



# MARION ROAD RETAIL

RETAIL FOR LEASE



Marion Rd & Pineridge Dr,  
Sioux Falls, SD 57107



4,008 SF +/-



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

## LOCATION

This retail strip is centrally situated within an area that is quickly developing in the northwest corridor of Sioux Falls. Located minutes from two of the city's newest schools, several major employers, and an abundance of residential development sites (single & multi-family), this site presents a great opportunity to join the area's growth potential.

## DESCRIPTION

- Shell space available for tenant build-out requests
- Patio potential
- 113 parking stalls
- Co-tenant include Starbucks and Anytime Fitness
- Near Jefferson Heights;
- In close proximity to Jefferson High School and George McGovern Middle School, with a combined total of 2,460 students (2023-2024)
- NW Sioux Falls is home to Southeast Technical College, USD - Sioux Falls, USD Discovery Research Campus, and the Career & Technical Academy
- Adjacent to Sanford Sports Complex, a 520-acre destination for sports, recreation, and community engagement that draws 2.7M visits a year
- N Marion Rd draws in an estimated 10,700 VPD

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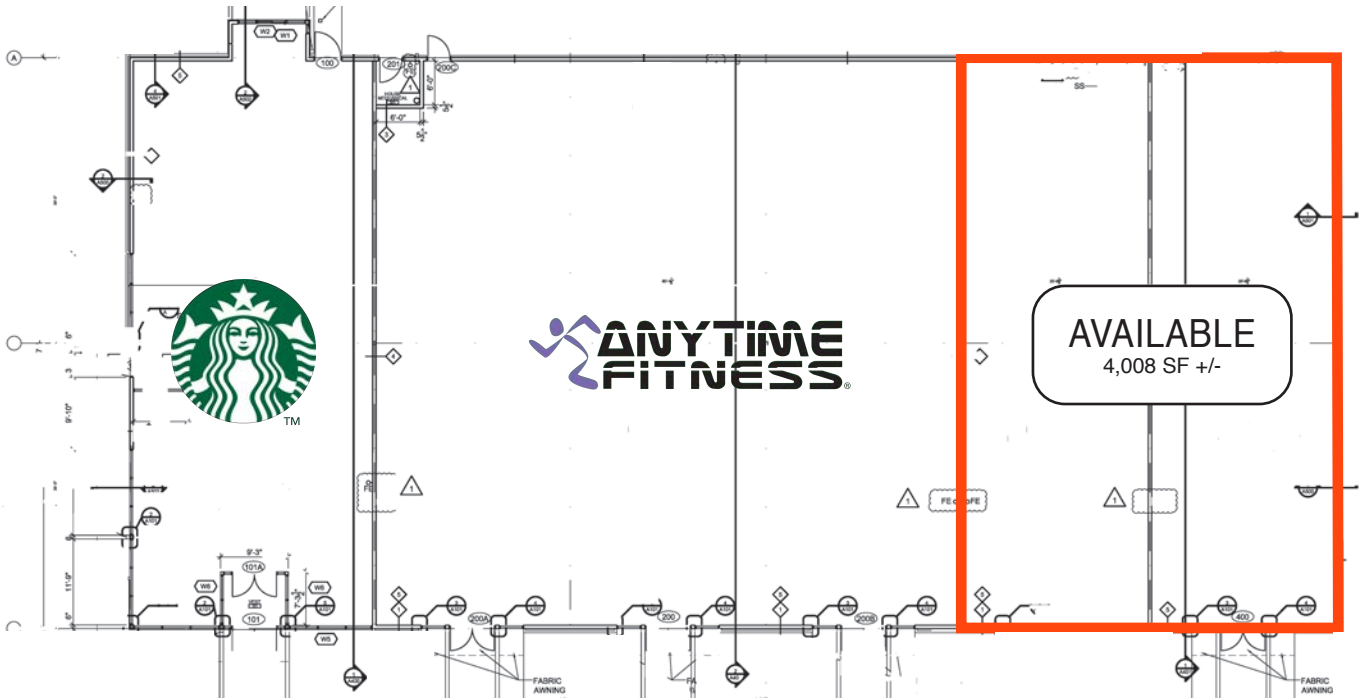
## BUILDING COSTS

Concept only; subject to change

Size	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.	TIA
4,008 SF	\$26.00/SF NNN	\$6.75/SF	\$32.75/SF	\$131,262.00	\$10,938.50	\$30.00/SF

## FLOOR PLAN

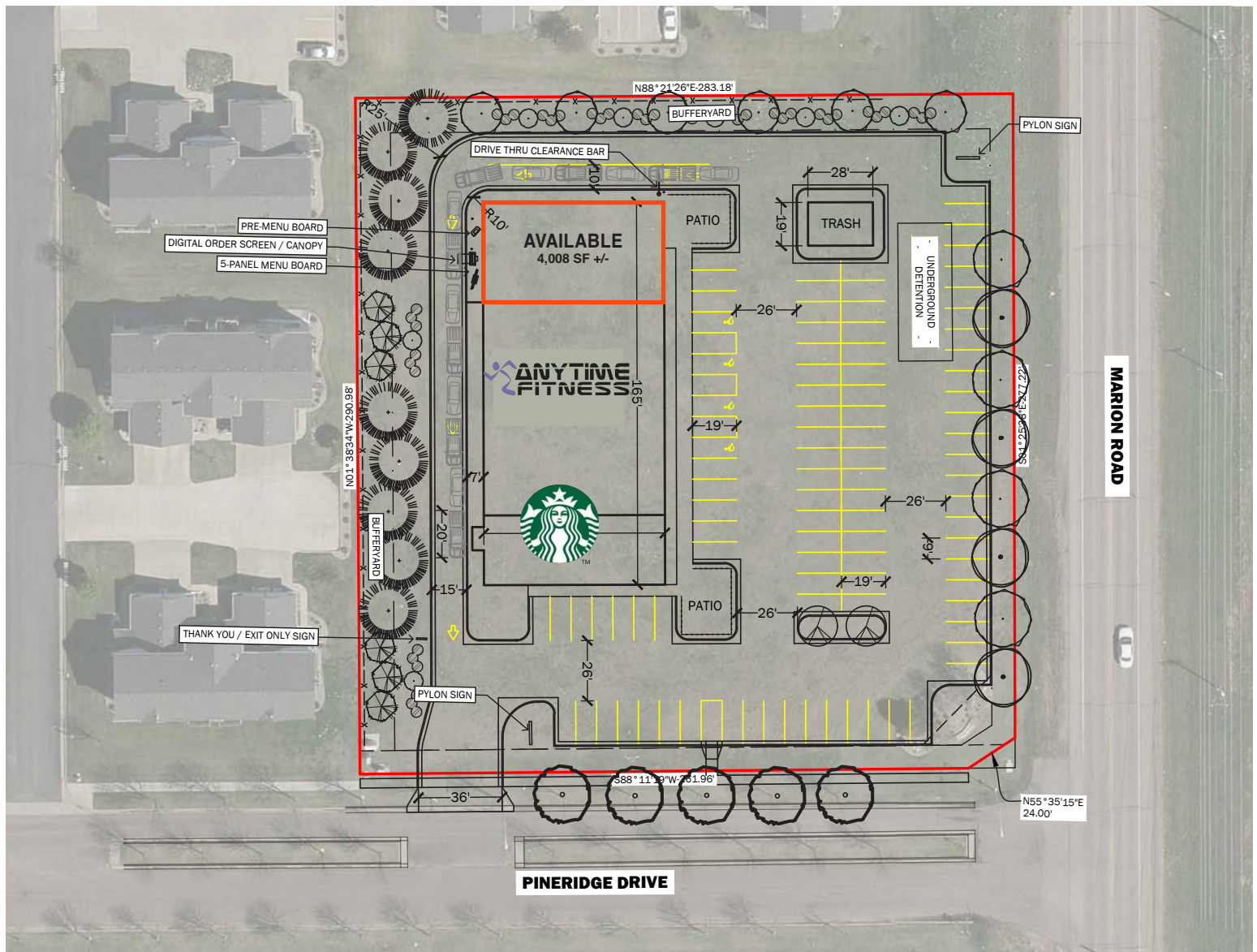
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# SITE PLAN

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## PHOTOS

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## AREA DEVELOPMENT

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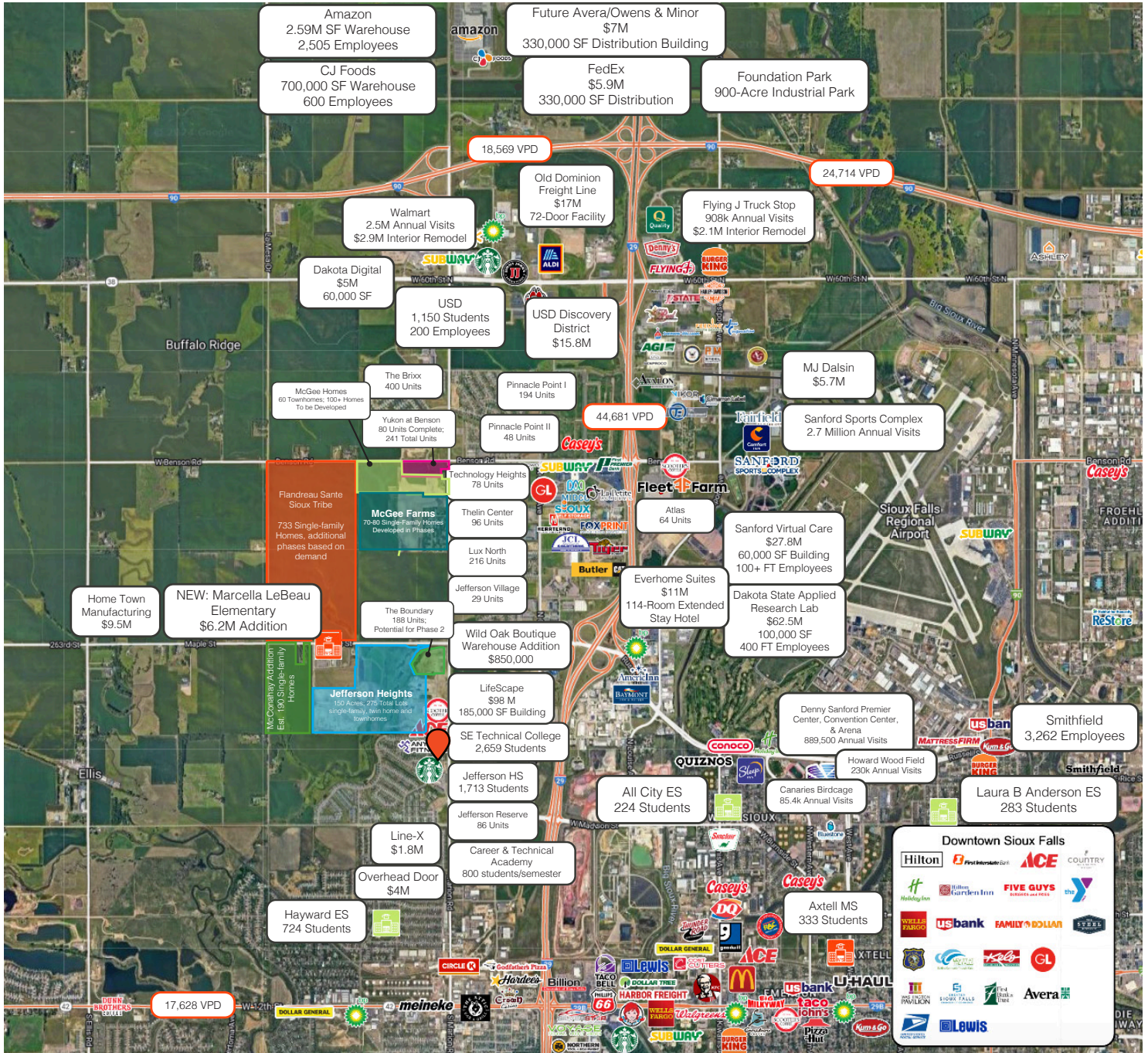
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# NW GROWTH MAP

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## AREA MAP



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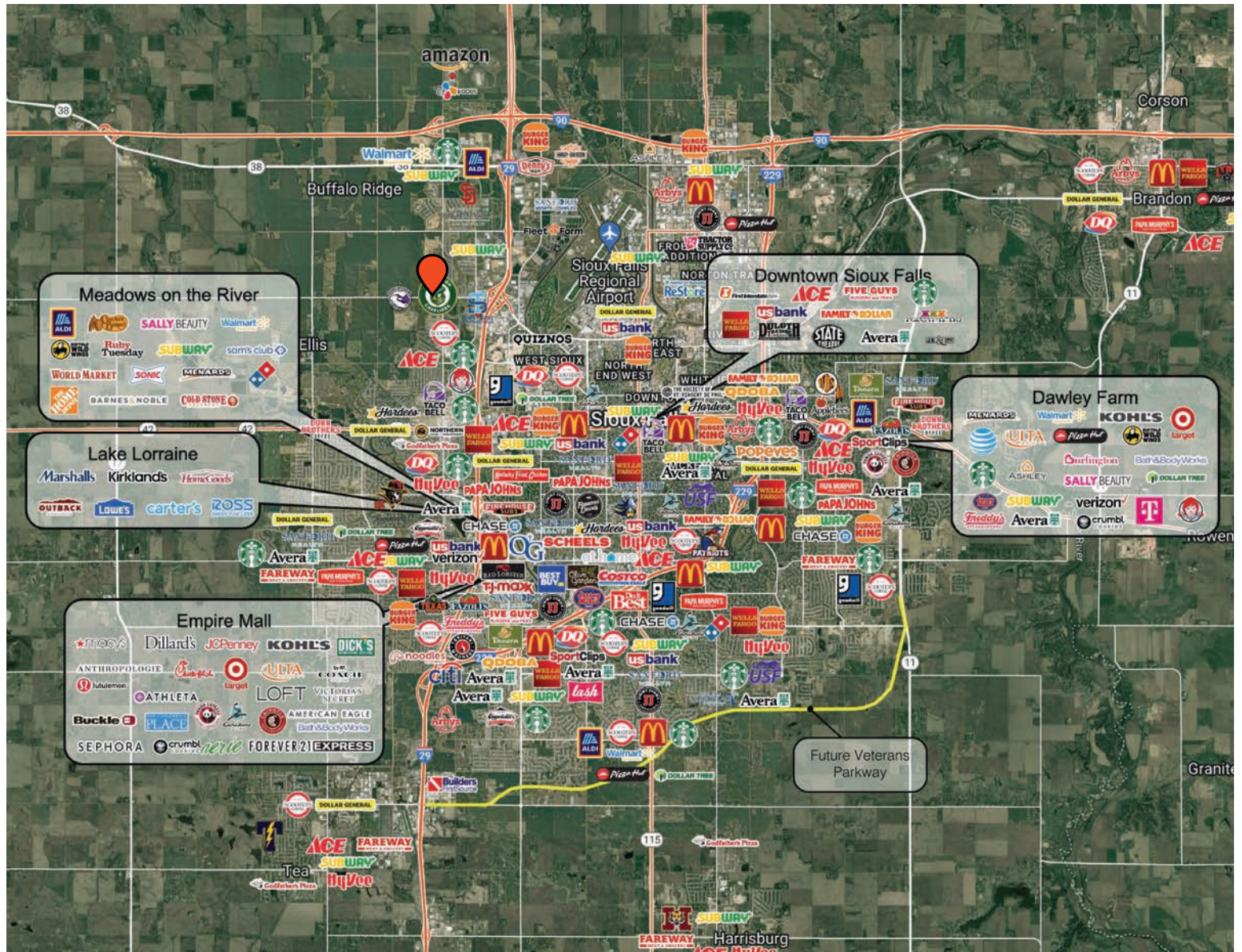


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## CITY MAP



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## RETAIL FOR LEASE





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



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



Best City for Young Professionals  
*(SmartAsset 2023)*

1.4%

Minnehaha Unemployment Rate  
*(September 2024)*



#3 Hottest Job Market  
*(ZipRecruiter 2023)*

2.2M

# of Visitors to Sioux Falls in 2023



Third City in Economic Strength  
*(Policom 2023)*



No Corporate Income Tax



Top Eight Happiest Cities in America  
*(WalletHub 2023)*

TOP EMPLOYERS

SANFORD  
HEALTH

10,750

Avera

8,298



3,688

Smithfield

3,600

HyVee  
EMPLOYEE OWNED

2,939

amazon

2,505



SUMMARY PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	2,450	30,040	96,378
2020 Total Population	3,949	35,429	108,290
2020 Group Quarters	200	429	4,392
2024 Total Population	4,694	38,354	115,868
2024 Group Quarters	200	429	4,392
2029 Total Population	5,623	41,994	123,882
2023-2028 Annual Rate	3.68%	1.83%	1.35%
2024 Total Daytime Population	4,936	41,908	160,222
Workers	2,870	25,729	111,277
Residents	2,066	16,179	48,945
Household Summary			
2010 Households	923	12,593	39,491
2010 Average Household Size	2.45	2.35	2.29
2020 Total Households	1,569	14,856	45,226
2020 Average Household Size	2.39	2.36	2.30
2024 Households	1,907	16,129	48,591
2024 Average Household Size	2.36	2.35	2.29
2029 Households	2,335	17,792	52,214
2029 Average Household Size	2.32	2.34	2.29
2023-2028 Annual Rate	4.13%	1.98%	1.45%
2010 Families	579	7,256	21,784
2010 Average Family Size	2.94	2.99	2.98
2024 Families	1,012	8,748	25,567
2024 Average Family Size	3.28	3.22	3.12
2029 Families	1,213	9,528	27,153
2029 Average Family Size	3.26	3.22	3.12
2023-2028 Annual Rate	3.69%	1.72%	1.21%
2024 Housing Units	2,288	17,627	52,564
Owner Occupied Housing Units	51.2%	51.4%	49.5%
Renter Occupied Housing Units	32.2%	40.1%	42.9%
Vacant Housing Units	16.7%	8.5%	7.6%
Median Household Income			
2024	\$65,873	\$66,702	\$66,044
2029	\$76,880	\$77,090	\$75,458
Median Age			
2010	28.6	31.8	32.9
2020	30.9	34.2	35.1
2024	31.7	34.5	35.5
2029	33.6	35.9	36.9
2024 Population by Sex			
Males	2,336	19,560	59,224
Females	2,358	18,794	56,644
2029 Population by Sex			
Males	2,789	21,169	62,729
Females	2,834	20,825	61,154
Data for all businesses in area			
	1 mile	3 miles	5 miles
Total Businesses:	131	1,498	6,749
Total Employees:	2,588	25,033	113,514

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