

Office + Retail Space

for lease



5501 E 18th St | Sioux Falls, SD

The Property

The Carlton at Dawley Farm is a new luxurious east side community that offers a contemporary level of sophistication. The mixed-use development offers shell space and at least 7 built-out office suites along with 152 apartment units with modern finishes and various amenities including a rooftop patio, indoor pool, hot tub, a dog park, underground parking, and more!

Join the Dawley Farm Village, an approximately 300-acre expanding development that serves as the perfect one-stop hub for shopping, dining, living and entertainment. The center features over 40 retailers and boasts a growing 8,720 population within just 1 mile. The retail district is surrounded by multiple growing multifamily & residential housing developments.





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
- Ulta
- Verizon
- Walmart



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

- A&W
- 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
- 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
- Voyage Federal Credit Union
- Waxing the City

Shell Space Utilities & NNN Est.



2024 Estimated NNN Information

Utility Information

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$2.00
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.50
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$4.00
Total	-	\$6.50
CAM includes the following utilities: Gas, Water & Sewer, Trash, and Common Area Utilities		

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

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

Built-Out Space Utilities & NNN Est.



2024 Estimated NNN Information

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$2.00
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.50
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$5.50
Total	-	\$8.00

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

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

Utility Information

Utility	Paid By	Provider	Part of CAM	Separately Metered	Notes
Gas	*Paid by Tenant directly to provider (if needed)	MidAmerican Energy	No	*Yes (if needed)	Only available for specific uses approved by LL that require gas. Currently no gas serving suites.
Electricity	Paid by LL; reimbursed by Tenant	Sioux Valley Energy	Yes	No	Based on Tenant's Space Size as a pro-rata share of the entire building.
Water & Sewer	Paid by Tenant through CAM	Sioux Falls Utilities	Yes	No	Based on Tenant's space size as a pro-rata share of floor level. Tenant is billed monthly from LL.
Trash	Paid by Tenant directly to provider	Novak	Yes	No	Based on Tenant's space size as a pro-rata share of floor level. Tenant is billed monthly from LL.
Common Area Utilities	Paid by Tenant through CAM	Providers listed above (SFU and Sioux Valley)	Yes	No	Based on Tenant's space size as a pro-rata share of floor level. Tenant is billed monthly from LL.
Phone/Cable/Internet	Paid by Tenant directly to provider	Tenant can select their preferred provider	No	N/A	N/A

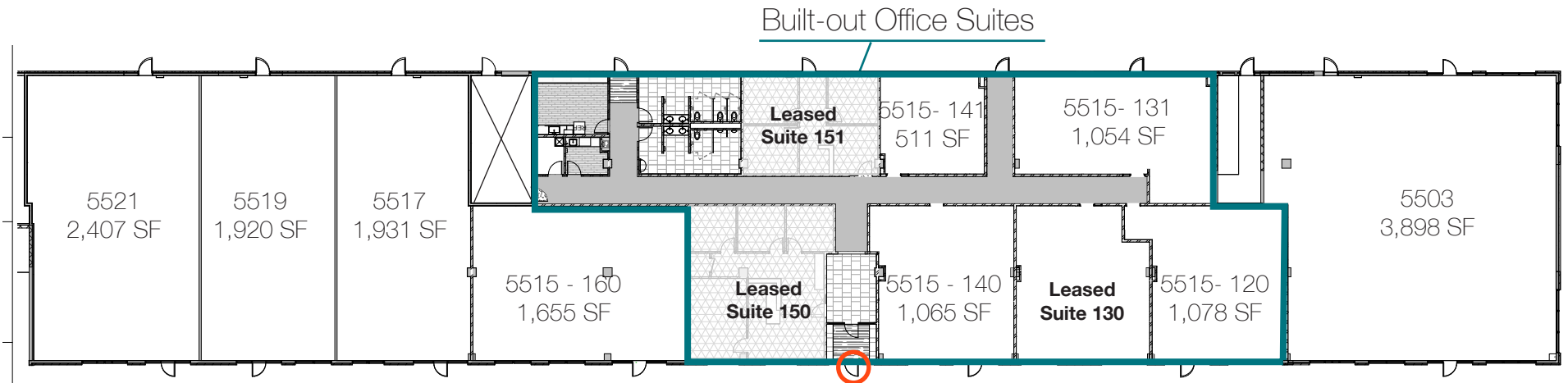
Building Costs

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	\$6.50/SF	\$26.50/SF	\$103,297.00	\$8,608.08	\$40/SF
5515 - 120	Built-out	1,078 SF	\$25.00/SF NNN	\$8.00/SF	\$33.00/SF	\$35,574.00	\$2,964.50	-
5515 - 130	Leased	986 SF	-	-	-	-	-	-
5515 - 131	Built-out	1,054 SF	\$25.00/SF NNN	\$8.00/SF	\$33.00/SF	\$34,782.00	\$2,898.50	-
5515 - 140	Built-out	1,065 SF	\$25.00/SF NNN	\$8.00/SF	\$33.00/SF	\$35,145.00	\$2,928.75	-
5515 - 141	Built-out	511 SF	\$25.00/SF NNN	\$8.00/SF	\$33.00/SF	\$16,863.00	\$1,405.25	-
5515 - 150	Leased	1,113 SF	-	-	-	-	-	-
5515 - 151	Leased	704 SF	-	-	-	-	-	-
5515 - 160	Shell Space	1,655 SF	\$20.00/SF NNN	\$6.50/SF	\$26.50/SF	\$43,857.50	\$3,654.79	\$40/SF
5517	Shell Space	1,931 SF	\$20.00/SF NNN	\$6.50/SF	\$26.50/SF	\$51,171.50	\$4,264.29	\$40/SF
5519	Shell Space	1,920 SF	\$20.00/SF NNN	\$6.50/SF	\$26.50/SF	\$50,880.00	\$4,240.00	\$40/SF
5521	Shell Space	2,407 SF	\$20.00/SF NNN	\$6.50/SF	\$26.50/SF	\$63,785.50	\$5,315.46	\$40/SF
5525 - 5545	Shell Space	1,920 - 21,669 SF	\$20.00/SF NNN	\$6.50/SF	\$26.50/SF	-	-	\$40/SF

Details:

- Shell spaces ready for tenant build-outs
- Built-out office spaces available now
- FF&E not included in built-out office spaces
- Class A office finishes
- Common spaces available to the built-out offices within the Carlton Office Suites including restrooms, shared employee lounge, and mother's/wellness room.
- Shell Space Signage: monument, window, and building available
- Built-out Space Signage: directional and window available
- All signage must be approved by the landlord

Built-out Office Suites Floor Plan



○ = lockbox

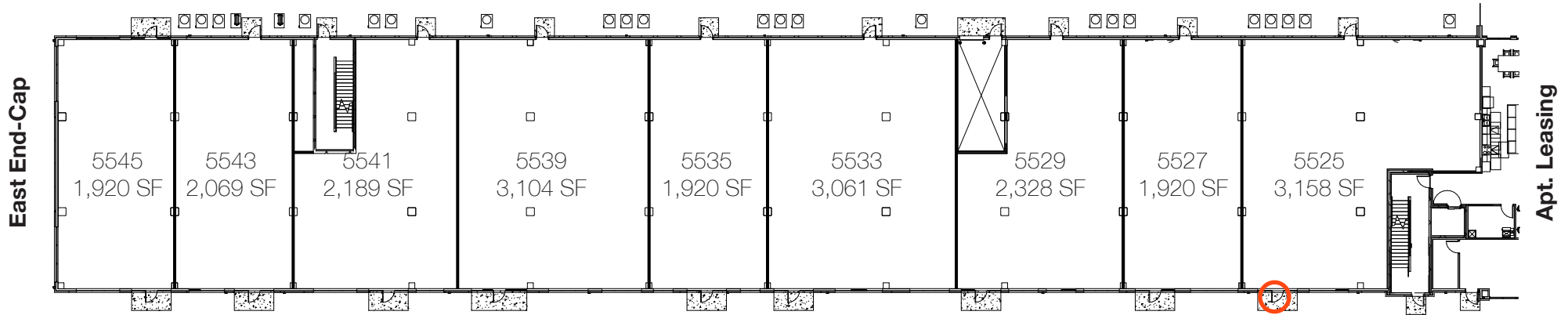
Address - Unit	Condition	SF (Approximately)	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
5515 - 120	Built-out	1,078 SF	\$25.00/SF NNN	\$8.00/SF	\$33.00/SF	\$35,574.00	\$2,964.50
5515 - 130	Leased	986 SF	-	-	-	-	-
5515 - 131	Built-out	1,054 SF	\$25.00/SF NNN	\$8.00/SF	\$33.00/SF	\$34,782.00	\$2,898.50
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5515 - 150	Leased	1,113 SF	-	-	-	-	-
5515 - 151	Leased	704 SF	-	-	-	-	-

Details:

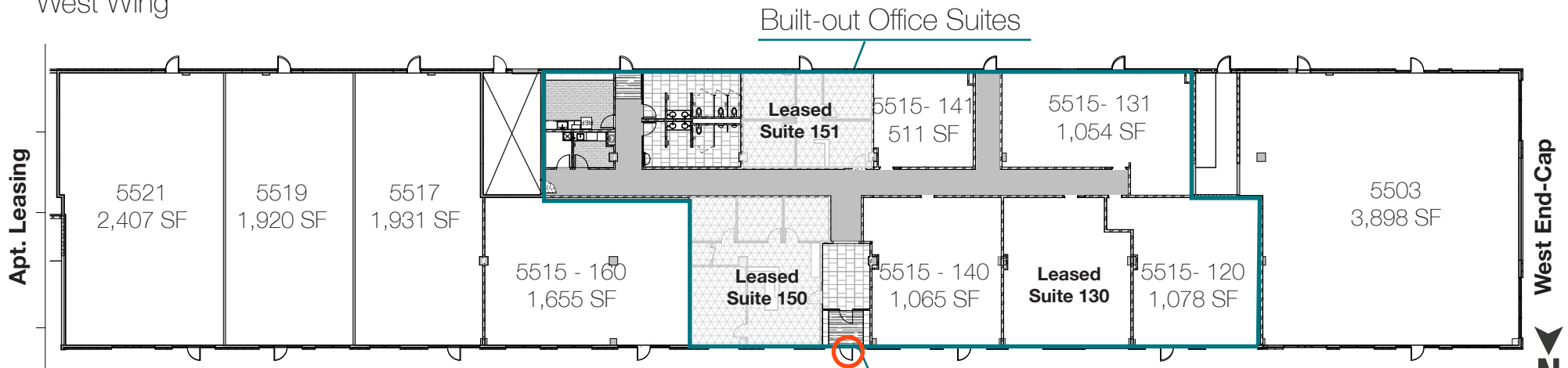
- Built-out office spaces available now
- FF&E not included in built-out office spaces
- Class A office finishes
- Common spaces available to the built-out offices within the Carlton Office Suites including restrooms, shared employee lounge, and mother's/wellness room.
- Directional and window signage available; must be approved by landlord

Building Floor Plan

East Wing



West Wing



○ = lockbox

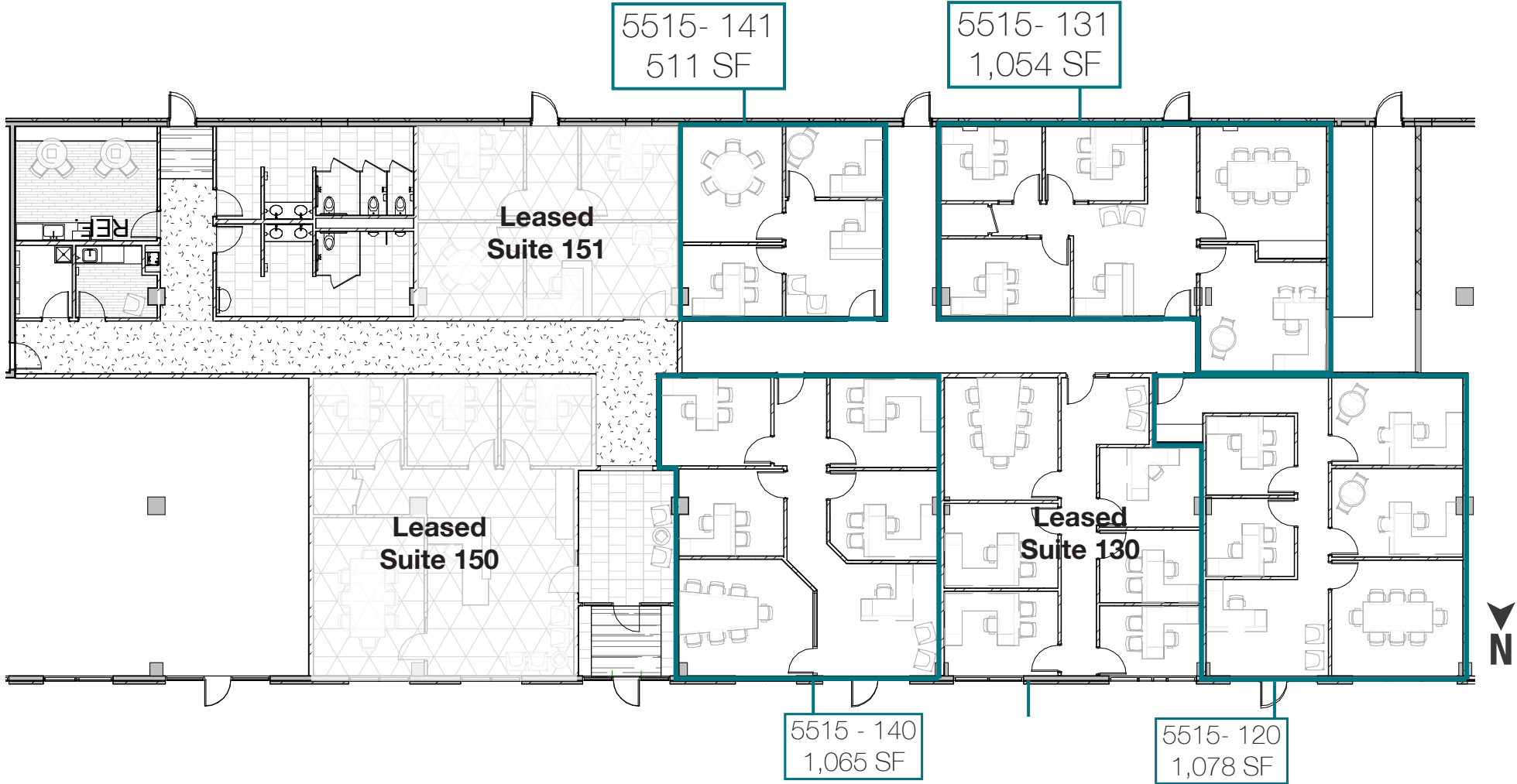
Concept Only. Subject to change. Built-out offices do not include furniture. Contact Broker for timeline.

Entrance to Built-Out Suites



Proposed Built-out Office Suites

Floor Plan



Concept Only. Subject to change. Built-out offices do not include furniture.
Contact Broker for timeline.



Built-out Office Suites

Example finishes



Concept Only. Subject to change.

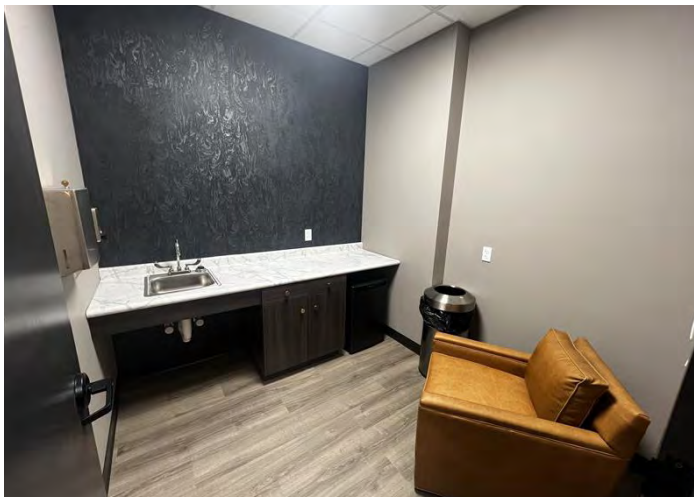
Built-out Office Suites Common Areas



Shared Restroom



Shared Employee Lounge

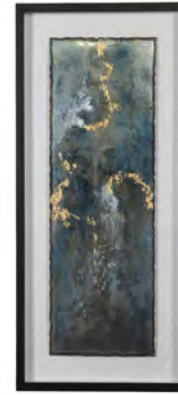


Mother's/Wellness Room

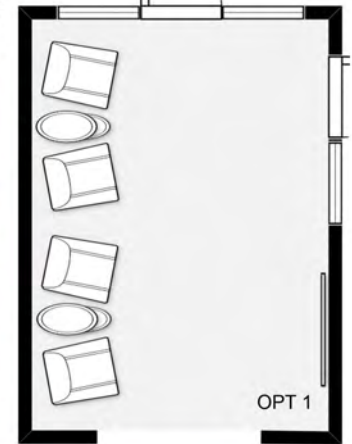


Shared Entrance

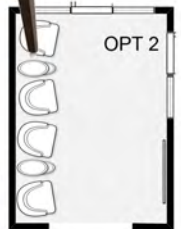
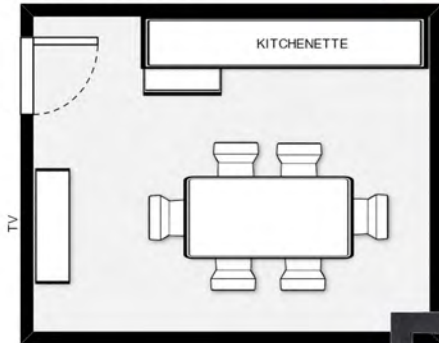
Built-out Office Suites Common Areas Finishes



LOBBY



BREAKROOM

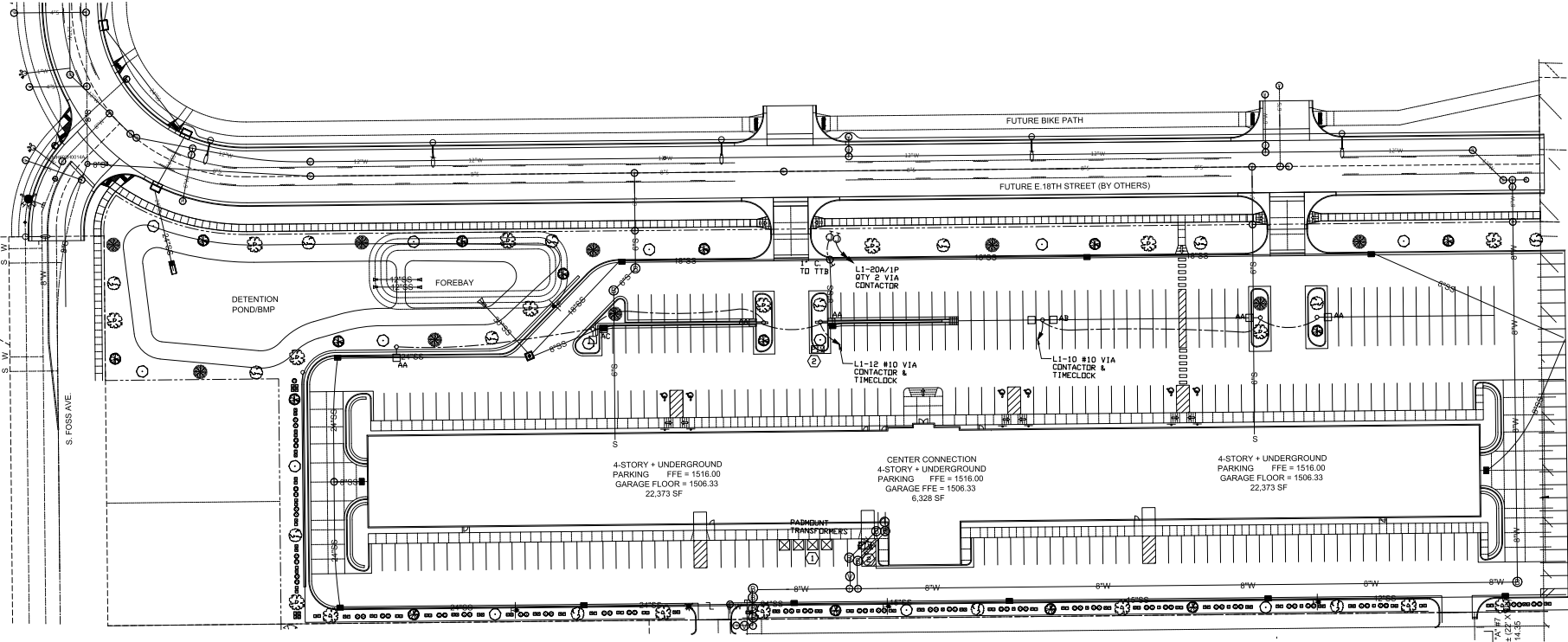


Site Maps



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

Site Plan

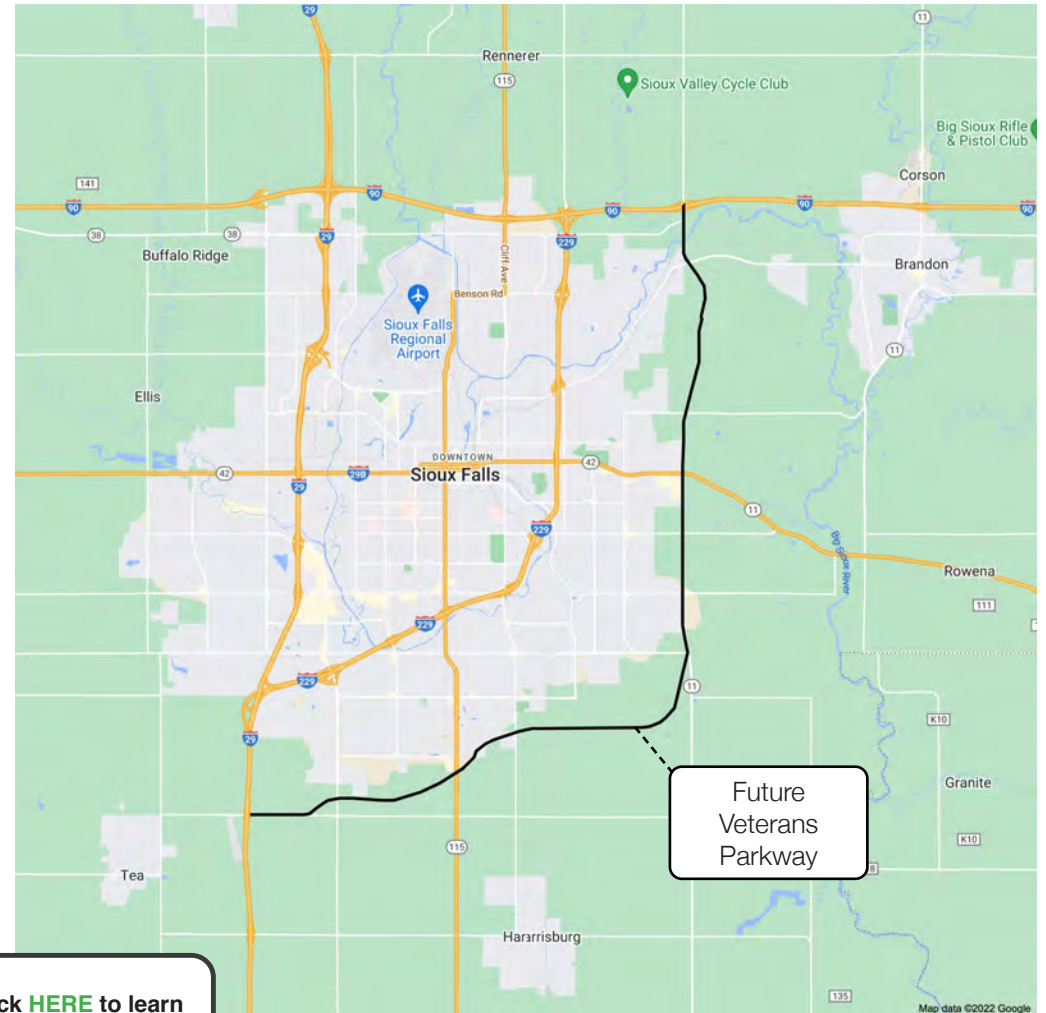


Ease of Access

Dawley Farm Village is located at the crossroads of Veterans Parkway and Highway 42. Just minutes from I-229 and I-90, Dawley Farm is at the heart of the rapidly-growing east region of Sioux Falls. Conveniently located less than 15 minutes from both Downtown Sioux Falls and Brandon, the shopping center brings in visitors from the city of Sioux Falls and neighboring rural communities.

The State of South Dakota Transportation Commission approved plans to complete construction on the remaining 8.5 miles that make up the southern section of Veterans Parkway. This project is the final stage in connecting I-29 and I-90 with construction expected to begin in 2023 and an anticipated completion date in 2026. This 6-lane (3 in each direction) addition is aimed to largely reduce congestion on nearby roads and prepare Sioux Falls for 2050 transportation system needs. With this addition, it is anticipated that the area of Dawley Farms Village will largely increase in traffic.

The area is also very accessible by other means of transportation with bike paths and bus routes developed around and through the shopping area. The center is designed with ample sidewalk & bike path space to be pedestrian-friendly and welcoming neighboring residents to visit.



Dawley Farm Merchants

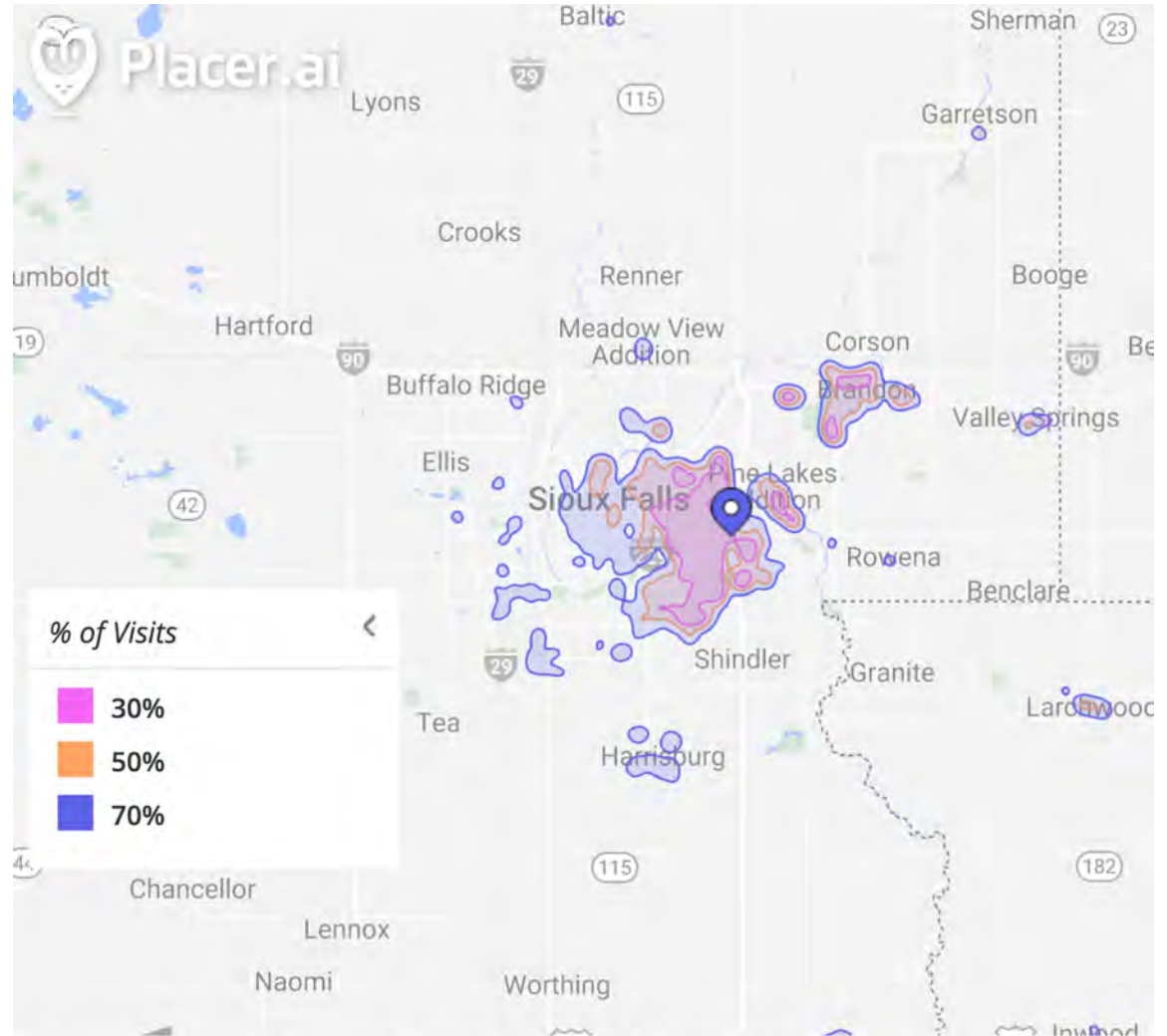


Visitor Data

7.3M
visits in the past
12 months

635.2K
visitors in the past
12 months

40+
retailers



Shoppes at Dawley Farm / S Highline Pl, Sioux Falls, SD | May 1st, 2023 - Apr 30th, 2024 | True Trade Area | Vol: 30%, 50%, 70% 50 mi

Demographics



	1-mile	3-mile	5-mile	MSA
Population	10,414	66,998	129,129	311,500
Daytime Population	8,888	52,921	141,935	336,494
Median Household Income	\$84,887	\$83,510	\$75,849	\$80,234

Residents

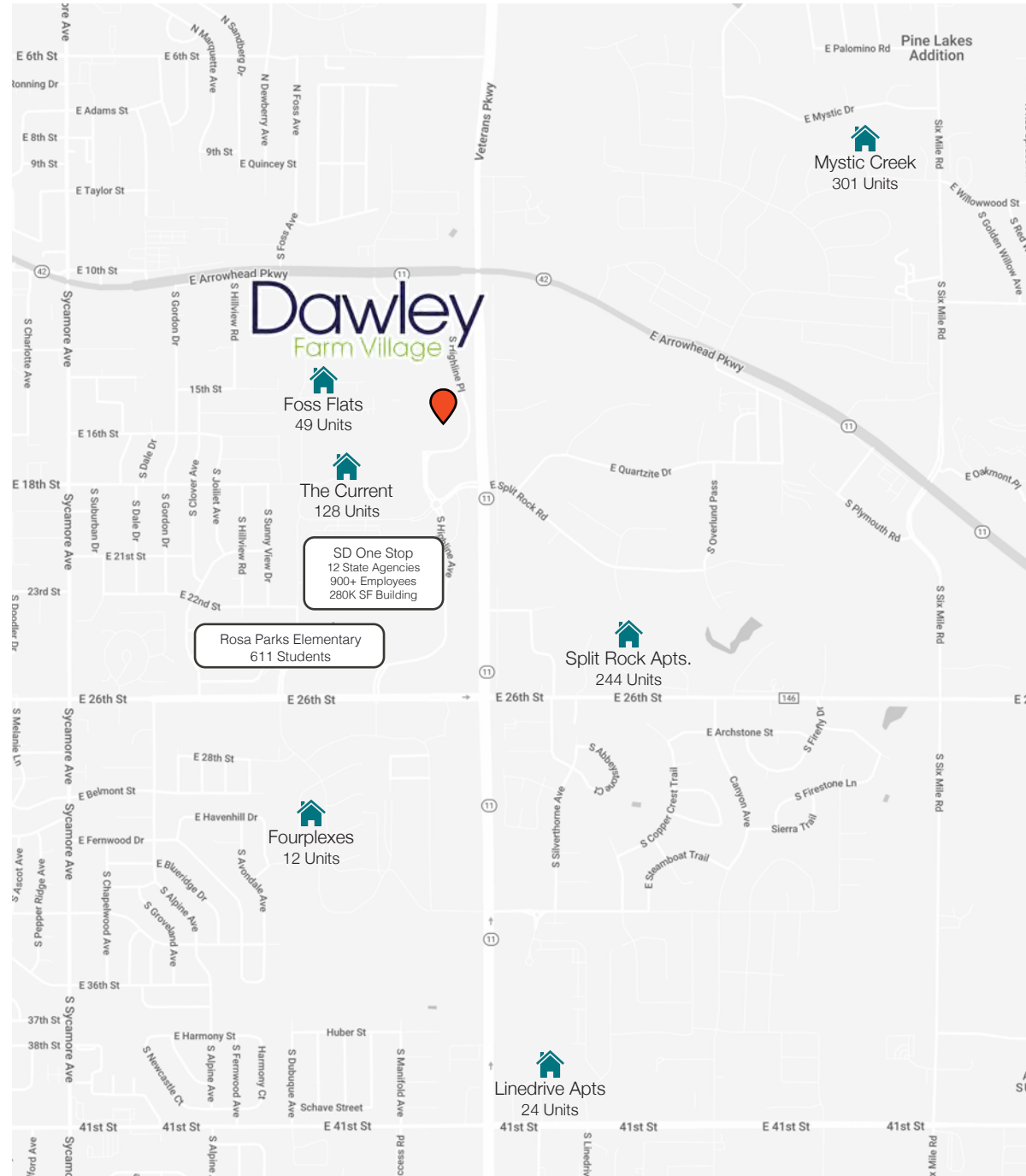
The Dawley Farm Village surrounding area has been growing exponentially over the years especially when it comes to housing. With ample housing developments under construction and many in planning phases, this growth is expected to continue into the coming years. Not only does the area feature many multi-family complexes, but also single-family homes that hold a median value of \$284,053 (1-mile radius).

72.1%
households with
2+ people*

>750
units under
construction

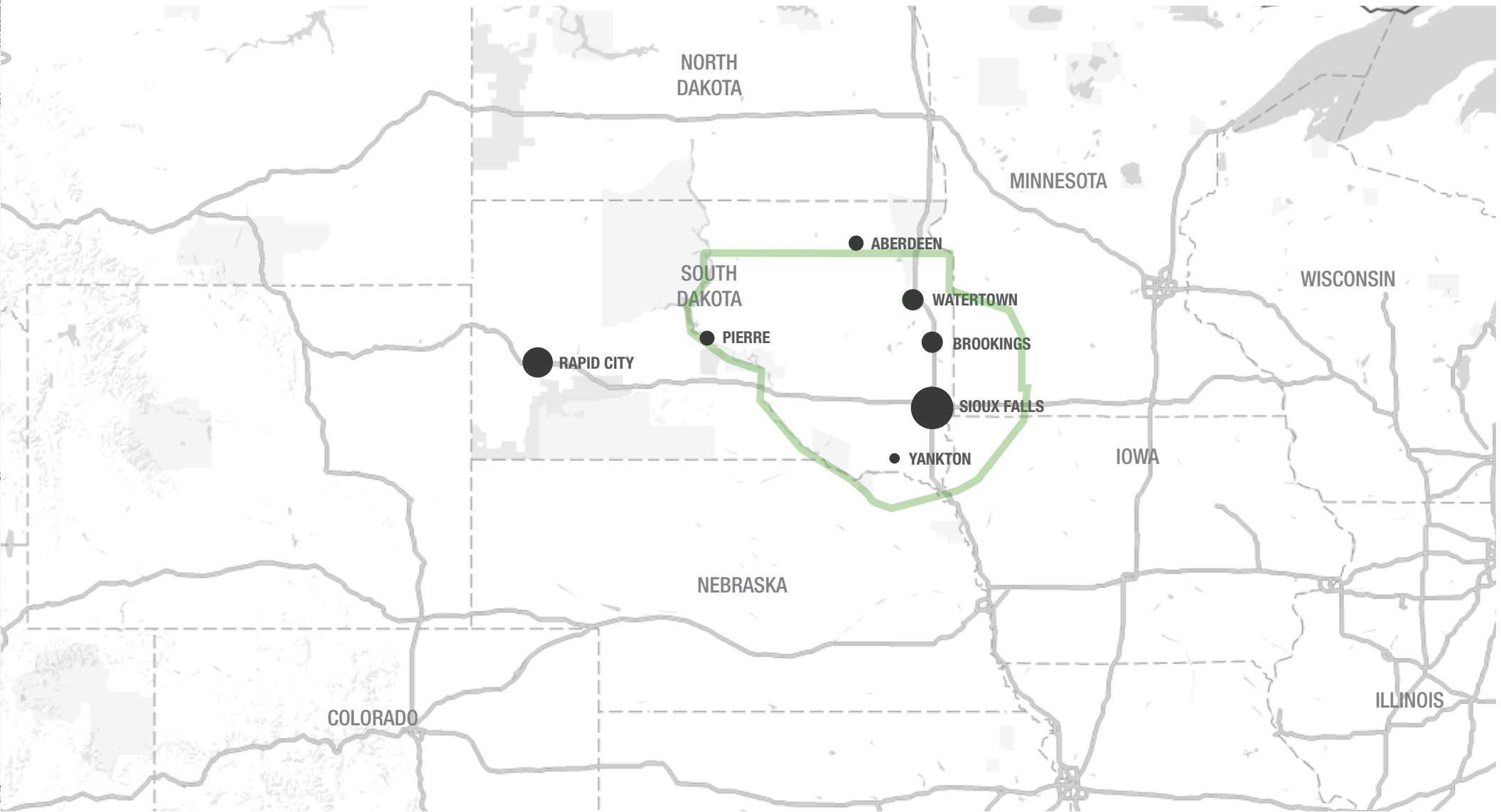
62K
residents within
3 miles

124.5K
residents within
5 miles

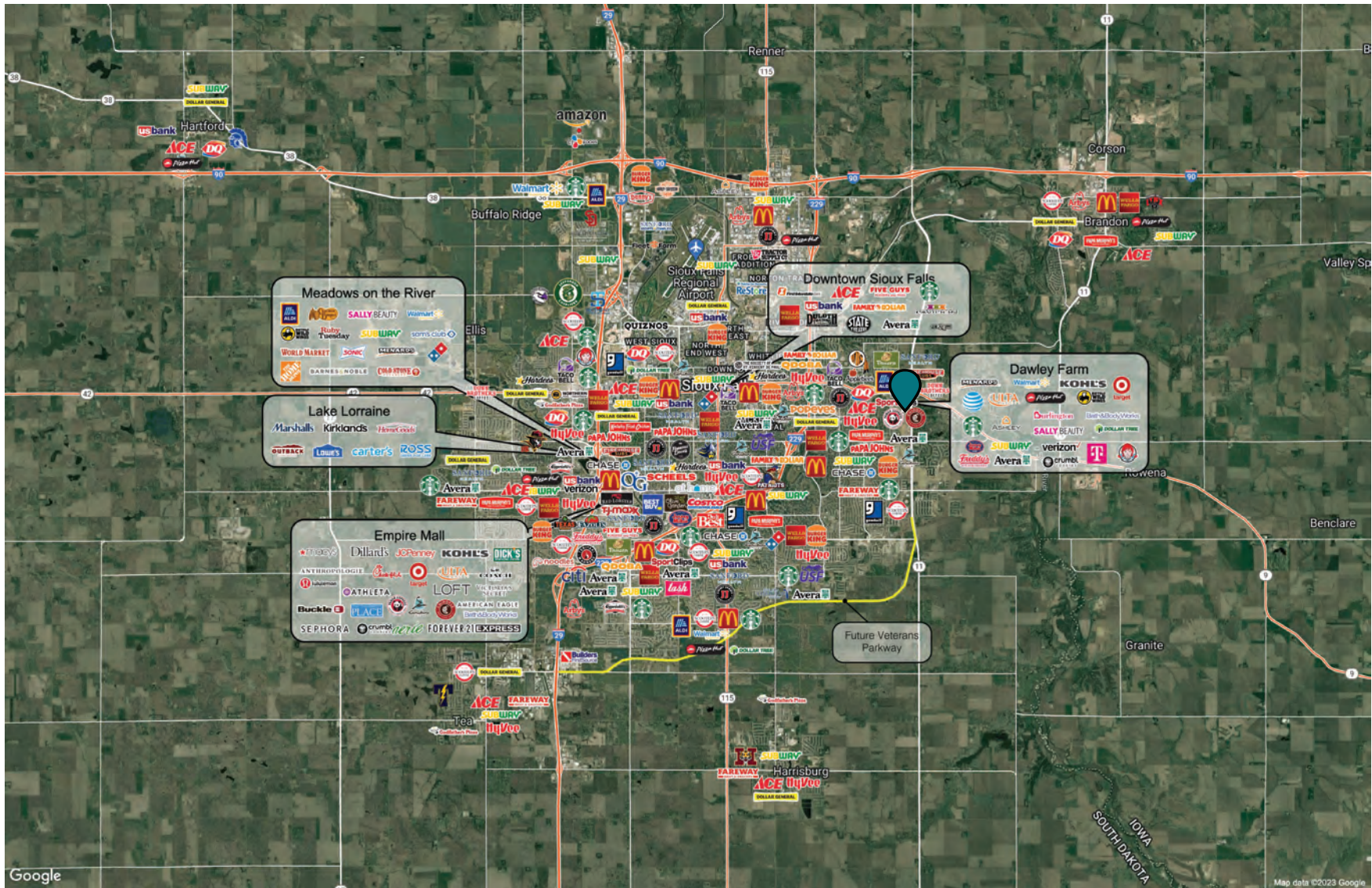


* Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2024 geography. 3-mile radius.

Sioux Falls Map



Sioux Falls Map



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
2024	219,588*	311,500
2029	230,570	336,494

*Source: Mayor Paul TenHaken

FAST FACTS



#1 City for Small Businesses
(B2B Review 2025)



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



#3 Hottest Job Market
(ZipRecruiter 2023)



Top 25 Safest Cities in America
(WalletHub 2025)



No Corporate Income Tax



Third City in Economic Strength
(Policom 2023)

2.2M

of Visitors to Sioux Falls in 2023

1.4%

Minnehaha Unemployment Rate
(September 2024)

TOP EMPLOYERS

SANFORD
HEALTH

10,750

Avera

8,298



3,688

Smithfield

3,600

HyVee
EMPLOYEE OWNED

2,939

amazon

2,505

For Lease

Office Space

5501 E 18th St | Sioux Falls



RAQUEL BLOUNT, SIOR

VP OF COMMERCIAL REAL ESTATE

raquel@lloydcompanies.com

605-728-9092

150 E 4th Place | Suite 600 | Sioux Falls, SD 57104 | 605.323.2820

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