



MARION ROAD RETAIL

RETAIL FOR LEASE



1413 N Marion Rd,
Sioux Falls, SD 57107



1,949 SF +/-



\$26.00 / SF NNN
Est. NNN: \$6.75 / SF
TIA: \$30.00 / SF

LOCATION

Located at N. Marion Road and Pineridge Drive, this property is positioned within one of northwest Sioux Falls' most active growth corridors. Continued residential expansion and public and private investment are increasing throughout the area, while convenient connections to Maple Street and I-29 provide accessibility from surrounding neighborhoods and the broader Sioux Falls market.

DESCRIPTION

- First generation shell space with concrete floors and restroom plumbing in place
- Generous tenant improvement allowance for qualified tenants
- Patio potential
- 113 shared parking stalls
- Co-tenancy includes Anytime Fitness
- Near Jefferson Heights; a 150-acre premier housing development with homes starting at \$465,000+
- Close to Jefferson High School, George McGovern Middle School, and Southeast Technical College, with a combined enrollment of 5,327 students
- NW Sioux Falls is home to several major education facilities, including Southeast Technical College, USD - Sioux Falls, the USD Discovery District, and the Career & Technical Academy
- Adjacent to the 520-acre Sanford Sports Complex, which draws ~2.5M visits a year
- North Marion Road carries an estimated 10,700 VPD

Professionally managed by:



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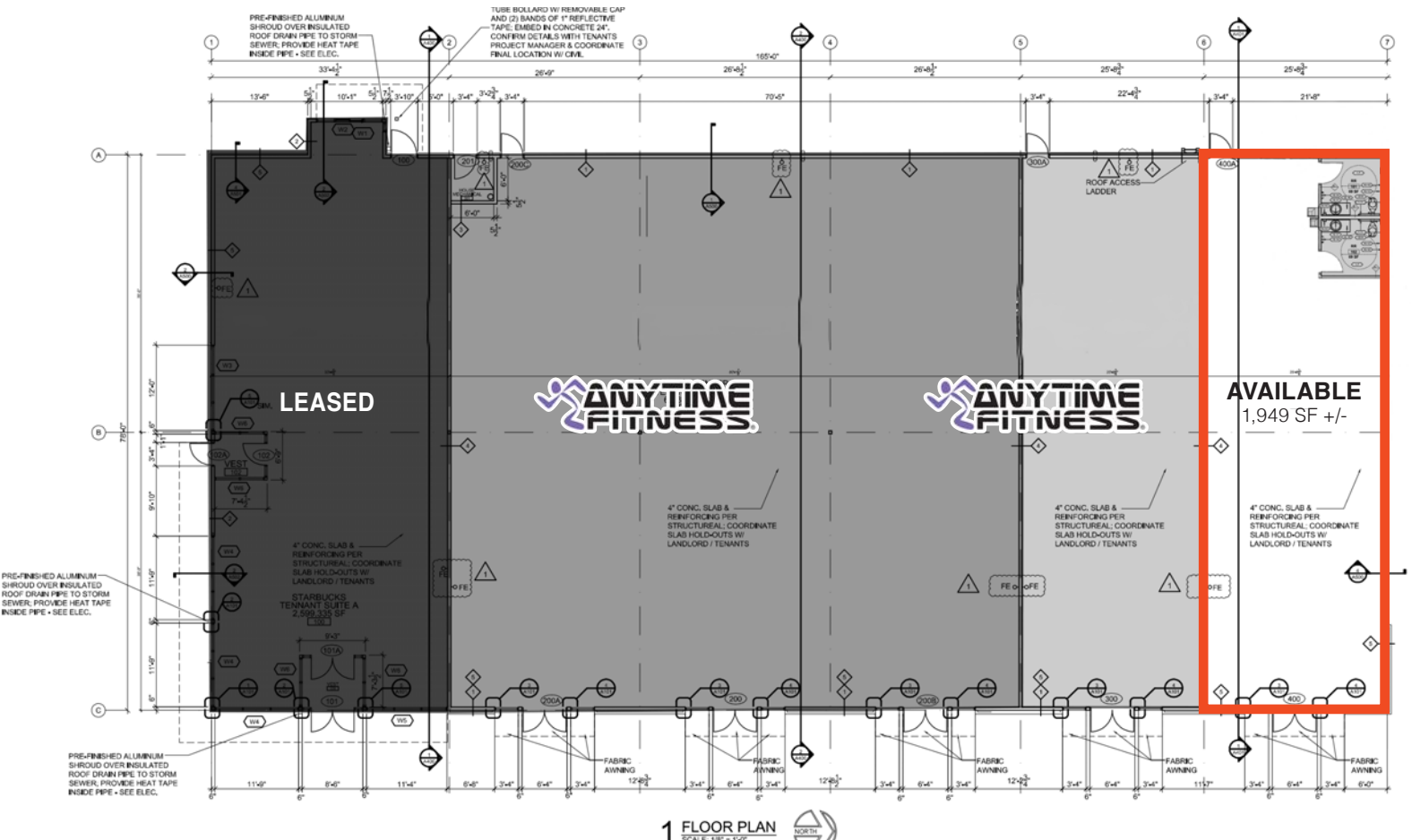
BUILDING COSTS

Concept only; subject to change

Size	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.	TIA
1,949 SF	\$26.00/SF NNN	\$6.75/SF	\$32.75/SF	\$63,829.75	\$5,319.15	\$30.00/SF

FLOOR PLAN

Concept only; subject to change



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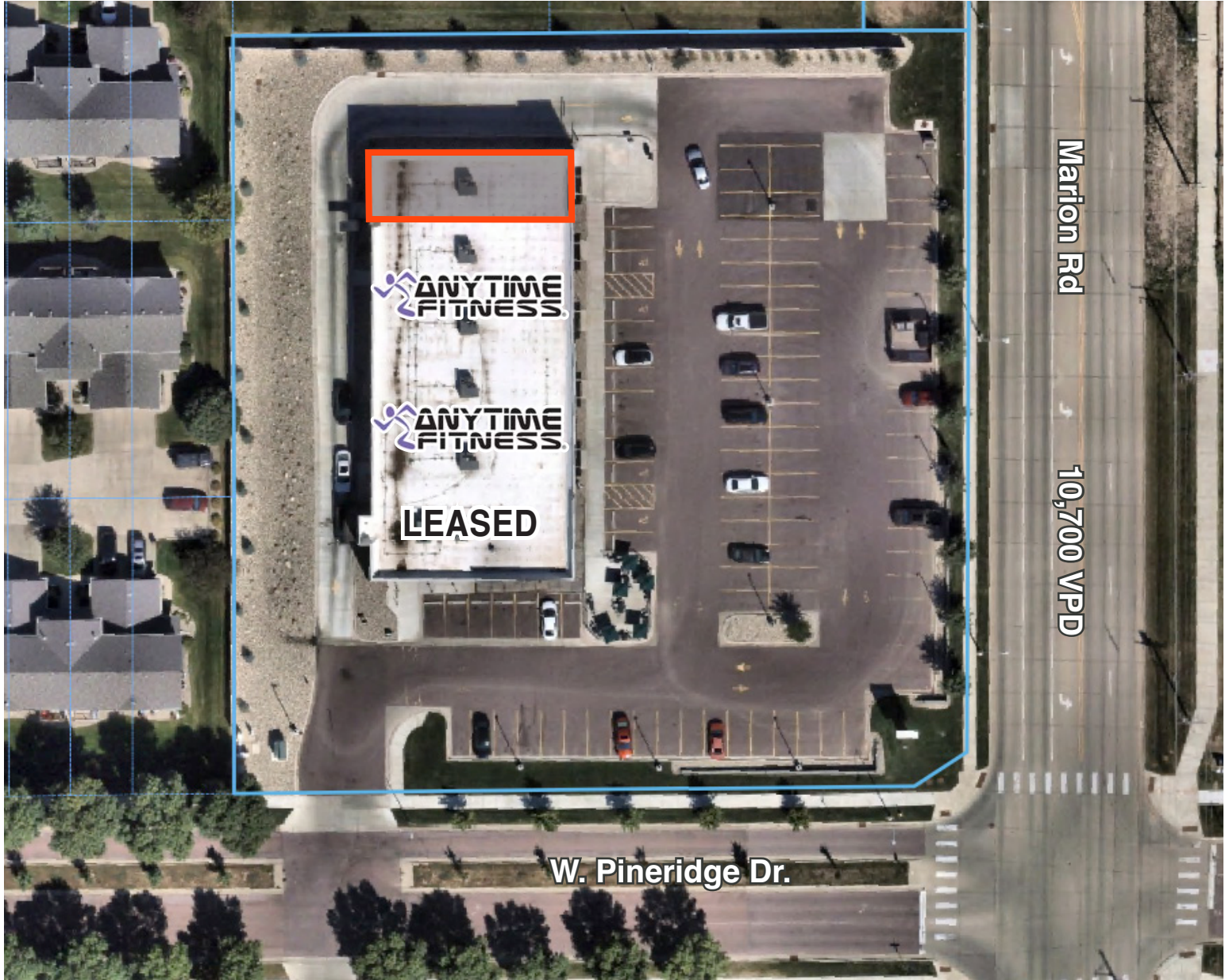
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AERIAL

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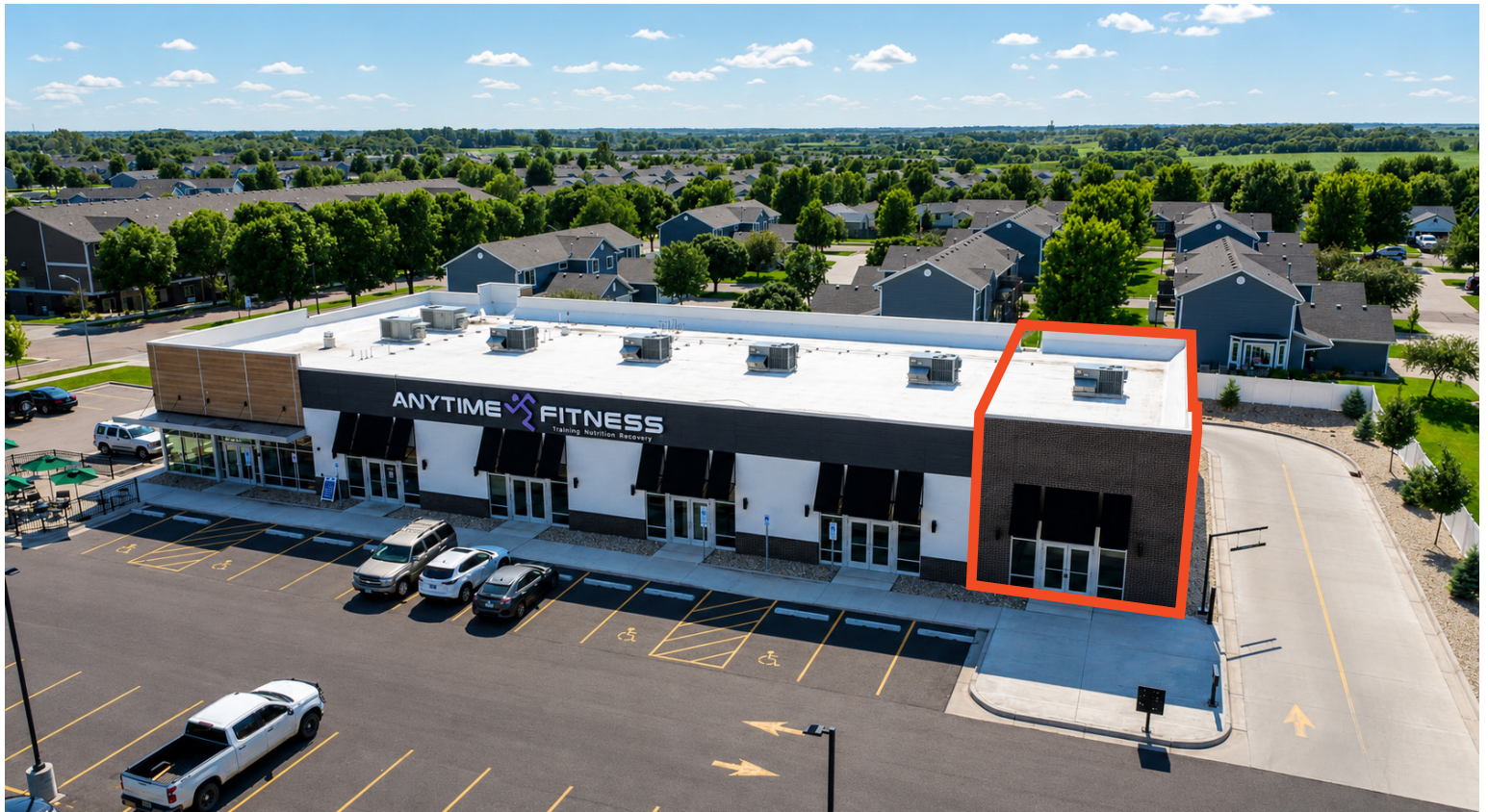
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PHOTOS

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AREA NEIGHBORS



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PARCEL



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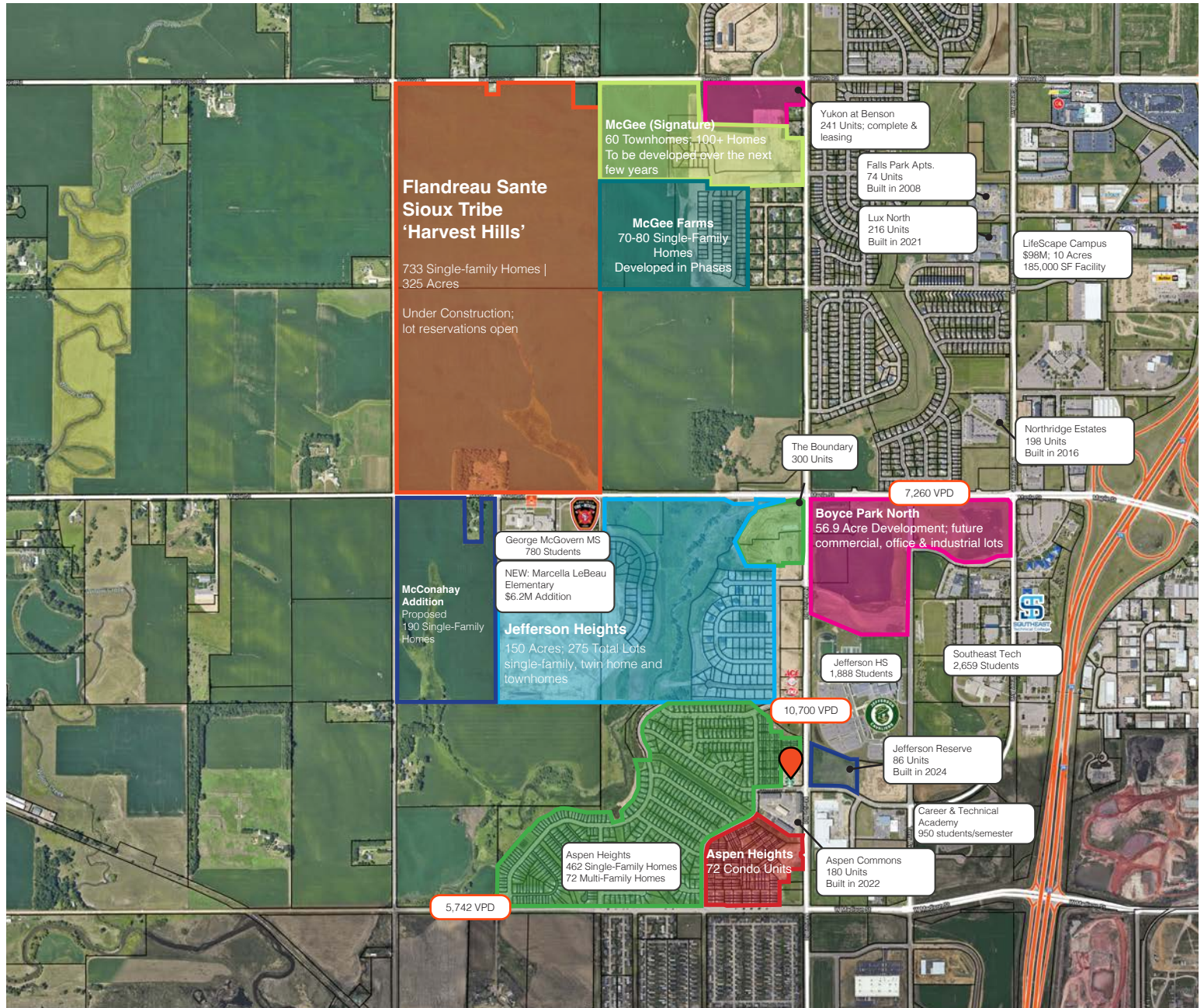
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AREA DEVELOPMENT

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AREA MAP

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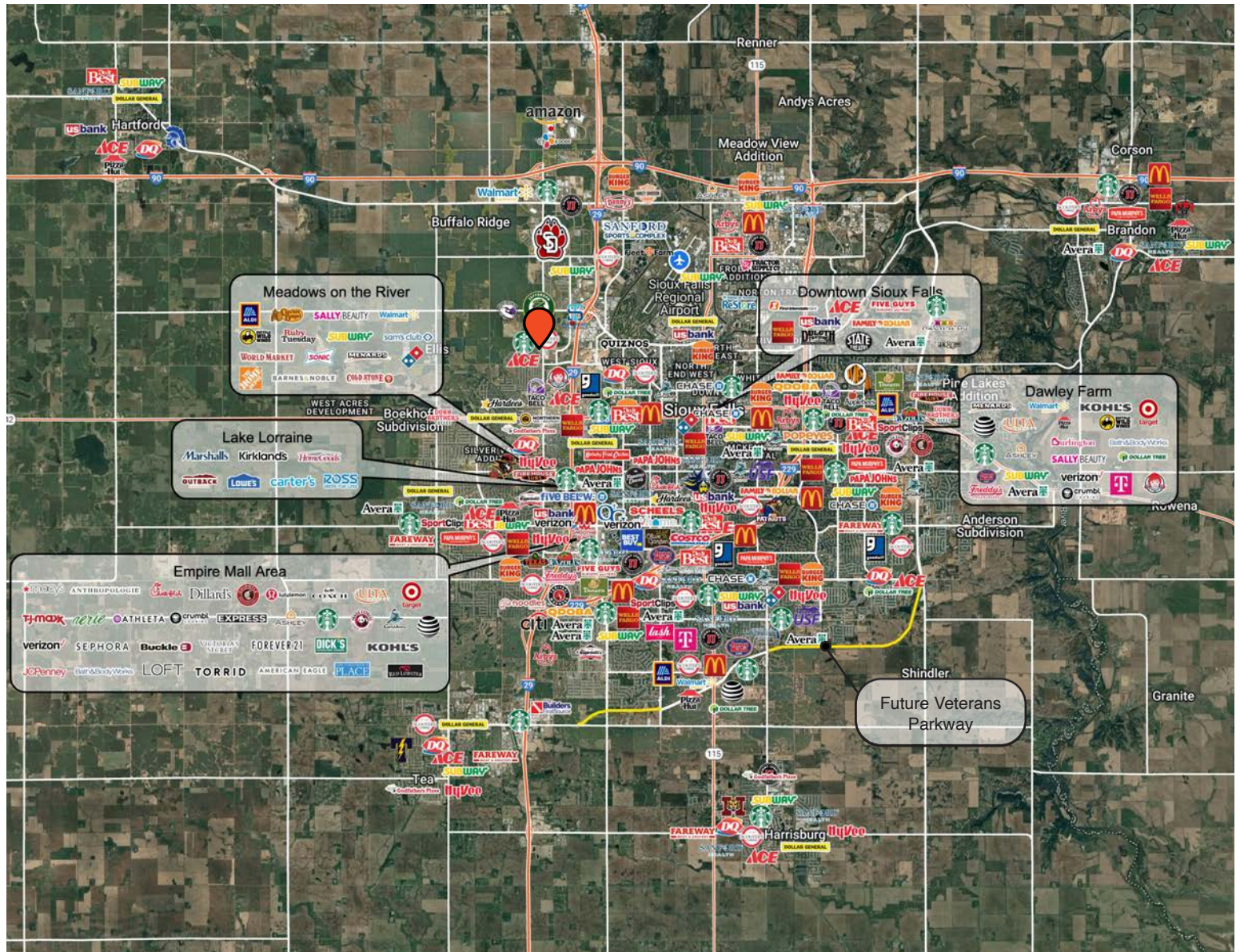
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CITY MAP



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SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2025	224,676*	314,596
2030	235,786	341,444

*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)



#6 Best City for Young Couples
(StorageCafe 2026)



Top 25 Safest Cities in America
(WalletHub 2025)



#1 Corporate Site Selection Per Capita (Tier 2 Metros)
(Site Selection 2025)

2.3%

Sioux Falls MSA Unemployment Rate
(December 2025)



No Corporate Income Tax



#7 Best Run Cities in America
(WalletHub 2025)

TOP EMPLOYERS



10,929



8,200



3,627



3,239



2,390



1,600

SUMMARY PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	2,981	35,818	101,821
2020 Total Population	4,358	41,634	114,055
2020 Group Quarters	231	534	4,396
2025 Total Population	4,936	46,322	124,598
2025 Group Quarters	234	541	4,407
2030 Total Population	5,905	49,876	132,987
2024-2029 Annual Rate	3.65%	1.49%	1.31%
2025 Total Daytime Population	5,450	50,558	169,166
Workers	3,145	31,018	116,312
Residents	2,305	19,540	52,854
Household Summary			
2010 Households	1,135	14,986	41,731
2010 Average Household Size	2.46	2.35	2.30
2020 Total Households	1,682	17,344	47,600
2020 Average Household Size	2.45	2.37	2.30
2025 Households	1,971	19,479	52,524
2025 Average Household Size	2.39	2.35	2.29
2030 Households	2,441	21,130	56,447
2030 Average Household Size	2.32	2.33	2.28
2024-2029 Annual Rate	4.37%	1.64%	1.45%
2010 Families	725	8,656	23,309
2010 Average Family Size	2.95	3.00	2.98
2025 Families	1,085	10,704	28,113
2025 Average Family Size	3.28	3.19	3.09
2030 Families	1,310	11,501	29,885
2030 Average Family Size	3.24	3.18	3.09
2024-2029 Annual Rate	3.84%	1.45%	1.23%
2025 Housing Units	2,128	20,832	56,444
Owner Occupied Housing Units	62.6%	52.8%	50.5%
Renter Occupied Housing Units	30.0%	40.7%	42.5%
Vacant Housing Units	7.4%	6.5%	6.9%
2025 Population 25+ by Educational Attainment			
Total	3,099	30,857	84,107
Less than 9th Grade	2.6%	2.5%	2.1%
9th - 12th Grade, No Diploma	6.9%	5.3%	4.4%
High School Graduate	20.7%	20.4%	20.6%
GED/Alternative Credential	6.3%	3.5%	4.5%
Some College, No Degree	22.9%	20.2%	19.8%
Associate Degree	9.0%	14.5%	13.6%
Bachelor's Degree	25.8%	24.6%	25.0%
Graduate/Professional Degree	5.7%	8.9%	10.1%
Median Household Income			
2025	\$67,945	\$70,395	\$68,913
2030	\$75,267	\$78,697	\$76,231
Median Age			
2010	29.6	32.4	32.8
2020	31.7	34.6	35.1
2025	33.5	35.7	36.2
2030	35.4	36.9	37.5
2025 Population by Sex			
Males	2,437	23,476	63,390
Females	2,499	22,846	61,208
2030 Population by Sex			
Males	2,911	25,136	67,295
Females	2,995	24,740	65,692
Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	143	1,682	6,907
Total Employees:	2,831	29,345	111,398