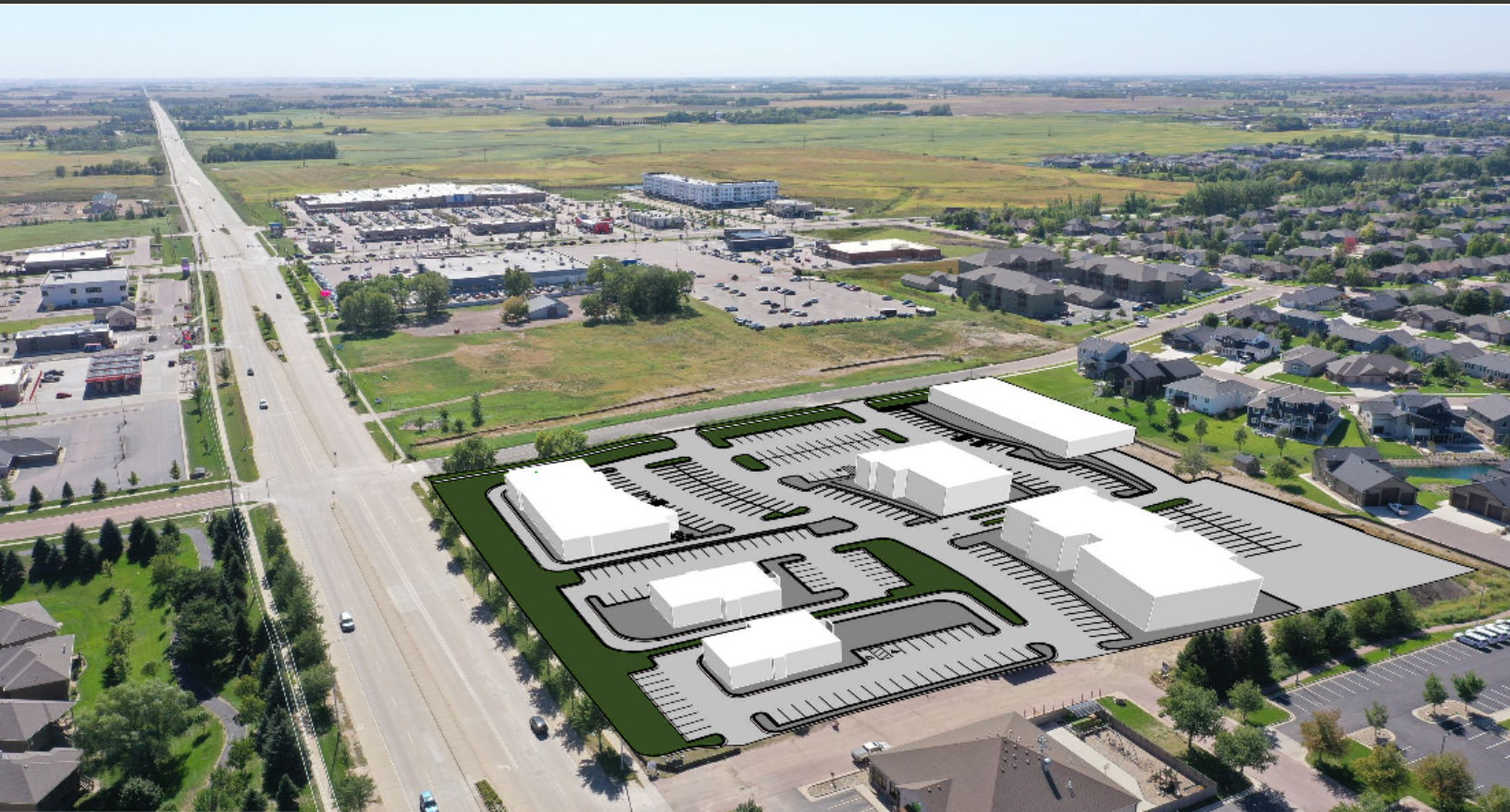


81 GARDENS

OFFICE / RETAIL / COMMERCIAL



7201 S. Minnesota Avenue
Sioux Falls, SD 57108



Various Sizes Available
Lots For Sale
Build-to-Suit
Lease Options



Sale: \$20-\$30 / 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! Positioned in the heart of south-central Sioux Falls with abundant growth and high traffic volume. Perfect place for your business to lease or own.

DESCRIPTION

- In close proximity to several retail attractions including Walmart, Burger King, McDonald's, Valvoline, Aldi, Silverstar Car Wash, Circle K, and Schulte Subaru
- Located near the intersection of two major arterial roadways and just north of the future SD Hwy 100 with an exit planned at Minnesota Avenue
- Pad sites available now
- Retail and office space available
- Lots for sale range from \$20-\$30 / SF depending on frontage and suite size
- Contact Broker for additional information

CO-LISTED WITH RYAN TYSDAL OF VANBUSKIRK COMPANIES

RAQUEL BLOUNT SIOR

605.728.9092 | raquel@lloydcompanies.com

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.

AERIAL PICTURES

Concept only; subject to change



RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

AERIAL PICTURES

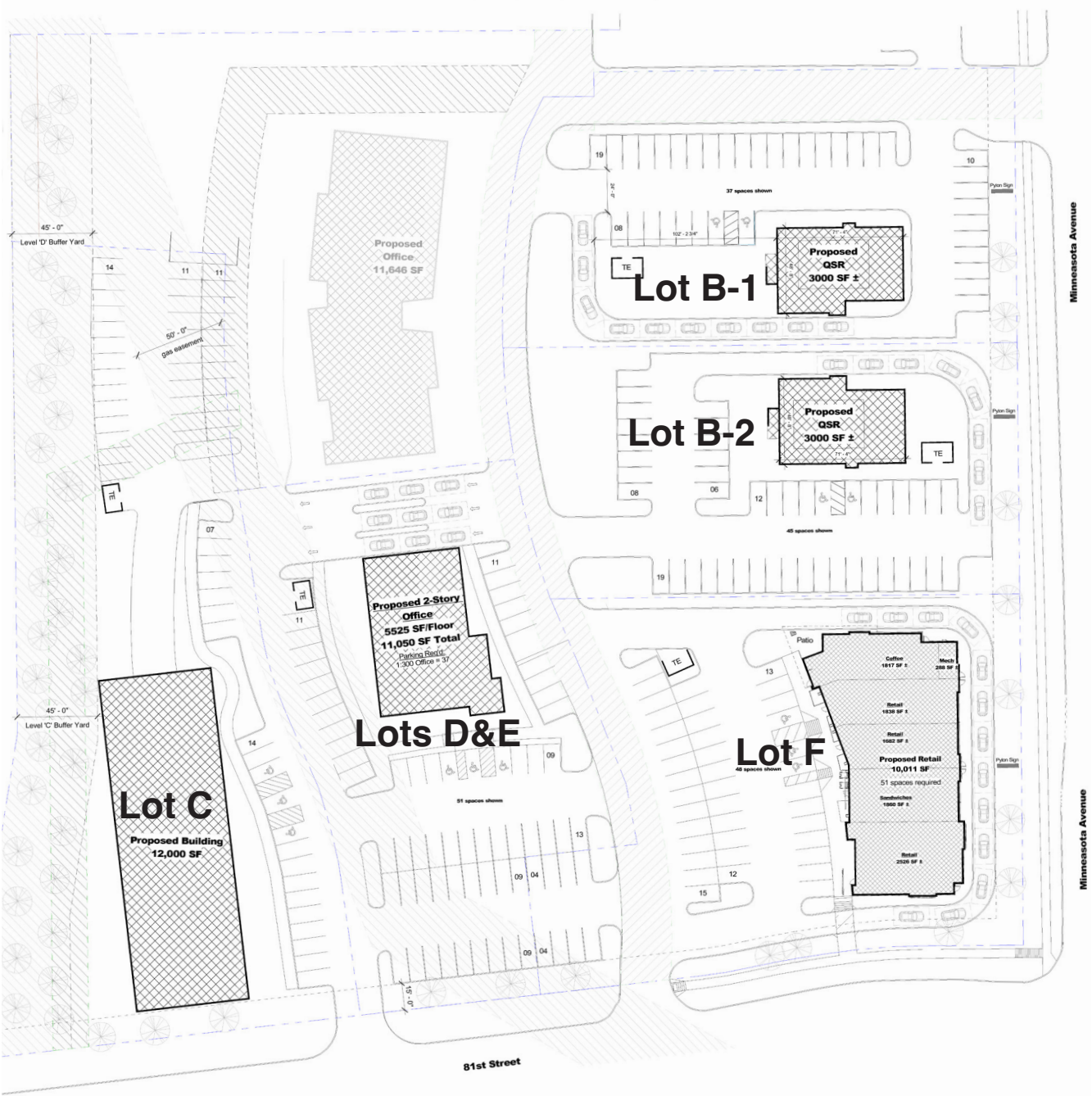
Concept only; subject to change



RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

SITE PLAN

Concept only; subject to change



LOT A
Lot Square Footage: 58,014 SF (+/- 1.33 Acres)

LOT B1
Lot Square Footage: 37,779 SF (+/- 0.87 Acres)
Parking Required: TBD
Parking Shown: TBD

LOT B2
Lot Square Footage: 35,530 SF (+/- 0.82 Acres)
Parking Required: TBD
Parking Shown: TBD

LOT C
Lot Square Footage: 71,669 SF (+/- 1.65 Acres)
Parking Required: TBD
Parking Shown: TBD

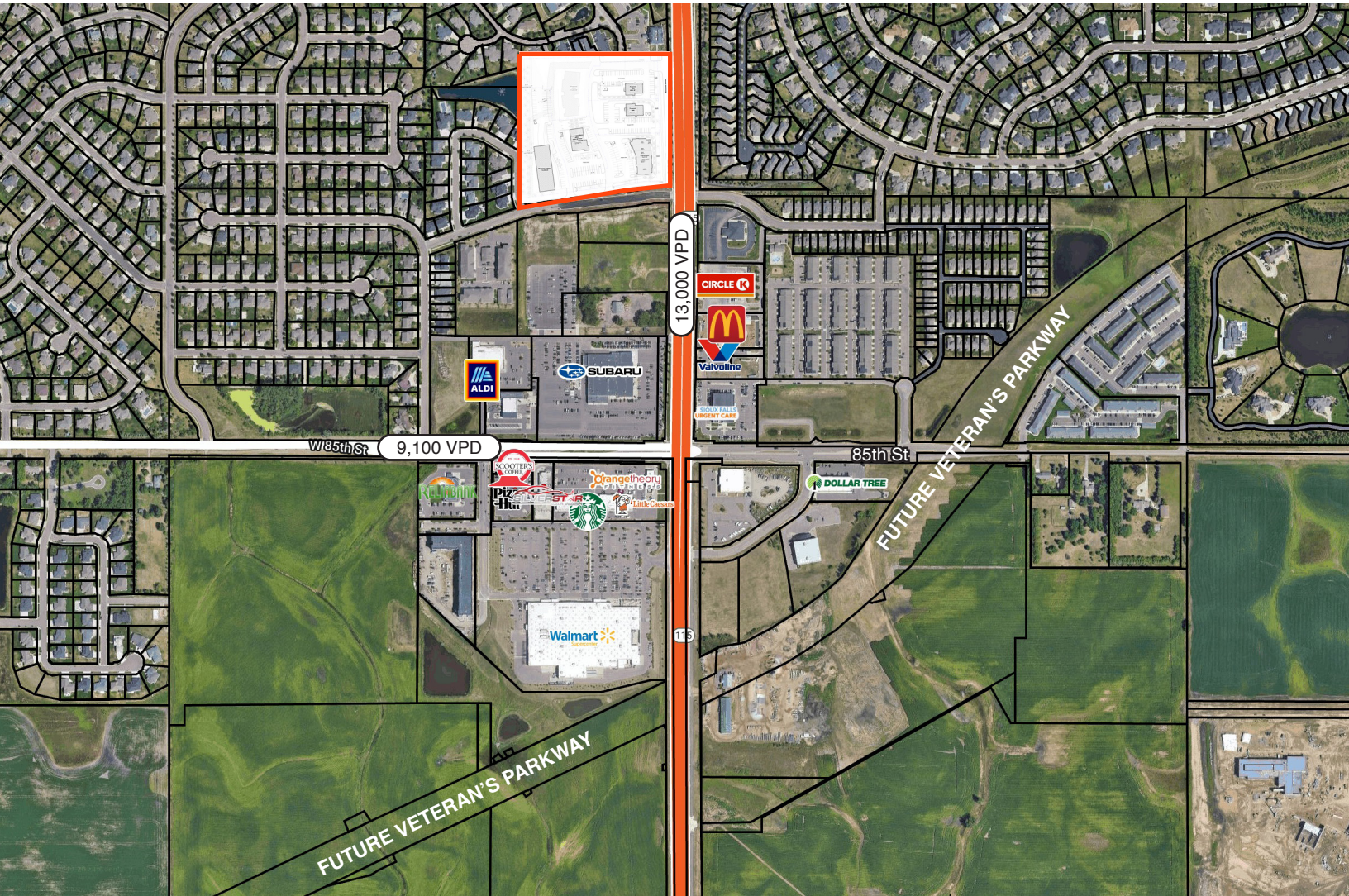
LOT D&E
Lot Square Footage: 58,014 SF (+/- 1.33 Acres)
Parking Required (1:300/Office): 37 Stalls
Parking Shown: 62 Stalls

RAQUEL BLOUNT, SIOR

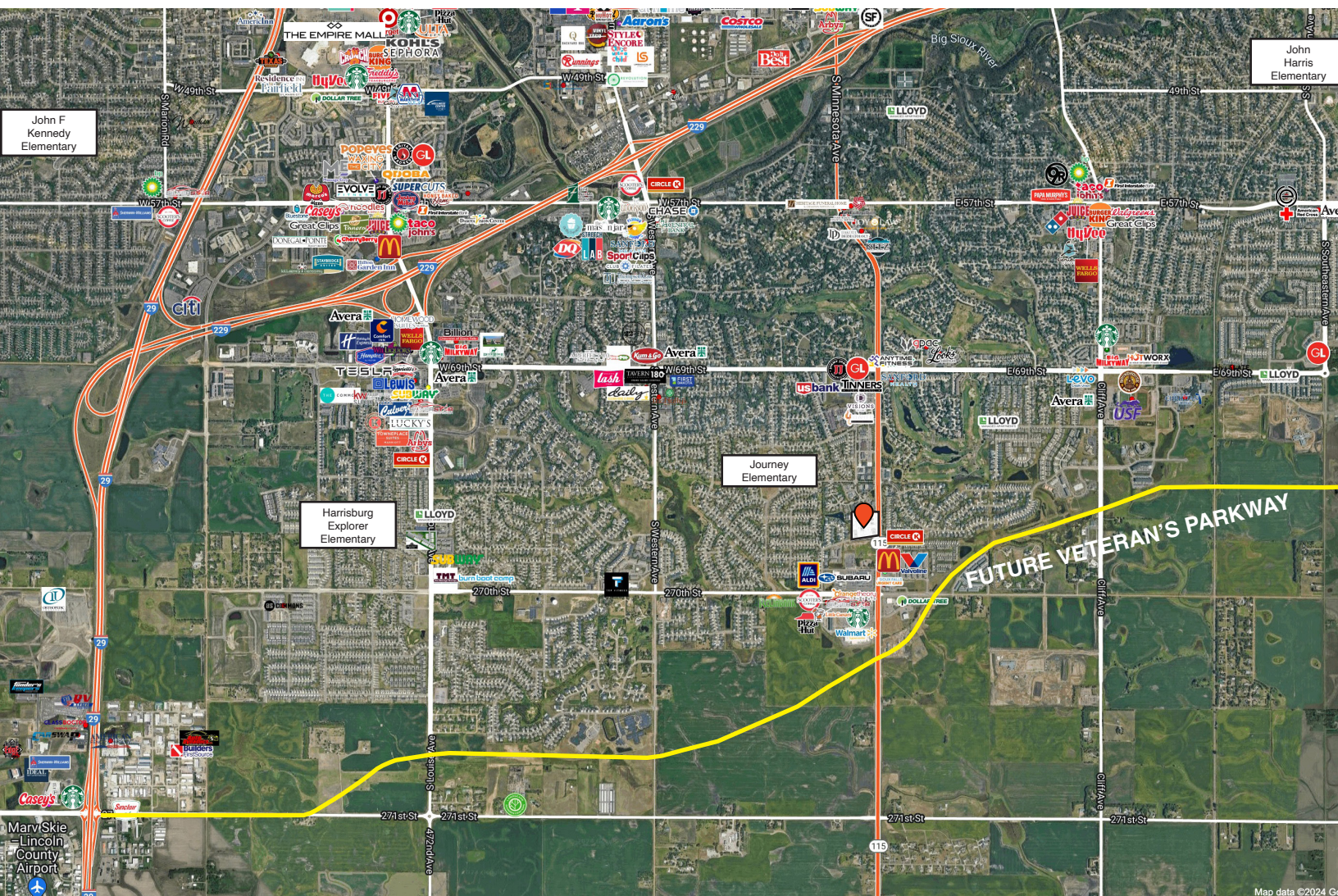
605.728.9092 | raquel@lloydcompanies.com

SITE MAP

Concept only; subject to change



RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com



Harrisburg Explorer Elementary - 234 students

Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

SIoux FALLS DEMOGRAPHICS

Sioux Falls, ranked #1 on Forbes The Best Small Places for Business and Careers list for 9 out of the last 10 years, 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.

FAST FACTS



Lincoln County -
One of the Fastest
Growing Counties
in U.S.
(City of SF 2020)



Best City for Young
Professionals
(SmartAsset 2023)



#1 Most Affordable
City in America
(Reader's Digest 2023)



Top Five Hottest Job
Market
(ZipRecruiter 2020)



Top City for Millenni-
als Buying Homes
(SmartAsset 2020)



Third City in Eco-
nomic Strength
(Policom 2023)



Second Best City to
Start a Career
(Zippia 2020)



Top Eight Happiest
Cities in America
(WalletHub 2023)

TOP EMPLOYERS



9,885



7,221



3,699



3,262



2,613



1,855

CO-LISTED WITH RYAN TYSDAL AND VANBUSKIRK COMPANIES

RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	3,908	32,246	111,594
2020 Total Population	7,037	47,529	134,705
2020 Group Quarters	0	634	2,373
2023 Total Population	8,183	52,225	143,891
2023 Group Quarters	0	634	2,373
2028 Total Population	8,921	56,898	151,809
2023-2028 Annual Rate	1.74%	1.73%	1.08%
2023 Total Daytime Population	6,771	53,308	157,777
Workers	2,299	28,666	94,394
Residents	4,472	24,642	63,383
Household Summary			
2010 Households	1,393	13,304	45,728
2010 Average Household Size	2.81	2.38	2.37
2020 Total Households	2,803	19,722	55,829
2020 Average Household Size	2.51	2.38	2.37
2023 Households	3,259	21,694	59,827
2023 Average Household Size	2.51	2.38	2.37
2028 Households	3,572	23,697	63,149
2028 Average Household Size	2.50	2.37	2.37
2023-2028 Annual Rate	1.85%	1.78%	1.09%
2010 Families	1,094	8,578	27,733
2010 Average Family Size	3.21	2.95	2.99
2023 Families	2,312	13,693	35,292
2023 Average Family Size	3.04	2.99	3.05
2028 Families	2,486	14,938	37,164
2028 Average Family Size	3.06	2.98	3.05
2023-2028 Annual Rate	1.46%	1.76%	1.04%
Housing Unit Summary			
2000 Housing Units	239	9,226	38,755
Owner Occupied Housing Units	72.0%	60.3%	58.8%
Renter Occupied Housing Units	25.5%	36.4%	37.6%
Vacant Housing Units	2.5%	3.3%	3.6%
2010 Housing Units	1,540	14,413	49,032
Owner Occupied Housing Units	75.4%	60.4%	58.4%
Renter Occupied Housing Units	15.1%	31.9%	34.9%
Vacant Housing Units	9.5%	7.7%	6.7%
2020 Housing Units	2,943	20,823	59,396
Owner Occupied Housing Units	65.7%	58.5%	56.6%
Renter Occupied Housing Units	29.5%	36.2%	37.4%
Vacant Housing Units	4.6%	5.2%	6.0%
2023 Housing Units	3,424	23,109	63,666
Owner Occupied Housing Units	74.2%	61.7%	58.9%
Renter Occupied Housing Units	21.0%	32.1%	35.1%
Vacant Housing Units	4.8%	6.1%	6.0%
2028 Housing Units	3,748	25,143	67,010
Owner Occupied Housing Units	73.7%	61.4%	59.7%
Renter Occupied Housing Units	21.5%	32.8%	34.5%
Vacant Housing Units	4.7%	5.8%	5.8%
Median Household Income			
2023	\$108,329	\$86,762	\$76,112
2028	\$129,301	\$97,376	\$83,658
Median Home Value			
2023	\$417,371	\$325,912	\$257,787
2028	\$430,758	\$345,023	\$270,631
Per Capita Income			
2023	\$63,191	\$53,632	\$43,828
2028	\$71,113	\$60,954	\$50,130
Median Age			
2010	34.7	36.5	34.0
2020	38.3	37.1	35.7
2023	37.3	37.9	36.9
2028	37.9	38.2	37.6