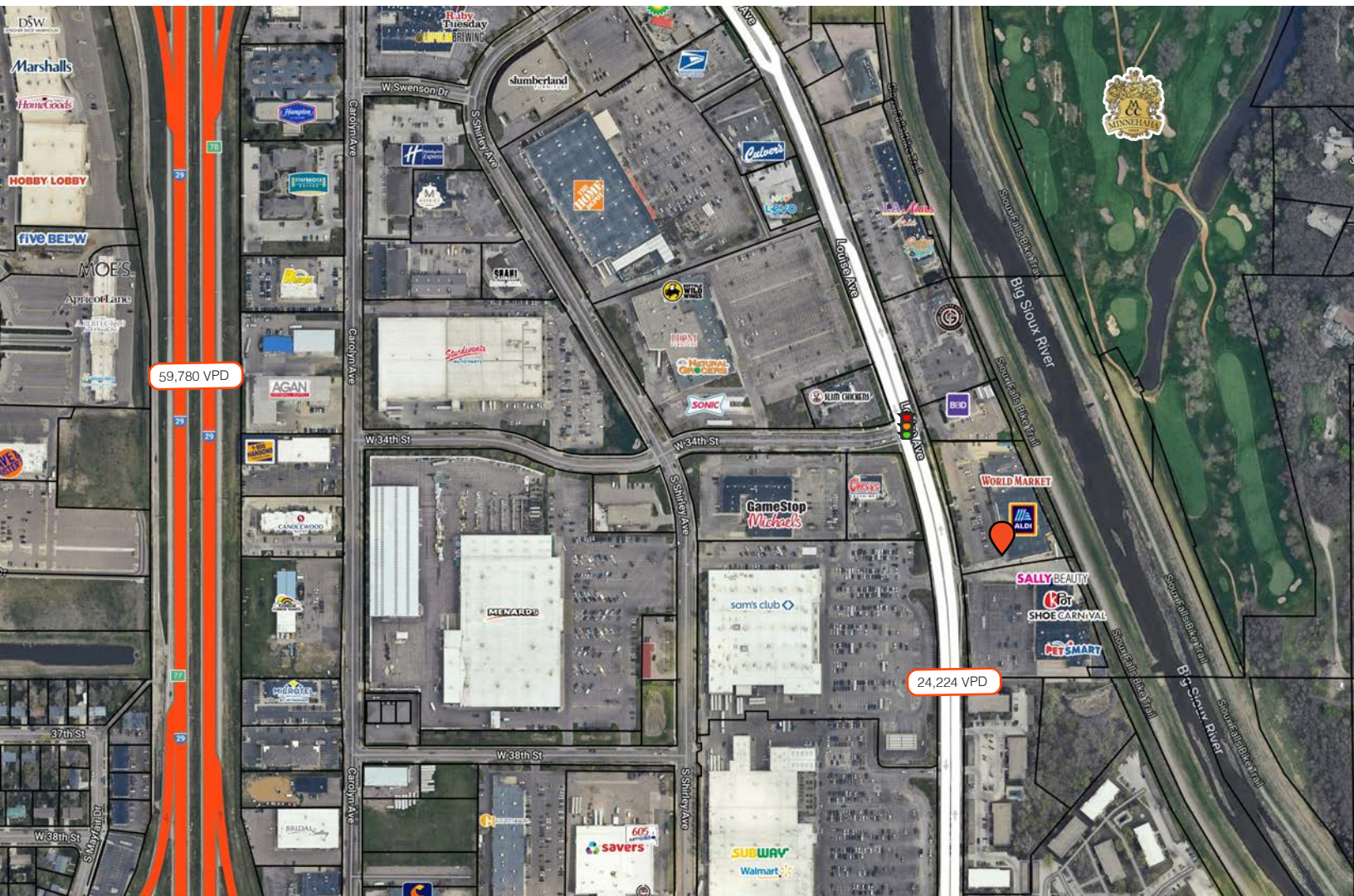
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SITE MAP



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AREA MAP



*Empire Shopping District includes The Empire Mall, Empire Place, & Empire East

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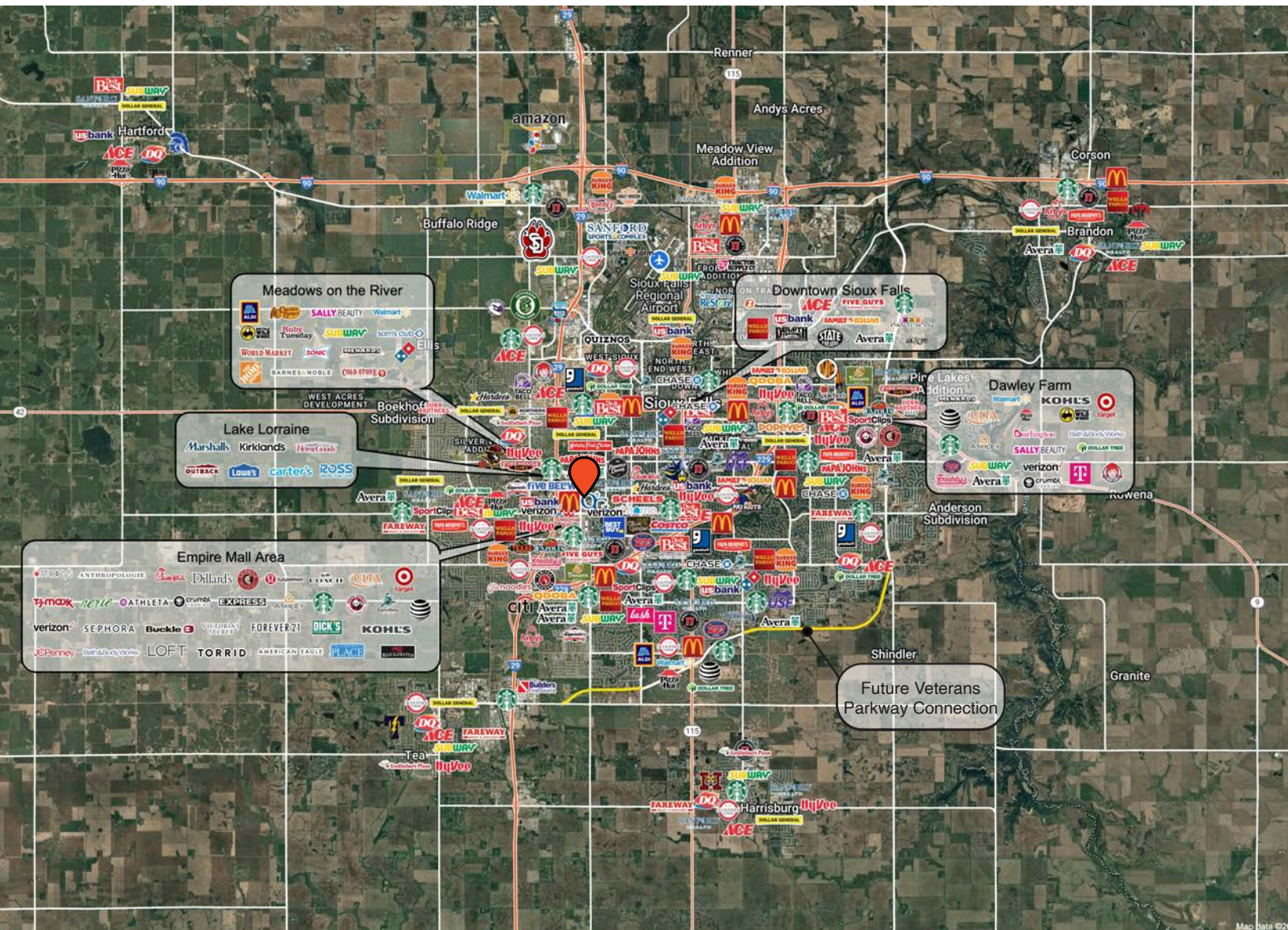
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CITY MAP



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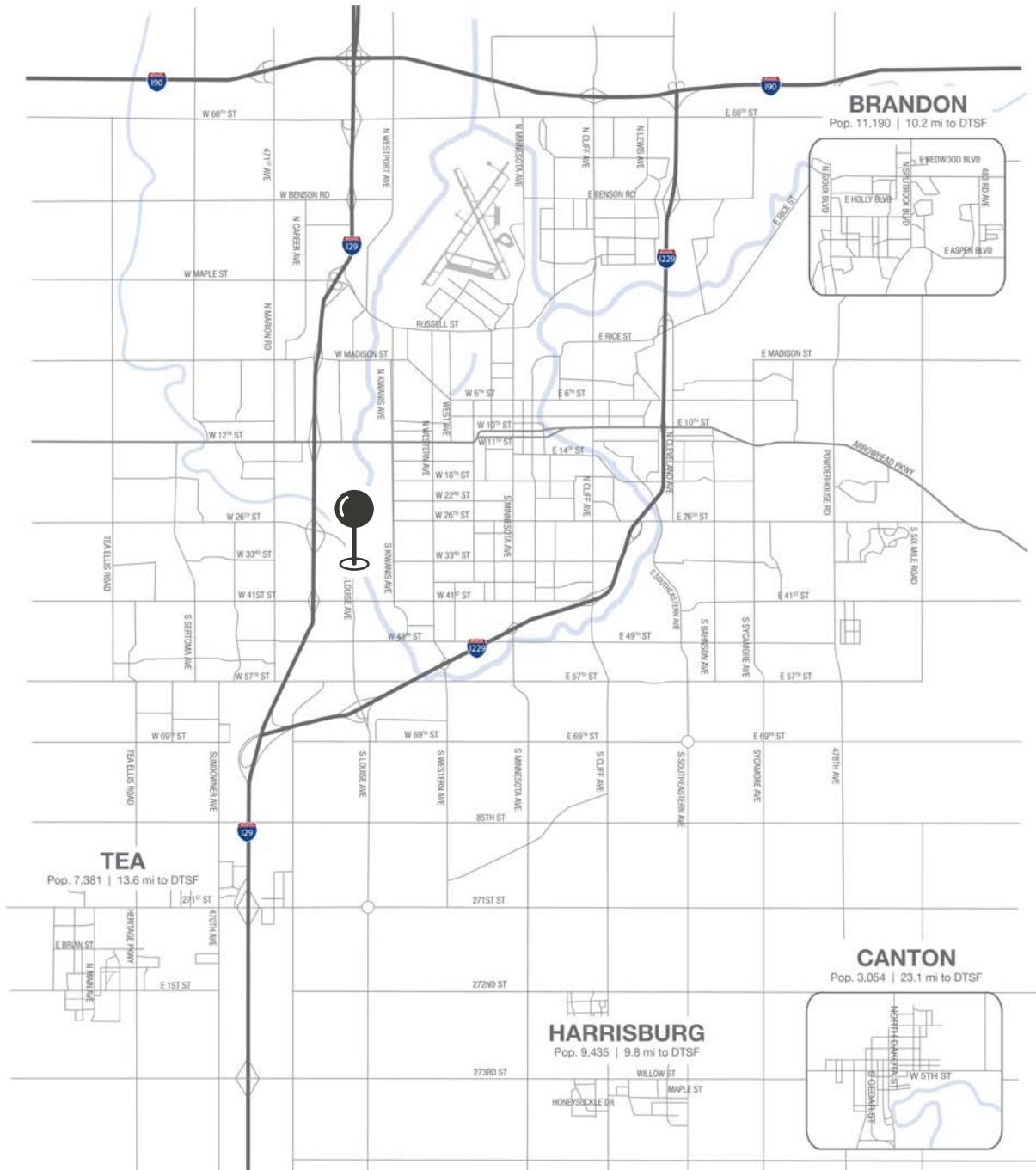
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MSA MAP



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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



#1 City for Small Businesses
(B2B Review 2025)



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



#3 Hottest Job Market
(ZipRecruiter 2023)



Top 25 Safest Cities in America
(WalletHub 2025)

2.2M

of Visitors to Sioux Falls in 2023

1.4%

Minnehaha Unemployment Rate
(September 2024)



No Corporate Income Tax



Third City in Economic Strength
(Policom 2023)

TOP EMPLOYERS



10,929



8,200



3,627



3,239



2,390



1,600

MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	6,144	82,702	139,867
2020 Total Population	6,493	90,237	165,718
2020 Group Quarters	276	2,078	4,721
2025 Total Population	6,836	96,354	181,468
2025 Group Quarters	282	2,084	4,732
2030 Total Population	7,139	102,893	196,757
2024-2029 Annual Rate	0.87%	1.32%	1.63%
2025 Total Daytime Population	16,490	122,825	202,801
Workers	13,121	81,156	123,501
Residents	3,369	41,669	79,300
Household Summary			
2010 Households	3,062	34,677	56,575
2010 Average Household Size	1.93	2.30	2.37
2020 Total Households	3,213	38,067	67,868
2020 Average Household Size	1.93	2.32	2.37
2025 Households	3,452	40,727	74,737
2025 Average Household Size	1.90	2.31	2.36
2030 Households	3,639	43,564	81,334
2030 Average Household Size	1.88	2.31	2.36
2024-2029 Annual Rate	1.06%	1.36%	1.71%
2010 Families	1,390	19,527	33,864
2010 Average Family Size	2.68	2.98	3.00
2025 Families	1,506	22,086	42,630
2025 Average Family Size	2.89	3.11	3.10
2030 Families	1,570	23,410	45,951
2030 Average Family Size	2.88	3.13	3.11
2024-2029 Annual Rate	0.84%	1.17%	1.51%
2025 Housing Units	3,664	43,288	79,706
Owner Occupied Housing Units	39.3%	52.4%	54.8%
Renter Occupied Housing Units	54.9%	41.6%	39.0%
Vacant Housing Units	5.8%	5.9%	6.2%
2025 Population 25+ by Educational Attainment			
Total	5,025	65,078	121,794
Less than 9th Grade	3.2%	1.6%	1.9%
9th - 12th Grade, No Diploma	2.3%	3.4%	3.4%
High School Graduate	23.5%	19.1%	19.4%
GED/Alternative Credential	4.3%	3.1%	3.6%
Some College, No Degree	21.0%	20.3%	18.8%
Associate Degree	13.8%	12.8%	12.3%
Bachelor's Degree	19.2%	27.1%	27.3%
Graduate/Professional Degree	12.7%	12.5%	13.3%
Median Household Income			
2025	\$53,526	\$72,539	\$76,585
2030	\$60,935	\$81,541	\$87,567
Median Age			
2010	45.7	33.4	33.7
2020	44.0	35.7	35.6
2025	43.5	36.9	36.6
2030	44.6	38.2	37.7
2025 Population by Sex			
Males	3,251	47,954	91,110
Females	3,585	48,400	90,358
2030 Population by Sex			
Males	3,379	50,973	98,242
Females	3,760	51,919	98,515
Data for all businesses in area			
Total Businesses:	959	5,247	8,080
Total Employees:	14,191	74,894	117,382