

*Office + Retail Space*  
for lease

AVAILABLE  
FOR LEASE  
RAQUEL BLOUNT  
605.728.5092  
LLOYD



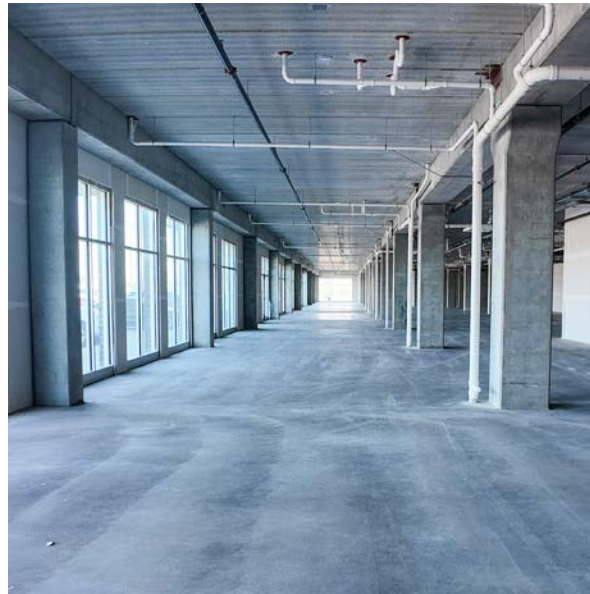
5501 E 18th St | Sioux Falls, SD



# The Property

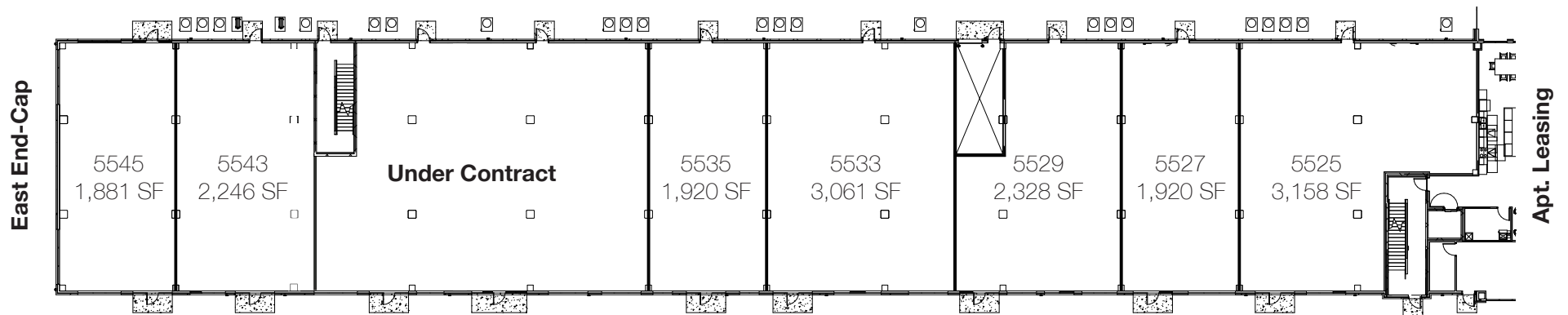
The Carlton at Dawley Farm is a brand-new, upscale east side community designed for modern business. This mixed-use property blends contemporary design with function, offering **retail and office shell space** ready for customization. Tenants at The Carlton include Rerooted Wellness, Huff Construction, a co-working counseling space, and more. The Carlton is positioned within a vibrant and expanding development, Dawley Farm Village, a 300-acre retail and residential destination that brings together shopping, dining, and entertainment.

With over 40 established retailers and a population of 8,720 within just one mile, this growing hub is surrounded by multi-family and single-family developments. Businesses at The Carlton also benefit from on-site amenities including a rooftop patio, indoor pool, hot tub, underground parking, and more, creating a dynamic environment that supports both employees and customers.

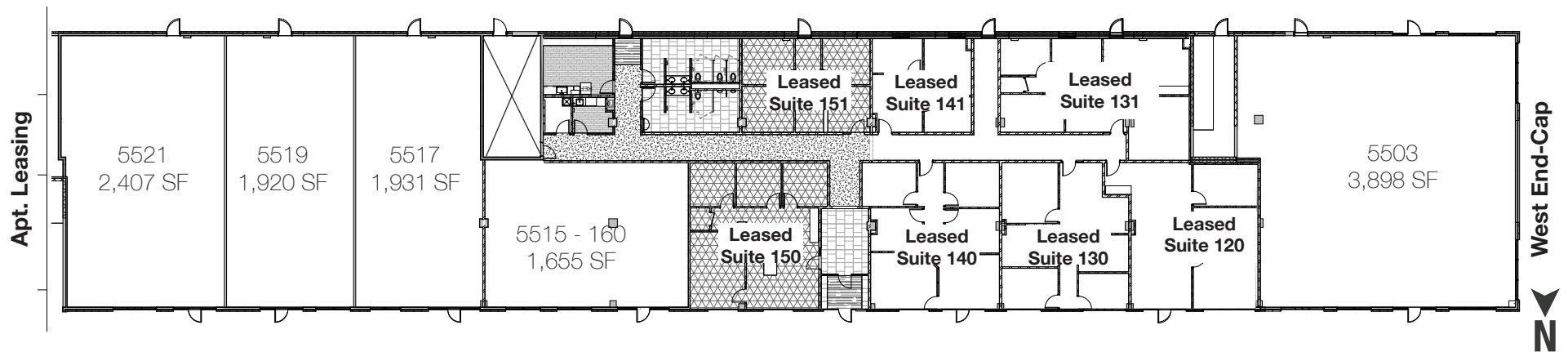


# Building Floor Plan

East Wing



West Wing



# Building Costs

Address - Unit	Condition	SF (Approximately)	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.	TIA
5503	Shell Space	3,898 SF	\$20.00/SF NNN	\$6.00/SF	\$26.00/SF	\$101,348.00	\$8,445.67	\$40/SF
5515 - 160	Shell Space	1,655 SF	\$20.00/SF NNN	\$6.00/SF	\$26.00/SF	\$43,030.00	\$3,585.83	\$40/SF
5517	Shell Space	1,931 SF	\$20.00/SF NNN	\$6.00/SF	\$26.00/SF	\$50,206.00	\$4,183.83	\$40/SF
5519	Shell Space	1,920 SF	\$20.00/SF NNN	\$6.00/SF	\$26.00/SF	\$49,920.00	\$4,160.00	\$40/SF
5521	Shell Space	2,407 SF	\$20.00/SF NNN	\$6.00/SF	\$26.00/SF	\$62,582.00	\$5,215.17	\$40/SF
5525	Shell Space	3,158 SF	\$20.00/SF NNN	\$6.00/SF	\$26.00/SF	\$82,108.00	\$6,842.33	\$40/SF
5527	Shell Space	1,920 SF	\$20.00/SF NNN	\$6.00/SF	\$26.00/SF	\$49,920.00	\$4,160.00	\$40/SF
5529	Shell Space	2,328 SF	\$20.00/SF NNN	\$6.00/SF	\$26.00/SF	\$60,528.00	\$5,044.00	\$40/SF
5533	Shell Space	3,061 SF	\$20.00/SF NNN	\$6.00/SF	\$26.00/SF	\$79,586.00	\$6,632.17	\$40/SF
5535	Shell Space	1,920 SF	\$20.00/SF NNN	\$6.00/SF	\$26.00/SF	\$49,920.00	\$4,160.00	\$40/SF
5543	Shell Space	2,246 SF	\$20.00/SF NNN	\$6.00/SF	\$26.00/SF	\$58,396.00	\$4,866.33	\$40/SF
5545	Shell Space	1,881 SF	\$20.00/SF NNN	\$6.00/SF	\$26.00/SF	\$48,906.00	\$4,075.50	\$40/SF
5525 - 5535	Shell Space	1,920 - 12,387 SF	\$20.00/SF NNN	\$6.00/SF	\$26.00/SF	-	-	\$40/SF

## Details:

- Shell spaces ready for tenant build-outs; flexible sizing
- Shell Space Signage: monument, window, and building available
- All signage must be approved by the landlord

# Utilities & NNN Est.

\*These numbers are based on estimates and are not guaranteed.

## 2025 Estimated NNN Information Shell Space

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reim-bursed by Tenant	\$2.50
Property Insurance	Paid by LL, Reim-bursed by Tenant	\$0.25
Common Area Maintenance	Paid by LL, Reim-bursed by Tenant	\$3.25
<b>Total</b>	-	<b>\$6.00</b>
CAM includes the following utilities: Gas, Water & Sewer, Trash, and Common Area Utilities		

## Utility Information - Shell Space

Utility	Paid By	Provider	Part of CAM	Separately Metered	Notes
Gas	Lines to Building (Currently all Electric)	MidAmerican Energy	Yes	No	Based on Tenant's Space Size as a pro-rata share of the entire bldg. Only available for specific uses approved by LL that require gas.
Electricity	Paid by Tenant directly to Provider	Sioux Valley Energy	No	Yes	Based on Tenant's actual usage
Water & Sewer	Paid by LL, Reimbursed by Tenant	Sioux Falls Utilities	Yes	No	Based on Tenant's Space Size as a pro-rata share of the entire bldg. for general office users. A submeter may be required for specific uses that require high water usage, as determined by the LL.
Trash	Paid by LL, Reimbursed by Tenant	Novak	Yes	No	Based on Tenant's Space Size as a pro-rata share of the entire bldg.
Common Area Utilities	Paid by LL, Reimbursed by Tenant	Providers listed above (SFU and Sioux Valley)	Yes	N/A	Based on Tenant's Space Size as a pro-rata share of the entire bldg.
Phone/Cable/Internet	Paid by Tenant directly to provider	Tenant can select their preferred provider	No	N/A	N/A

# More about Dawley Farm Village



With shops ranging in apparel, health & beauty, home, and more, Dawley Farm Village is the perfect place to run day-to-day errands and the next shopping spree destination for all. Retailers include:

- AT&T
- Ashley Furniture Homestore
- Bath & Body Works
- Budget Blinds
- Buff City Soap
- Burlington
- CATO
- Cooks & Bakers
- Dollar Tree
- Famous Footwear
- GameStop
- GNC
- Kay Jewelers
- Kidtopia
- Kohl's
- Maurices
- PetSmart
- Sally Beauty
- Sherwin Williams
- Target
- T-Mobile
- The UPS Store
- Ulta
- Verizon
- Walmart

Satisfying the whole group's cravings with the many styles and options of cuisine. Restaurants include:

- Buffalo Wild Wings
- Caribou Coffee
- Cellar 54
- Cherry Berry
- Coffea Roasterie
- Crumbl Cookies
- Culver's
- Freddy's
- Jersey Mike's
- La Cantina
- Nektar Juice Bar
- Panda Express
- Panera Bread
- Pizza Hut
- Starbucks (2)
- Subway
- Wendy's

Nearby residents and visitors enjoy the convenience of having a variety of dining and entertainment choices. Long & short-term living include:

- Active Generations Senior Living
- Carlton at Dawley Farm
- Dublin Square Townhomes
- Glo by Best Western
- Hillview Apartments
- Red Oak Senior Apartments
- Trinity Point at Dawley Farm
- The Current Apartments & Single-Family Homes
- Foss Flats

Services/Other:

- A Perfect 10 Nail & Beauty Bar
- Avera
- Blue Tide Car Wash
- Burn Bootcamp
- Century Theaters
- Capital Card Services
- Casey's
- DGR
- Envy Nails & Spa
- Eyesite
- Family Vision
- First Bank & Trust
- Gents Grooming
- Massage Envy
- Midco
- Modern Dental
- V Nails
- Voyage Federal Credit Union
- Waxing the City



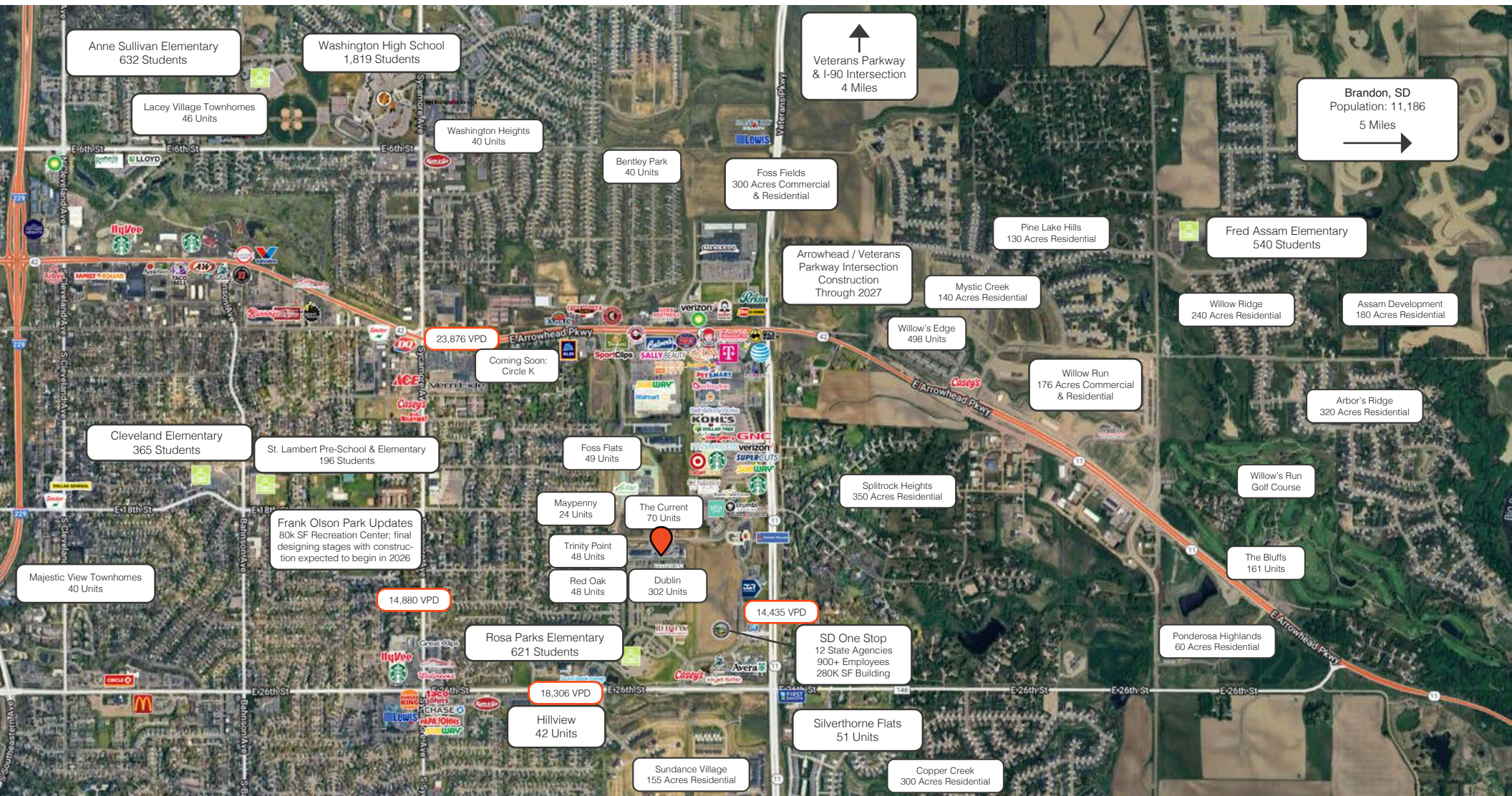
# Site Maps



\* Source: Visit & Traffic Count Data sourced by Placer.ai.



# Area Maps





# Area Neighbors





# Area Neighbors





# Dawley Farm Fast Facts and Demographics

**7.4M**  
visits in the past  
12 months

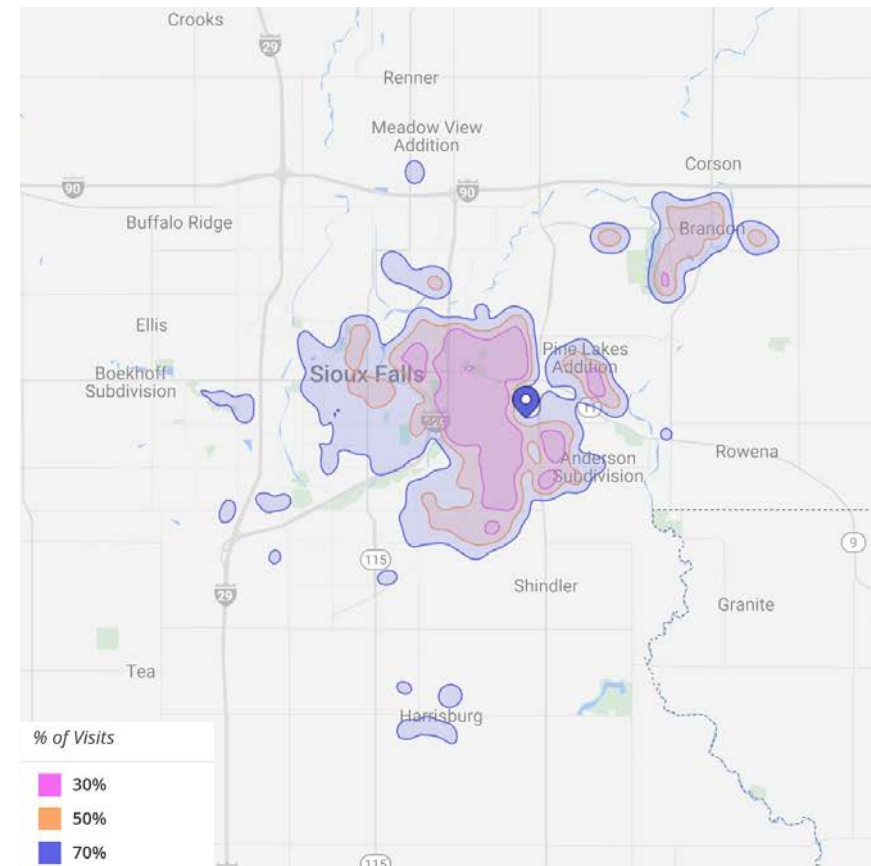
**621.1K**  
visitors in the past  
12 months

**44,654**  
residents within  
3-miles

**35.5**  
median age within  
1-mile

**\$269,444**  
median home value  
within 1-mile

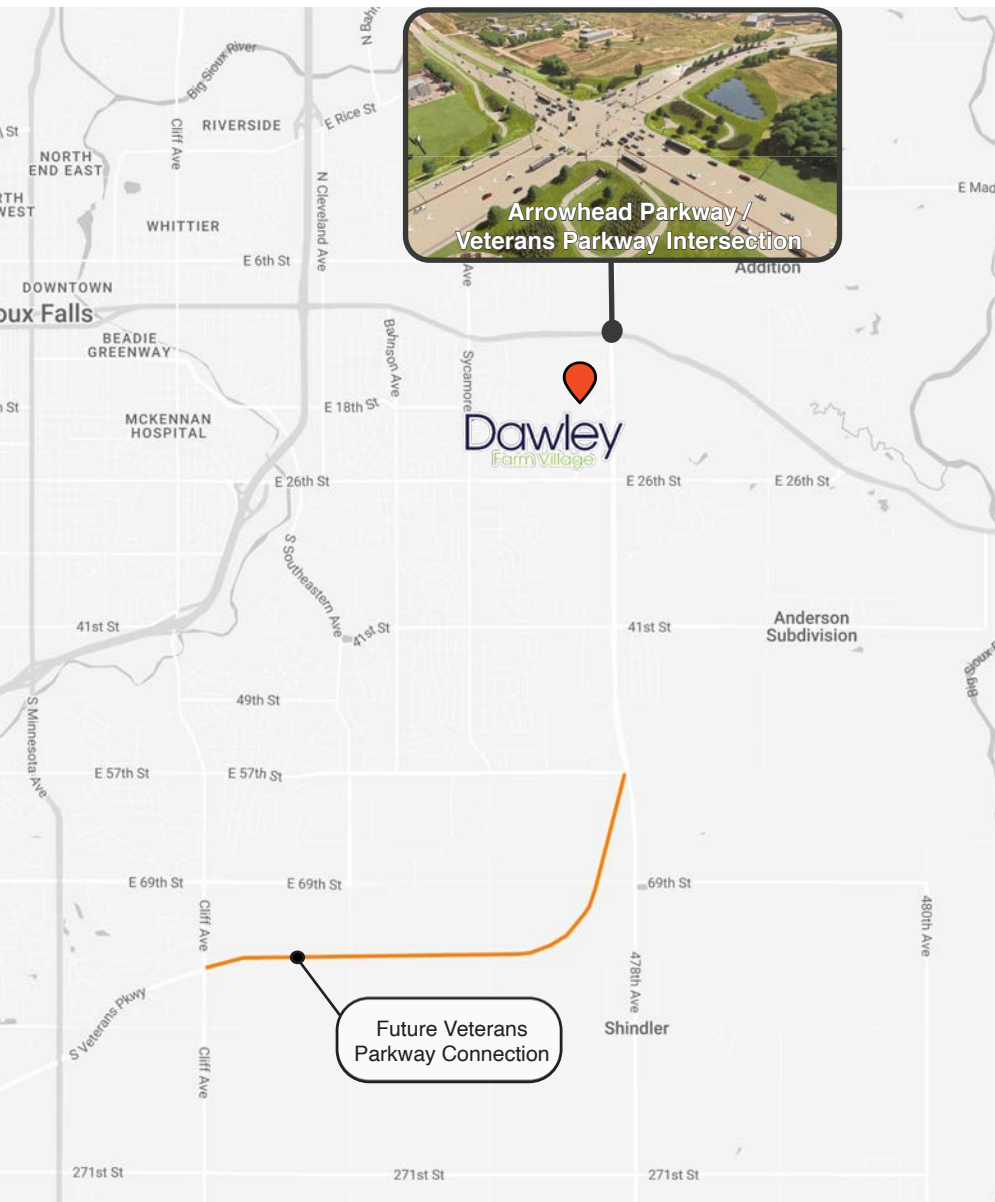
**40+**  
retailers



\* Source: Placer.ai. Shoppes at Dawley Farm / S Highline Pl, Sioux Falls, SD | Jan 1, 2024 - Dec 31, 2024 | Vol: 30%, 50%, 70%

	1-mile	3-mile	5-mile	MSA
Population	10,414	66,998	129,129	314,596
Daytime Population	8,888	52,921	141,935	341,444
Median Household Income	\$84,887	\$83,510	\$75,849	\$83,123

# Ease of Access & Transportation Upgrades



## Arrowhead & Veterans Parkway Intersection

### South Dakota's Largest Intersection

Featuring 10 lanes on one roadway, 9 lanes on the other. Plus, three pedestrian underpasses for enhanced walkability and safety

### \$39.2M Investment

Extensive improvements, including underground utilities, grading, retaining walls, concrete paving, street lighting, traffic signals, and a landscaped median

### Improved Accessibility

Designed to reduce congestion and improve traffic flow, directly benefiting business and residents. Completion expected by Spring 2027.



## Future Veterans Parkway Connection

### 8.5 Mile Expansion

Enhances connectivity between I-29 and I-90, streamlining travel to and from Dawley Farm Village. Construction began in 2023 and is expected to be complete in 2026.

### \$210M Investment

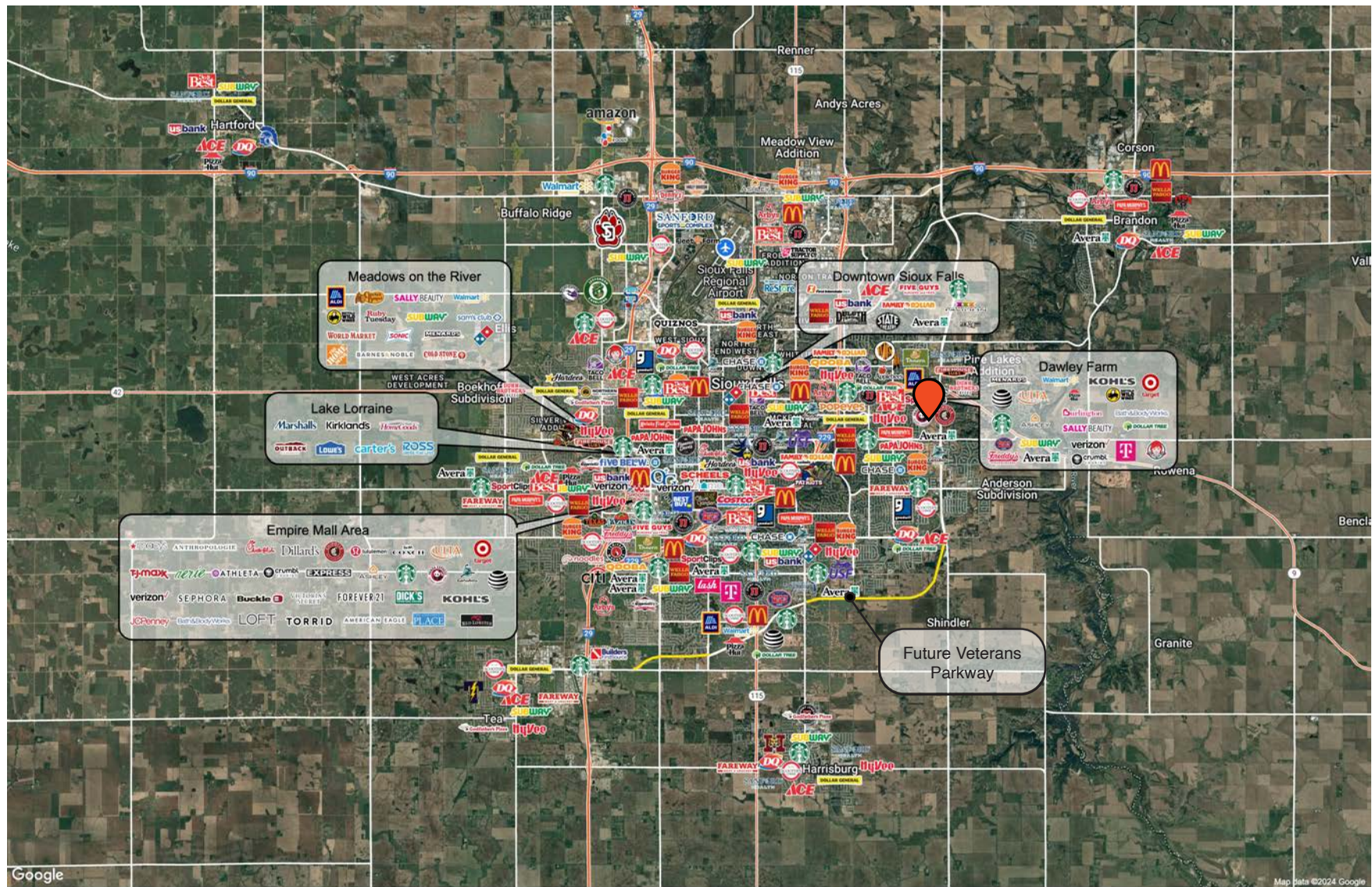
6 lane expansion (3 lanes each direction) designed to mirror I-229. Supports long-term transportation demands through 2050.

### Improved Safety & Accessibility

Provides safer crossings, pedestrian access, and a bike-friendly design, supporting eastside growth with users in mind.



# Sioux Falls Maps



# Demographics

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.

## POPULATION PROJECTION

Year	Sioux Falls	MSA
2025	219,588*	314,596
2030	235,786	341,319

\*Source: The City of Sioux Falls

## 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**

10,929

**Avera**

8,200



3,627

**Smithfield**

3,239

**HyVee**  
EMPLOYEE OWNED

2,390

**amazon**

1,600



For Lease

# Office Space

5501 E 18th St | Sioux Falls



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