



# 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, Sickie's Garage Burgers & Brews, Michaels, Natural Grocers, HOM Furniture, and more

Co-listed with David Daly of CBRE

**RAQUEL BLOUNT** SIOR

605.728.9092 | [raquel@lloydcompanies.com](mailto:raquel@lloydcompanies.com)

# 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

Concept only; subject to change



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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](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.



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## INTERIOR PHOTOS



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## EXTERIOR PHOTOS



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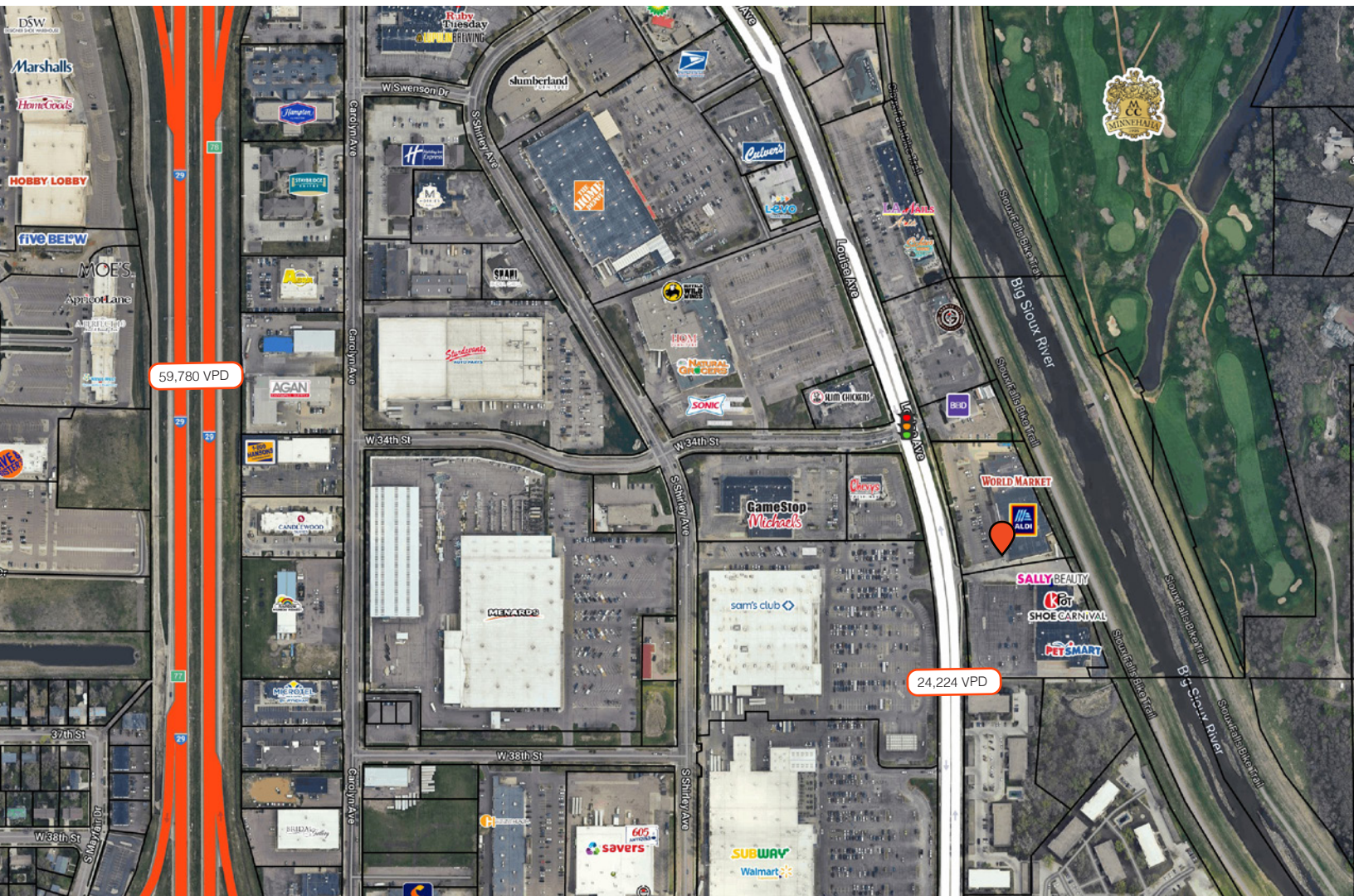


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## SITE MAP



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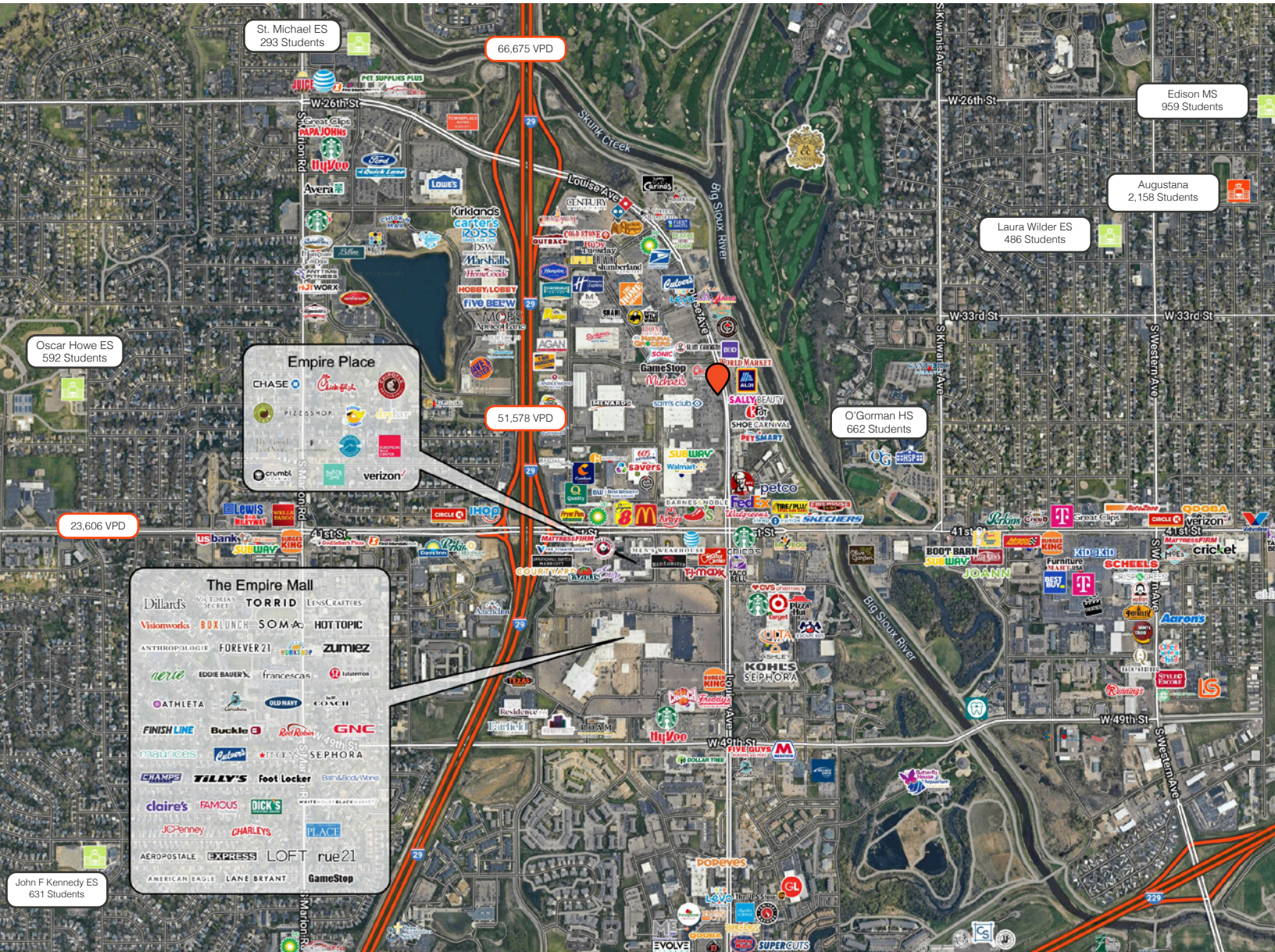


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## AREA MAP



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## SIoux FALLS DEMOGRAPHICS

### POPULATION PROJECTION

Year	Sioux Falls	MSA
2023	213,891	304,555
2028	219,756	312,586

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.

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)*

2.1%

Minnehaha Unemployment Rate  
*(January 2024)*



#3 Hottest Job Market  
*(ZipRecruiter 2023)*

1.19M

# of Visitors to Sioux Falls in 2022



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

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