Office + Retail Space

for lease



the carlton AT DAWLEY

LLOYD

5501 E 18th St | Sioux Falls, SD

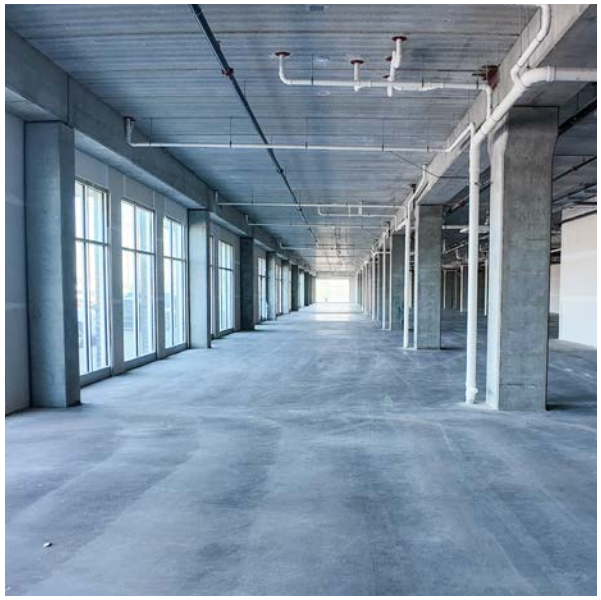
The Property

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.





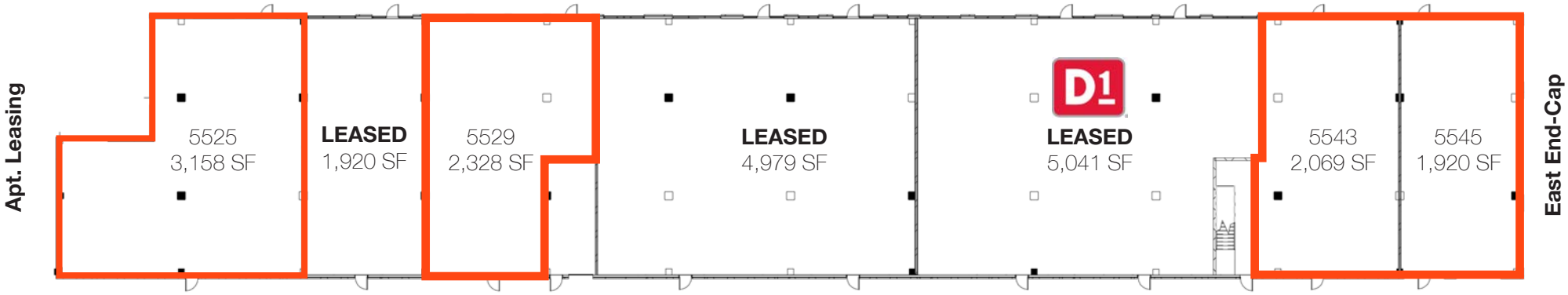




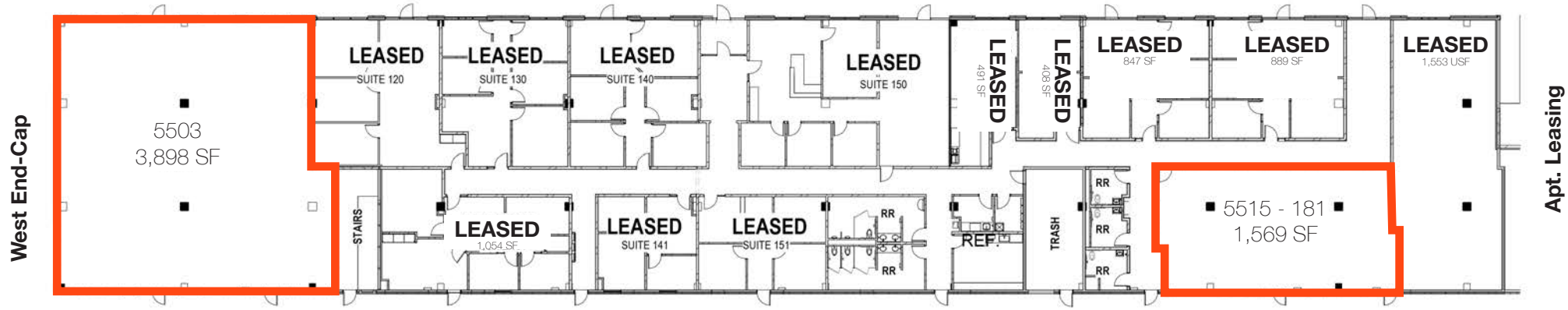
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Building Floor Plan

East Wing



West Wing



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Shell Space Building Costs

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

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	$17.00/SF NNN	$6.80/SF	$23.80/SF	$92,772.40	$7,731.03	$40/SF
5515 - 181	Shell Space	1,569 SF	$17.00/SF NNN	$6.80/SF	$23.80/SF	$37,342.20	$3,111.85	$40/SF
5525	Shell Space	3,158 SF	$17.00/SF NNN	$6.80/SF	$23.80/SF	$75,160.40	$6,263.37	$40/SF
5529	Shell Space	2,328 SF	$17.00/SF NNN	$6.80/SF	$23.80/SF	$55,406.40	$4,617.20	$40/SF
5543	Shell Space	2,069 SF	$17.00/SF NNN	$6.80/SF	$23.80/SF	$49,242.20	$4,103.52	$40/SF
5545	Shell Space	1,920 SF	$17.00/SF NNN	$6.80/SF	$23.80/SF	$45,696.00	$3,808.00	$40/SF

Utilities & NNN Est.

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

NNN	Paid By:	Cost ($/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	$2.50
Property Insurance	Paid by LL, Reimbursed by Tenant	$0.25
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	$4.05
Total	-	**$6.80**

CAM includes the following utilities: Gas, Water & Sewer, Trash, and Common Area Utilities

Utility Information

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

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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
- 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
- Over Easy
- Panda Express
- Panera Bread
- Pizza Hut
- Starbucks (2)
- Subway
- Wendy's



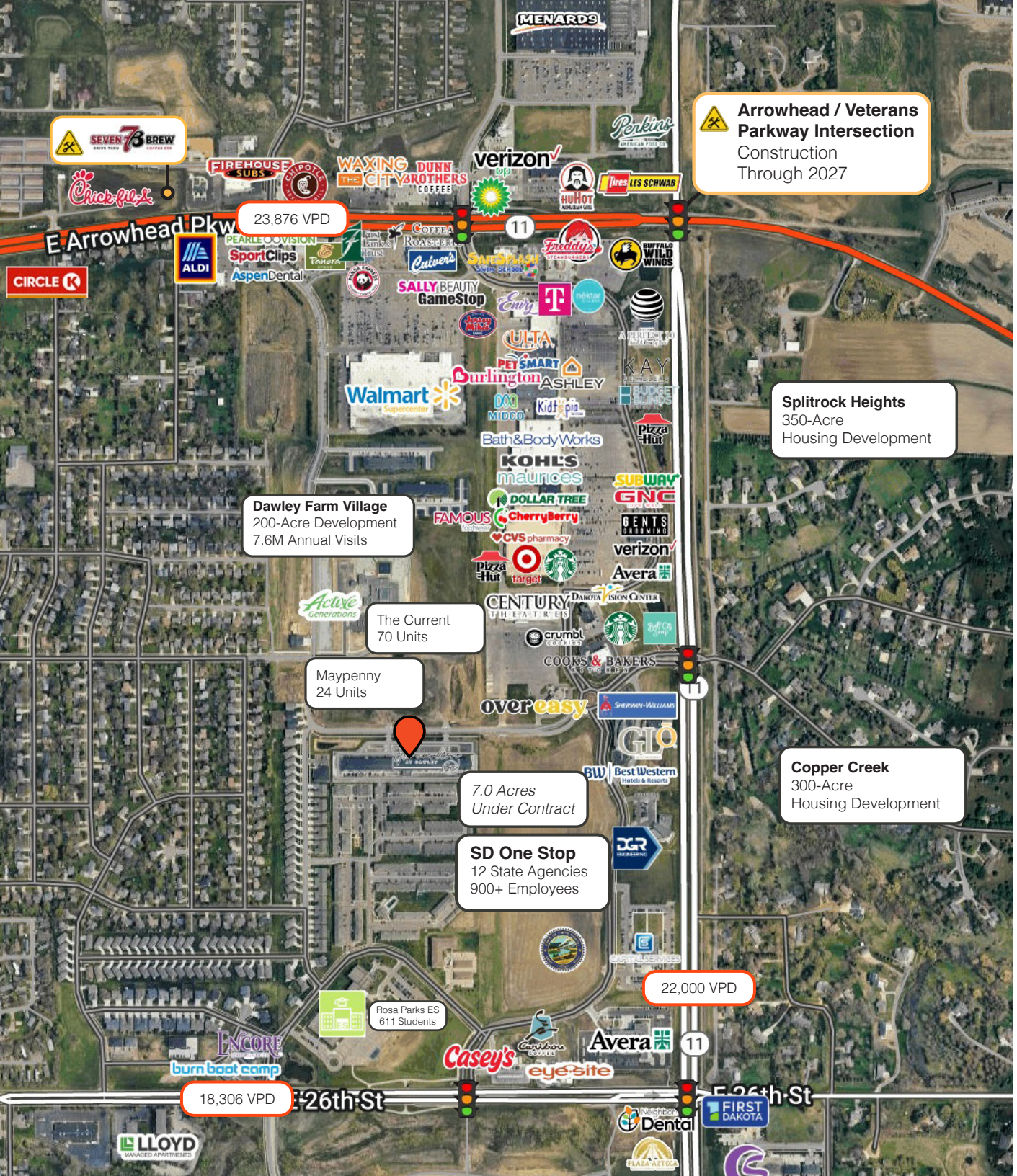
Nearby residents and visitors enjoy the convenience of having a variety of dining and entertainment choices. Long & short-term living include:

- 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:

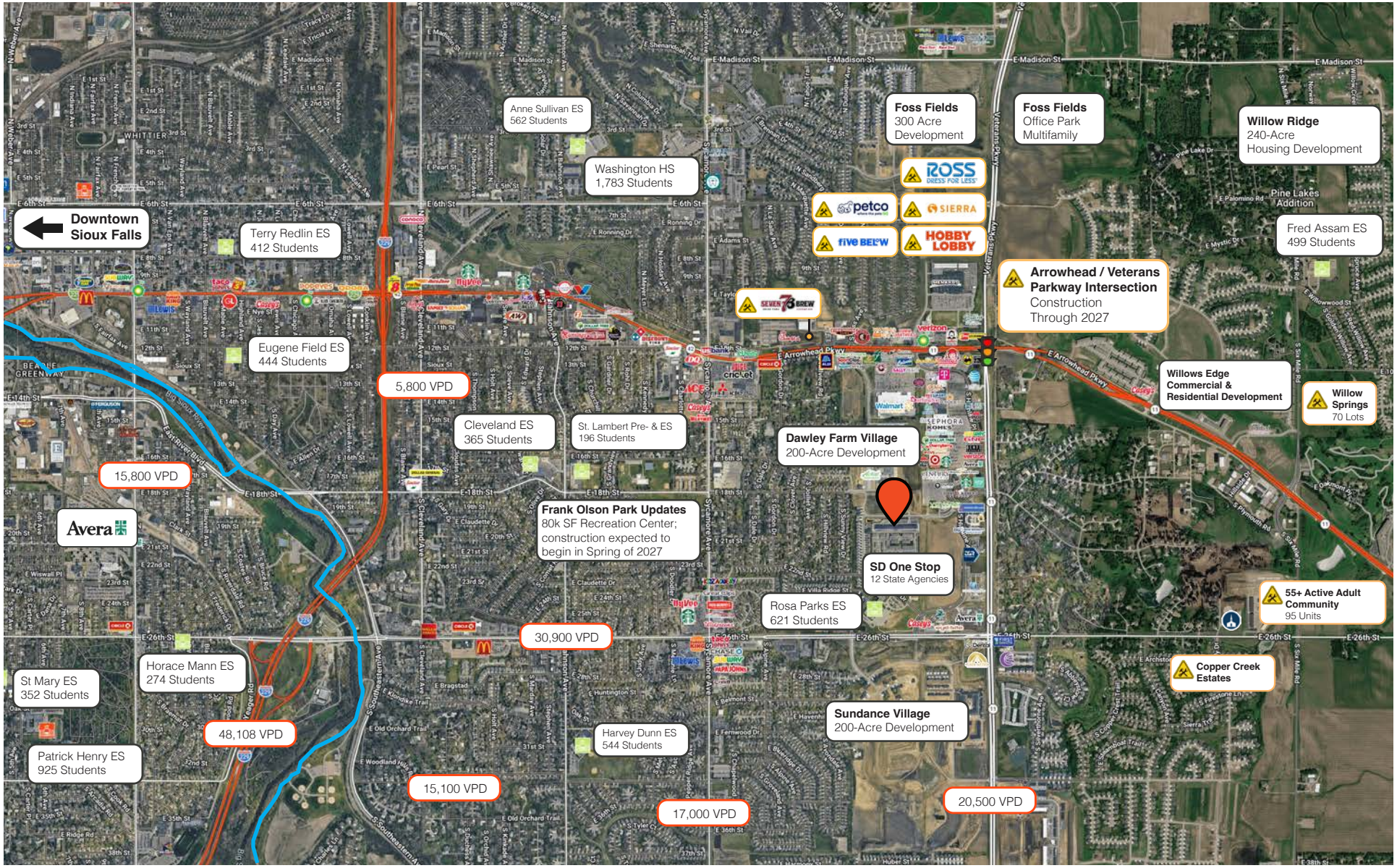
- A Perfect 10 Nail & Beauty Bar
- Avera
- Blue Tide Car Wash
- Burn Bootcamp
- Century Theaters
- Capital Card Services
- Casey's
- DGR
- Envy Nails & Spa
- Eyesite
- Family Vision
- First Bank & Trust
- Gents Grooming
- Massage Envy
- Midco
- Modern Dental
- V Nails
- Voyage Federal Credit Union
-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

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Dawley Farm Village | LLOYD

Area Maps



= recreational bike trail

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Area Neighbors



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Area Neighbors



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Dawley Farm Fast Facts and Demographics

8.0M
visits in the past 12 months

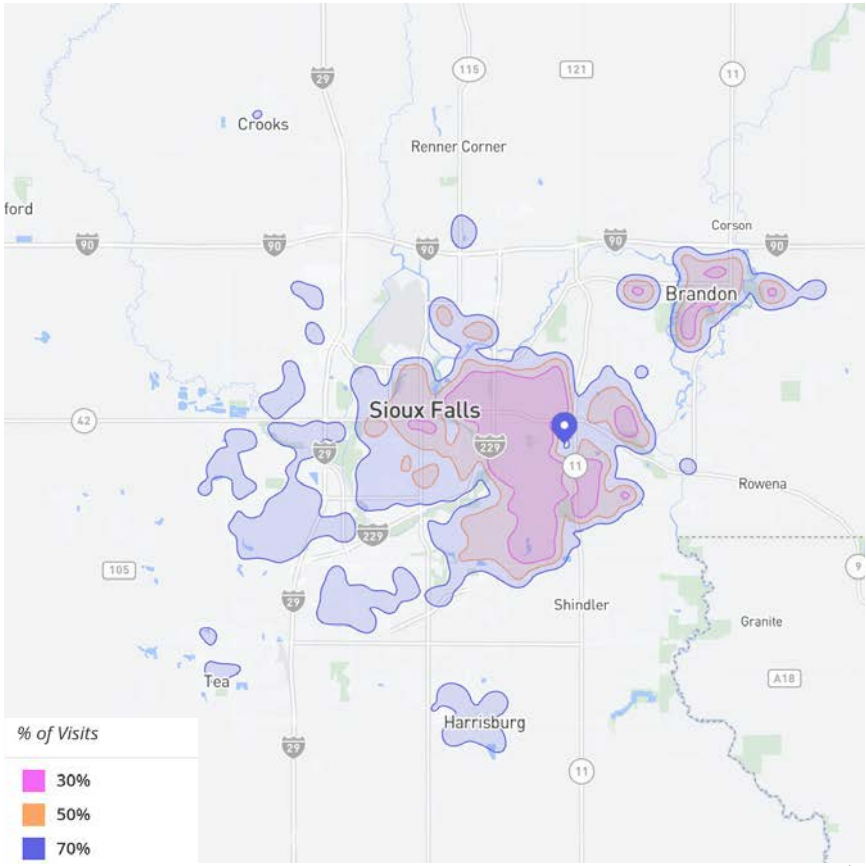
674.2K
visitors in the past 12 months

44,654
residents within 3-miles

35.5
median age within 1-mile

$333,833
median home value within 1-mile

40+
retailers

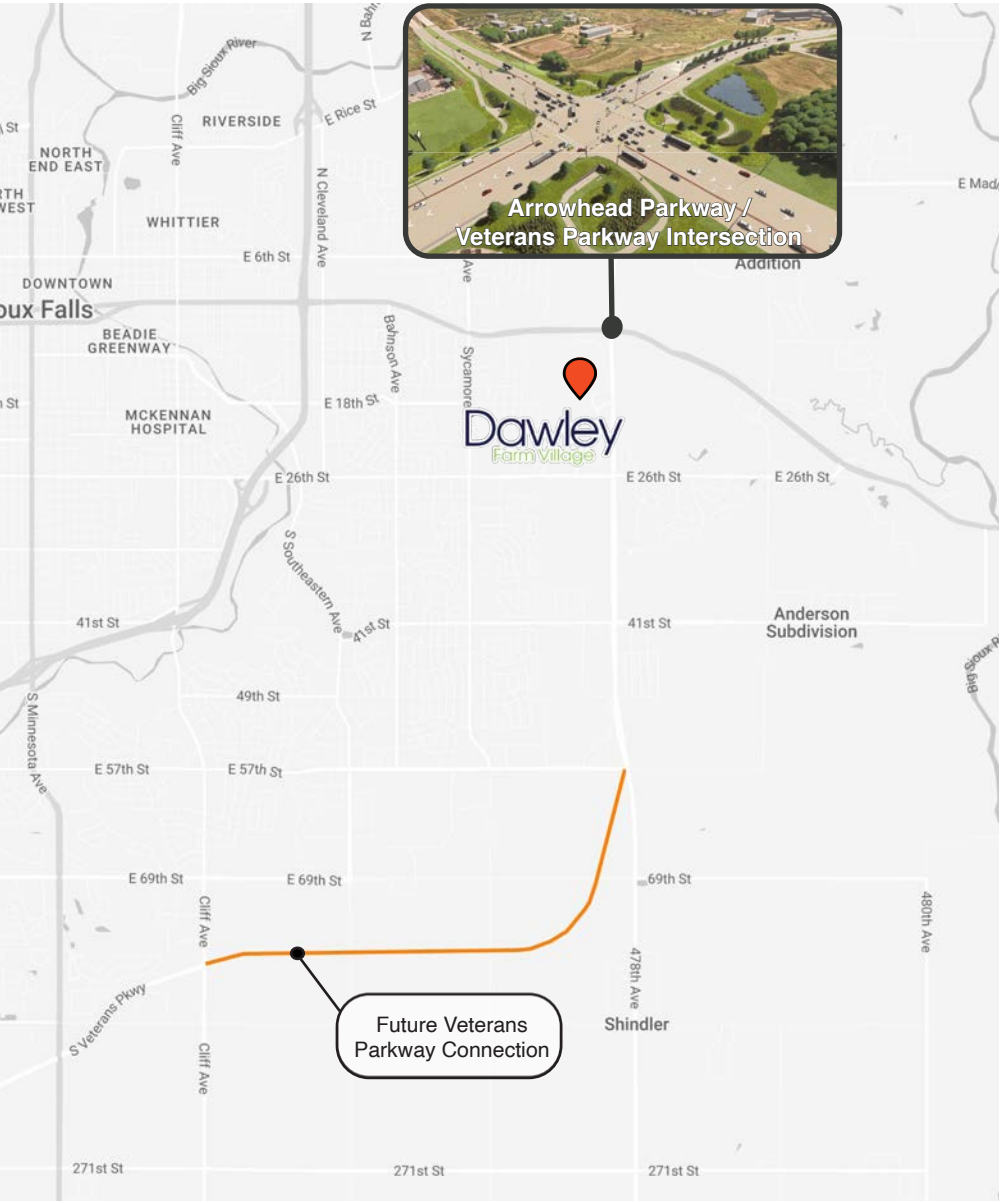


* Source: Placer.ai. Shoppes at Dawley Farm / S Highline Pl, Sioux Falls, SD | March 1, 2025 - March 1, 2026 | Vol: 30%, 50%, 70%

	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

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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

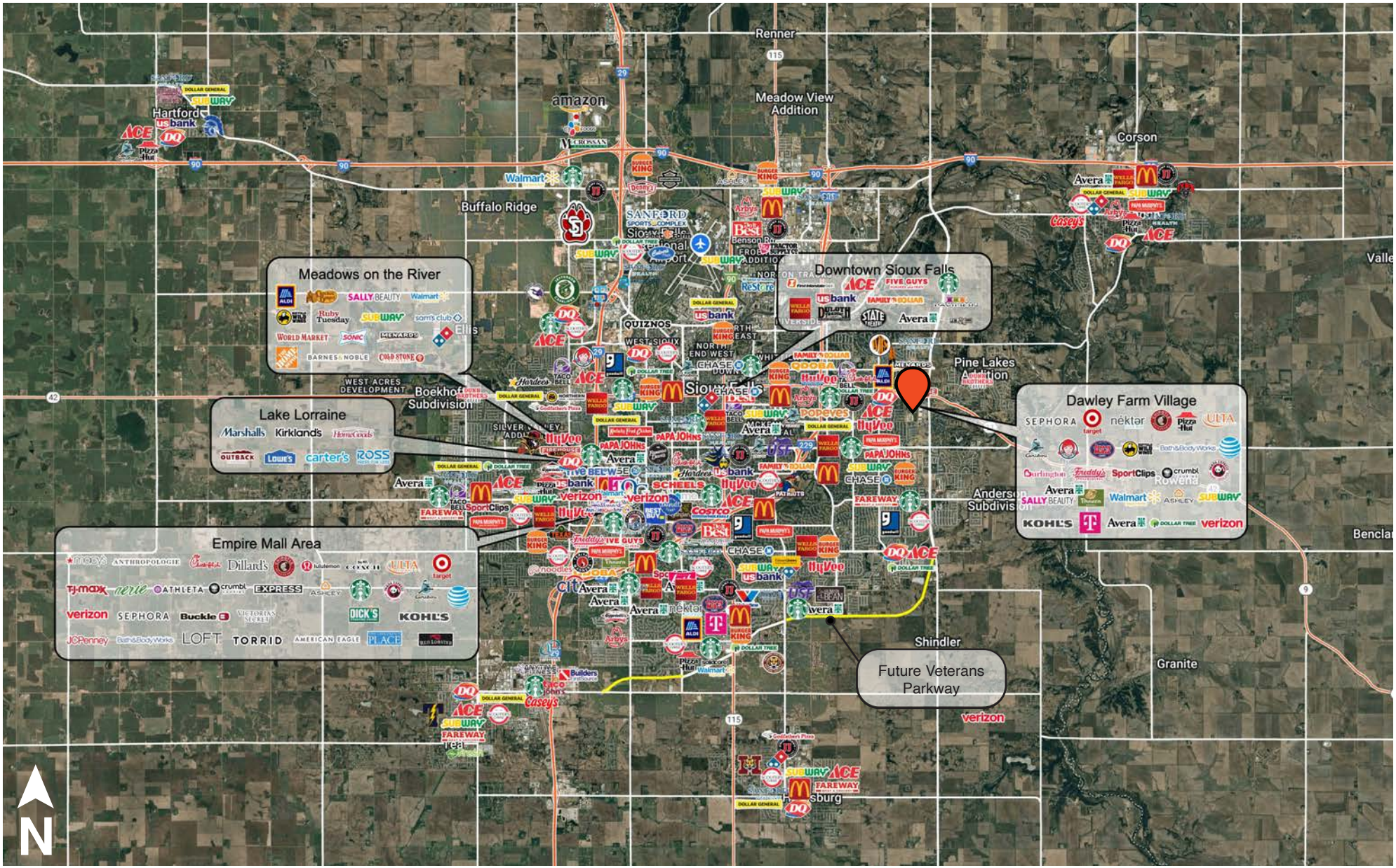
6 lane expansion (3 lanes each direction) designed to mirror I-229. Supports long-term transportation demands through 2050.

Improved Safety & Accessibility

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

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Sioux Falls Maps



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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
2026	224,676*	314,596
2030	235,786	341,319

Source: The City of Sioux Falls

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

SANFORD HEALTH

10,929

Avera

8,200

SIOUX FALLS SCHOOL DISTRICT

3,627

Smithfield

3,239

HyVee EMPLOYEE OWNED

2,390

amazon

1,600

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For Lease

Office Space

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Built-out Office Suites
Common Areas



Shared Restroom



Shared Employee Lounge



Mother's/Wellness Room



Shared Entrance

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