

MARION ROAD RETAIL

RETAIL SPACE FOR LEASE



Marion Road & Pineridge Drive
Sioux Falls, SD 57107



4,008 SF +/-



Endcap: \$26.00 / SF NNN
TIA: \$30.00 / SF

LOCATION

Be part of the expansive west side of Sioux Falls! Retail strip mall at Marion & Pineridge Drive near the new Jefferson High School!

DESCRIPTION

- Across the street from Jefferson High school with approximately 1,500 students
- Located at the intersection of Marion and Career Ave, which leads into the Southeast Technical College campus with approximately 2,166 students
- Patio potential for endcap tenant
- Site plan proposes 113 total parking stalls
- Now available for tenant build-outs
- Close to Southeast Technical School, Sioux Falls New Technology High School, Hayward Elementary School and George McGovern Middle School
- Co-tenants include Starbucks and Anytime Fitness
- Contact Broker for additional information

Professionally managed by:



Envision More
www.cresten.com

RAQUEL BLOUNT SIOR

605.728.9092 | raquel@lloydcompanies.com

101 S. Reid Street Ste. 201, Sioux Falls, SD 57103 | 605.323.2820

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

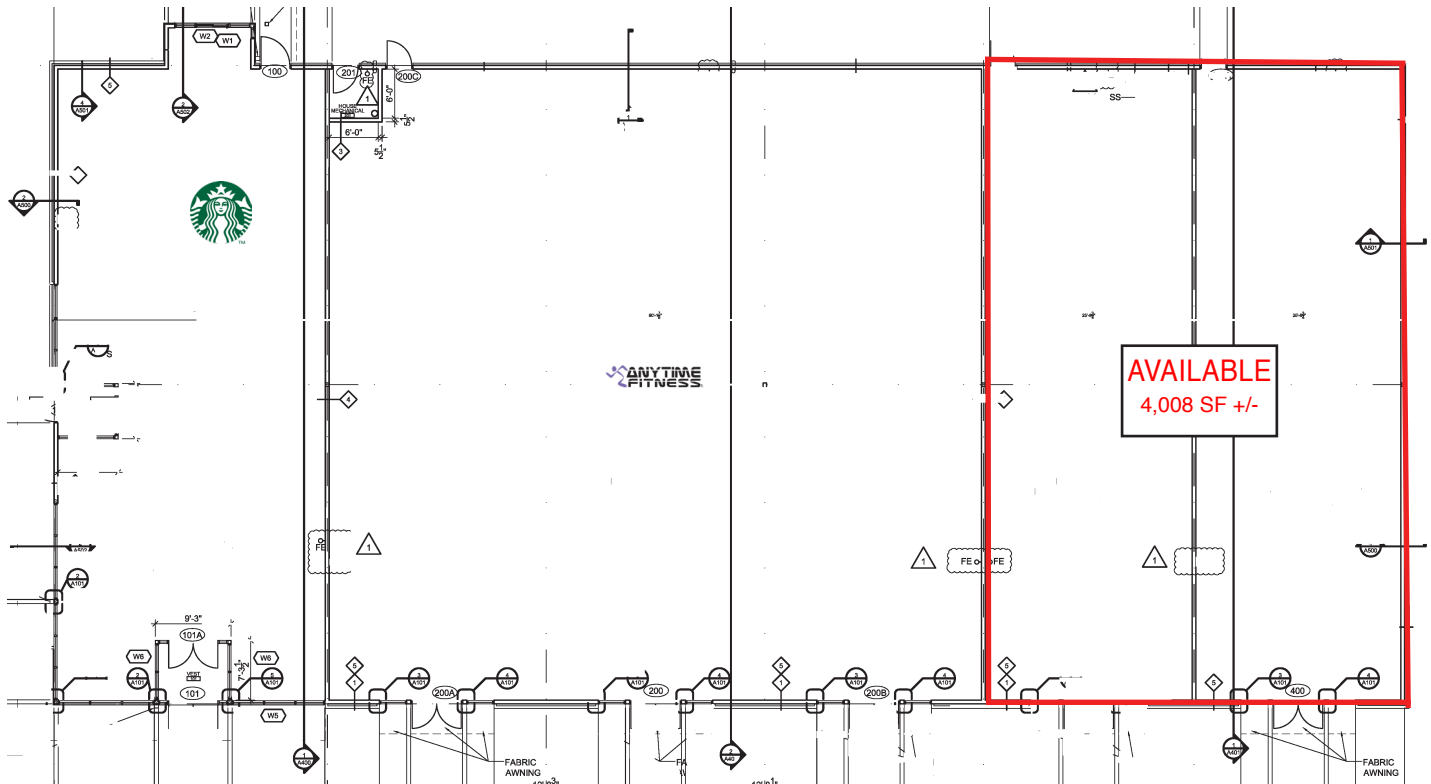
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FLOOR PLAN

Concept only; subject to change



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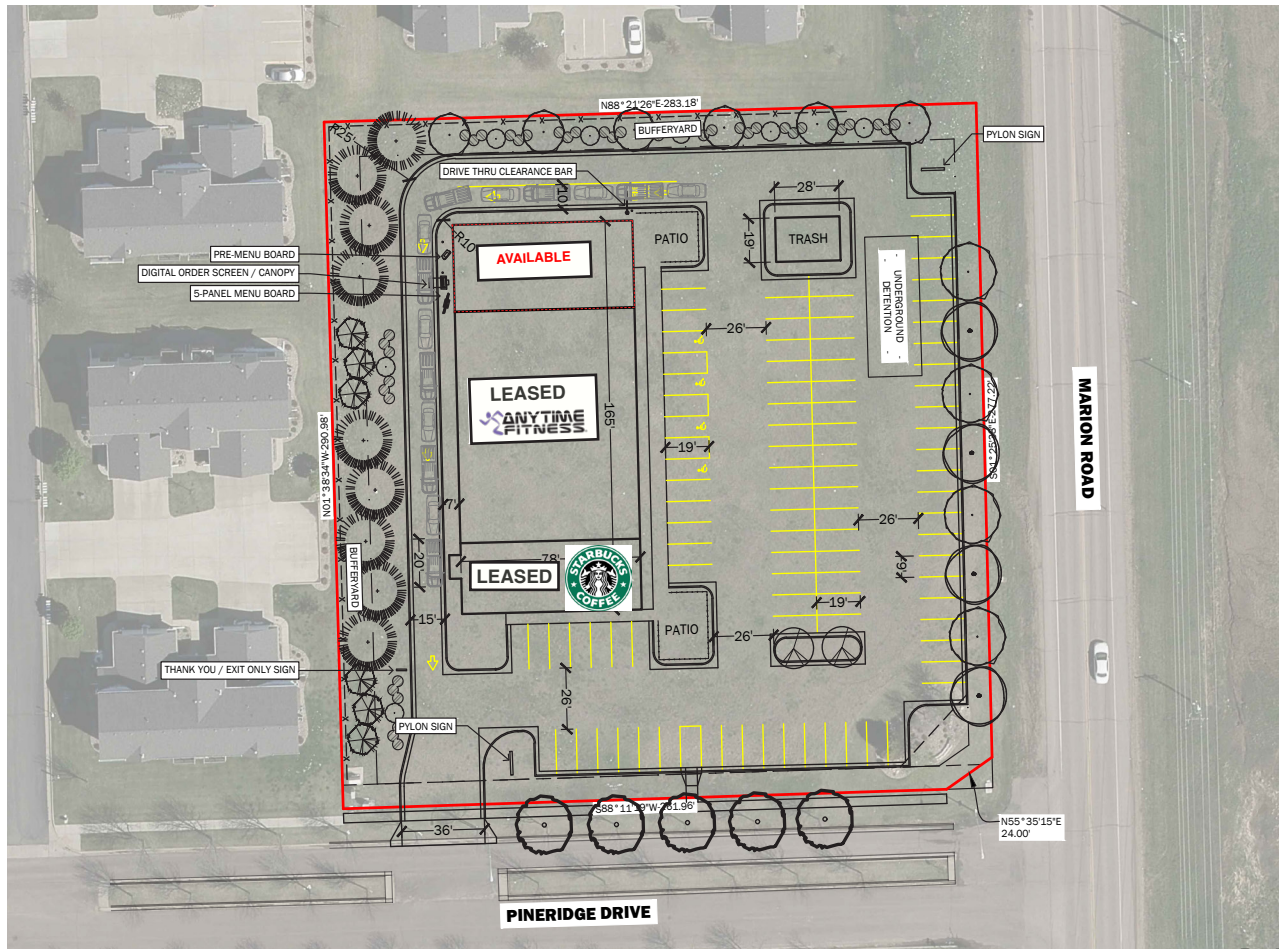
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SITE MAP

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SIGNAGE POTENTIAL

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CONCEPT DRAWING

THIS DRAWING IS FOR PRESENTATION PURPOSES ONLY
CONTINGENT ON FIELD SURVEY, CITY AND LANDLORD APPROVAL.

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AREA MAP

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NW SIOUX FALLS MAP

DEVELOPMENT & GROWTH



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MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	2,001	29,184	88,341
2010 Total Population	2,909	34,732	101,086
2020 Total Population	4,078	41,269	117,618
2020 Group Quarters	71	546	5,831
2025 Total Population	4,558	44,489	126,305
2020-2025 Annual Rate	2.25%	1.51%	1.44%
2020 Total Daytime Population	4,555	44,817	154,723
Workers	2,667	25,880	101,429
Residents	1,888	18,937	53,294
Household Summary			
2000 Households	773	12,146	36,384
2000 Average Household Size	2.59	2.38	2.30
2010 Households	1,102	14,574	41,463
2010 Average Household Size	2.58	2.35	2.30
2020 Households	1,595	17,355	48,938
2020 Average Household Size	2.51	2.35	2.28
2025 Households	1,791	18,728	52,837
2025 Average Household Size	2.50	2.35	2.28
2020-2025 Annual Rate	2.35%	1.53%	1.54%
2010 Families	729	8,484	23,159
2010 Average Family Size	3.04	2.98	2.97
2020 Families	1,013	9,800	26,401
2020 Average Family Size	3.00	3.01	2.99
2025 Families	1,125	10,479	28,204
2025 Average Family Size	3.00	3.02	2.99
2020-2025 Annual Rate	2.12%	1.35%	1.33%
Housing Unit Summary			
2000 Housing Units	795	12,613	37,989
Owner Occupied Housing Units	89.8%	61.9%	54.9%
Renter Occupied Housing Units	7.3%	34.4%	40.9%
Vacant Housing Units	2.9%	3.7%	4.2%
2010 Housing Units	1,177	15,714	44,739
Owner Occupied Housing Units	77.0%	57.1%	53.6%
Renter Occupied Housing Units	16.7%	35.6%	39.0%
Vacant Housing Units	6.4%	7.3%	7.3%
2020 Housing Units	1,731	18,707	52,664
Owner Occupied Housing Units	72.9%	56.5%	52.9%
Renter Occupied Housing Units	19.2%	36.2%	40.0%
Vacant Housing Units	7.9%	7.2%	7.1%
2025 Housing Units	1,938	20,139	56,686
Owner Occupied Housing Units	73.9%	57.3%	53.2%
Renter Occupied Housing Units	18.5%	35.7%	40.0%
Vacant Housing Units	7.6%	7.0%	6.8%
Median Household Income			
2020	\$50,644	\$53,137	\$52,939
2025	\$53,195	\$55,804	\$55,482
Median Home Value			
2020	\$130,938	\$170,573	\$170,907
2025	\$160,085	\$191,535	\$187,000
Per Capita Income			
2020	\$22,293	\$27,883	\$28,266
2025	\$24,357	\$30,249	\$30,536
Median Age			
2010	29.6	32.5	32.9
2020	32.7	34.6	34.9
2025	33.2	34.8	35.3

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