

Office + Retail Space
for lease

AVAILABLE
FOR LEASE
RAQUEL BLOUNT
605.728.5092
LLOYD



5501 E 18th St | Sioux Falls, SD

The Property

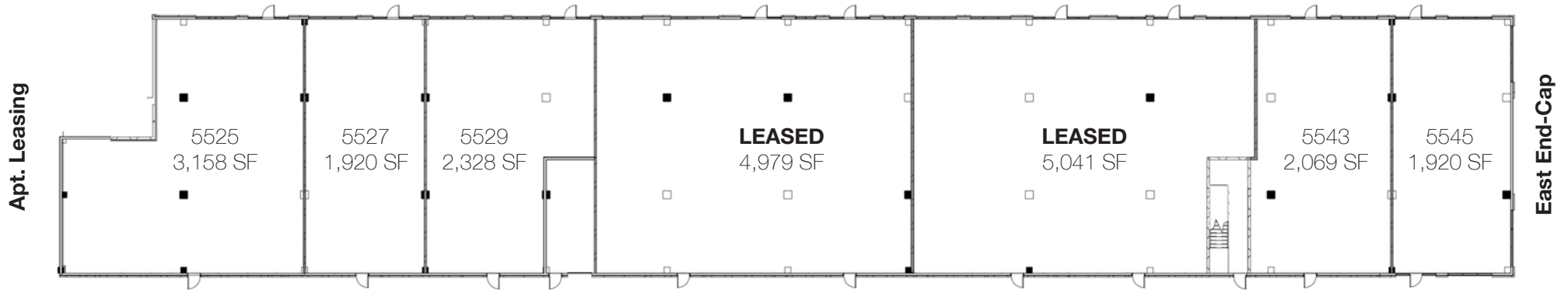
The Carlton at Dawley Farm is a brand-new, upscale east side community designed for modern business. This mixed-use property blends contemporary design with function, offering **retail and office shell space** ready for customization, plus **5 finished office spaces**. Tenants at The Carlton include 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.



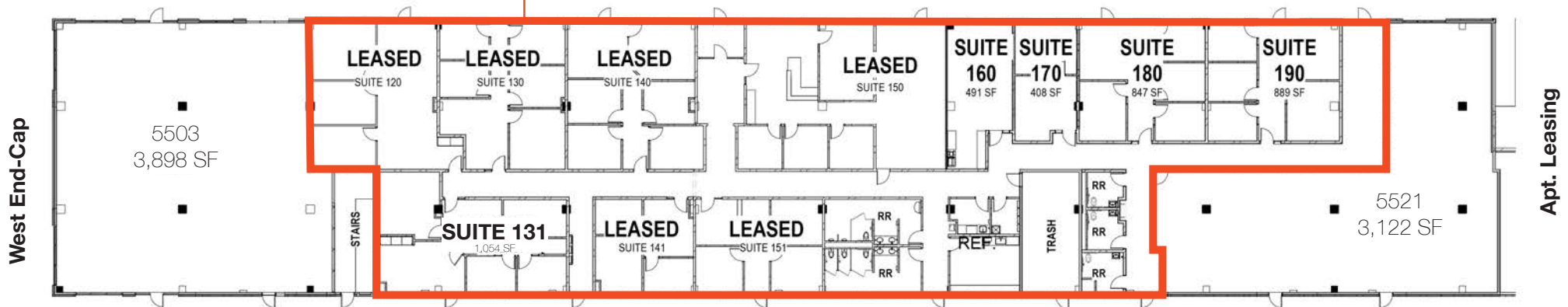
Building Floor Plan

East Wing



West Wing

Finished Office Suites



Shell Space Building Costs

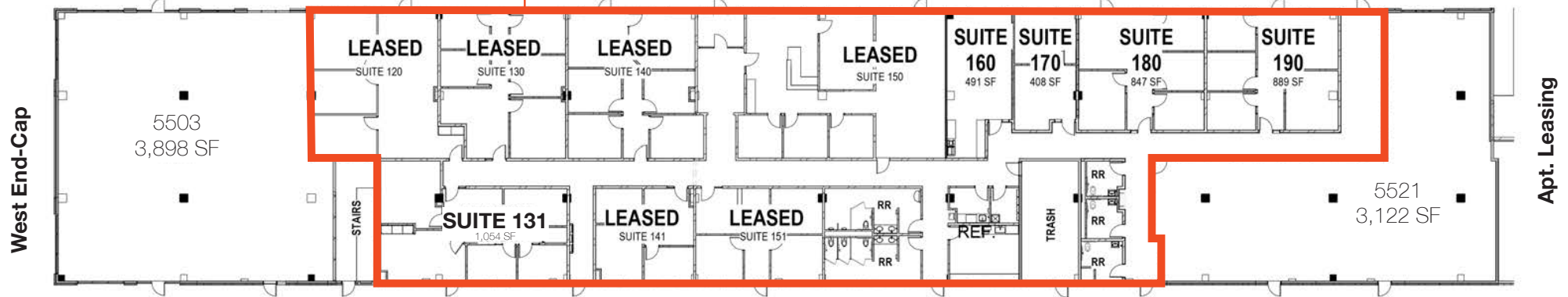
Address - Unit	Condition	SF (Approximately)	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.	TIA
5503	Shell Space	3,898 SF	\$20.00/SF NNN	\$6.00/SF	\$26.00/SF	\$101,348.00	\$8,445.67	\$40/SF
5521	Shell Space	3,122 SF	\$20.00/SF NNN	\$6.00/SF	\$26.00/SF	\$81,172.00	\$6,764.33	\$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
5543	Shell Space	2,069 SF	\$20.00/SF NNN	\$6.00/SF	\$26.00/SF	\$53,794.00	\$4,482.83	\$40/SF
5545	Shell Space	1,920 SF	\$20.00/SF NNN	\$6.00/SF	\$26.00/SF	\$49,920.00	\$4,160.00	\$40/SF
5525 - 5529	Shell Space	1,920 - 7,406 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

Finished Suites Building Costs

Finished Office Suites



Address - Unit	Condition	SF (Approximately)	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
131	Finished	1,054 SF	\$18.00/SF NNN	\$6.00/SF	\$24.00/SF	\$25,296.00	\$2,108.00
160	Under Construction	491 SF	\$18.00/SF NNN	\$6.00/SF	\$24.00/SF	\$11,784.00	\$982.00
170	Under Construction	408 SF	\$18.00/SF NNN	\$6.00/SF	\$24.00/SF	\$9,792.00	\$816.00
180	Under Construction	847 SF	\$18.00/SF NNN	\$6.00/SF	\$24.00/SF	\$20,328.00	\$1,694.00
190	Under Construction	889 SF	\$18.00/SF NNN	\$6.00/SF	\$24.00/SF	\$21,336.00	\$1,778.00

Details:

- Availability:
 - Suite 131: April 1, 2026
 - Suite 160 - 190: June 1, 2026
- Class A office finishes
- FF&E is not included in built-out spaces
- Built-Out Space Signage: directional and window available
- Common areas: restrooms, employee lounge, mother's/wellness room
- All signage must be approved by the landlord

Utilities & NNN Est.

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

2026 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
Total	-	\$6.00

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

2026 Estimated NNN Information Finished Office 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
Total	-	\$6.00

CAM includes the following utilities: Electricity, 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

Utility Information - Finished Office Space

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; reim- bursed 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 by LL.
Trash	Paid by Tenant through CAM	Novak	Yes	No	Based on Tenant's space size as a pro-rata share of floor level. Tenant is billed monthly by LL.
Common Area Utilities	Paid by Tenant through CAM	Providers listed above (SFU and Sioux Valley)	Yes	N/A	Based on Tenant's space size as a pro-rata share of floor level. Tenant is billed monthly by LL.
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
- 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
- Bum 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

Built-out Office Suites

Example finishes



Concept Only. Subject to change.



Arrowhead / Veterans Parkway Intersection
Construction Through 2027

23,876 VPD

Splitrock Heights
350-Acre Housing Development

Dawley Farm Village
200-Acre Development
7.6M Annual Visits

The Current
70 Units

Maypenny
24 Units

Over Easy
Breakfast Strip Mall

Copper Creek
300-Acre Housing Development

SD One Stop
12 State Agencies
900+ Employees

22,000 VPD

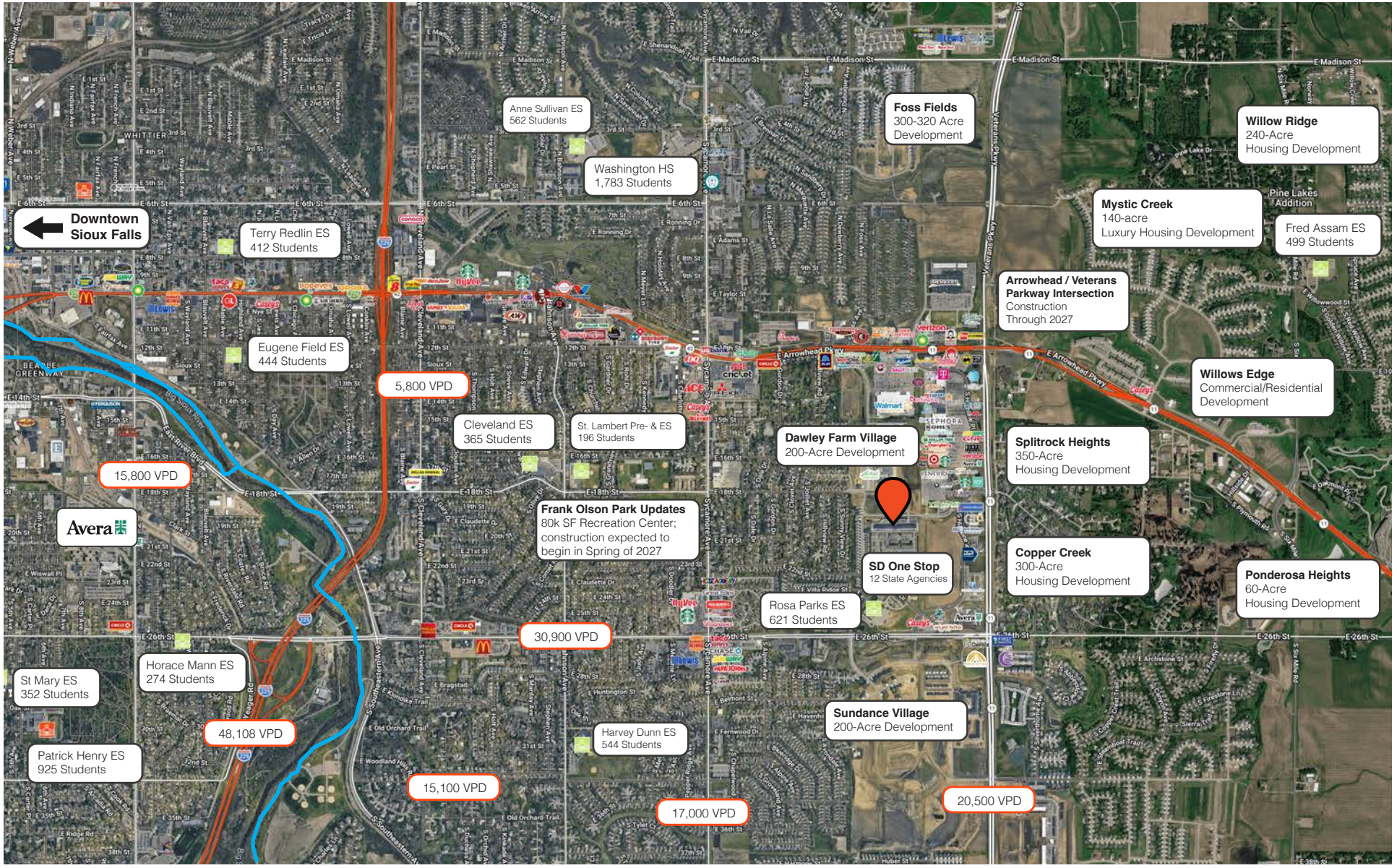
Rosa Parks ES
611 Students

18,306 VPD

E 26th St

E 26th St

Area Maps



= recreational bike trail

Area Neighbors



Area Neighbors



Dawley Farm Fast Facts and Demographics

7.4M
visits in the past
12 months

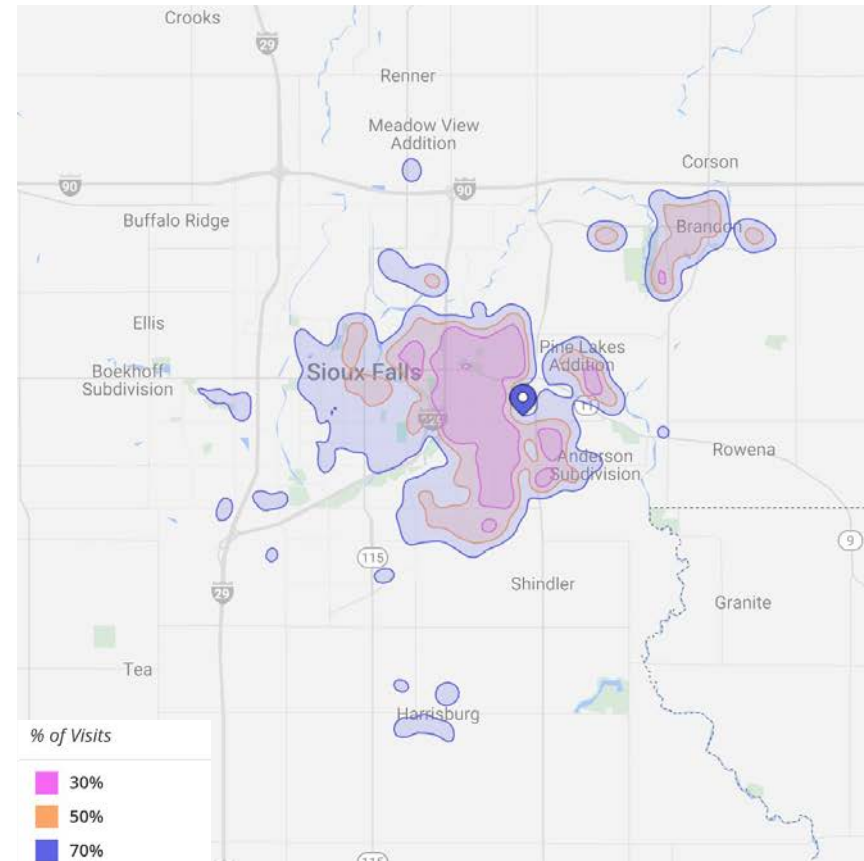
621.1K
visitors in the past
12 months

44,654
residents within
3-miles

35.5
median age within
1-mile

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

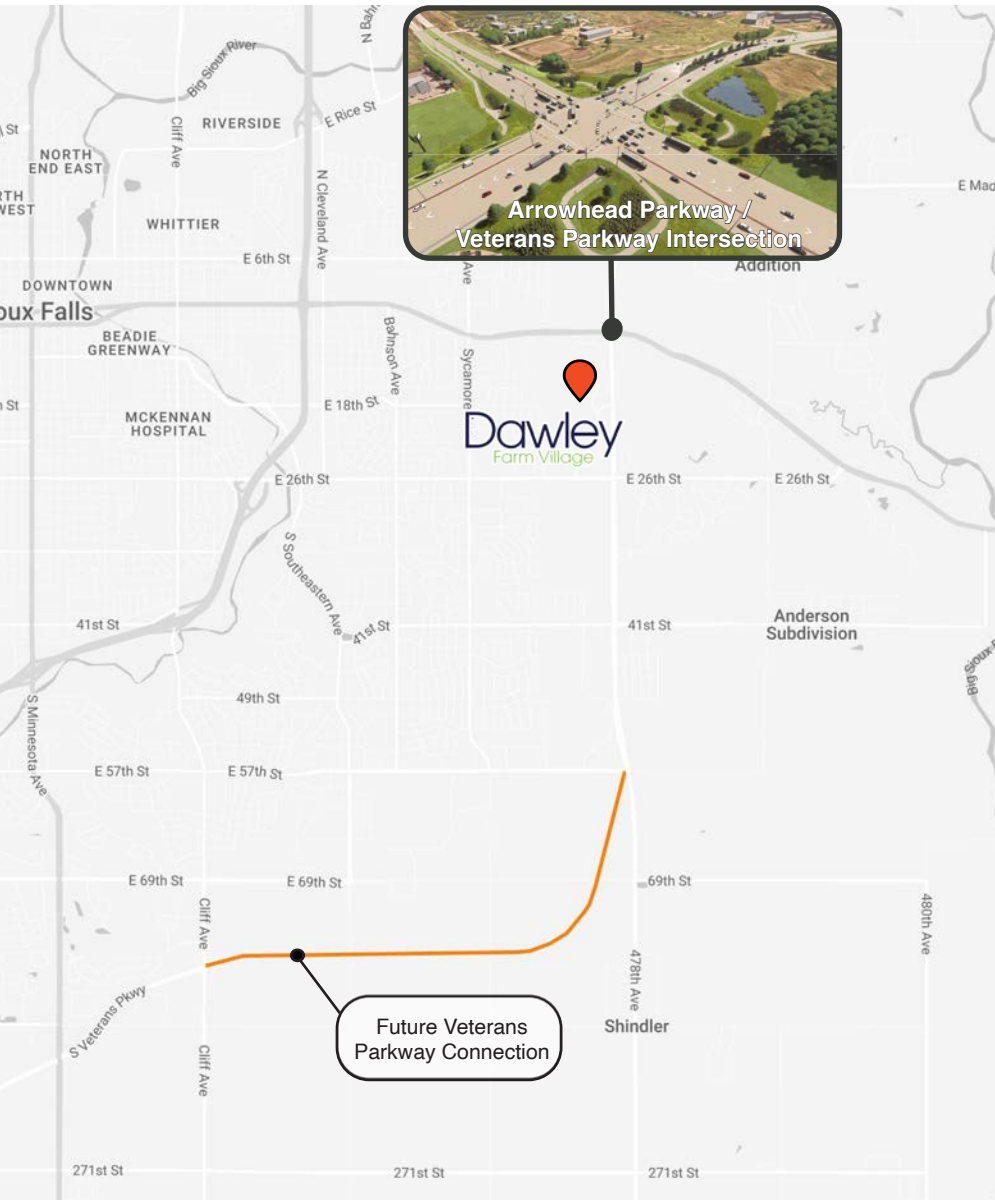
40+
retailers



* 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.

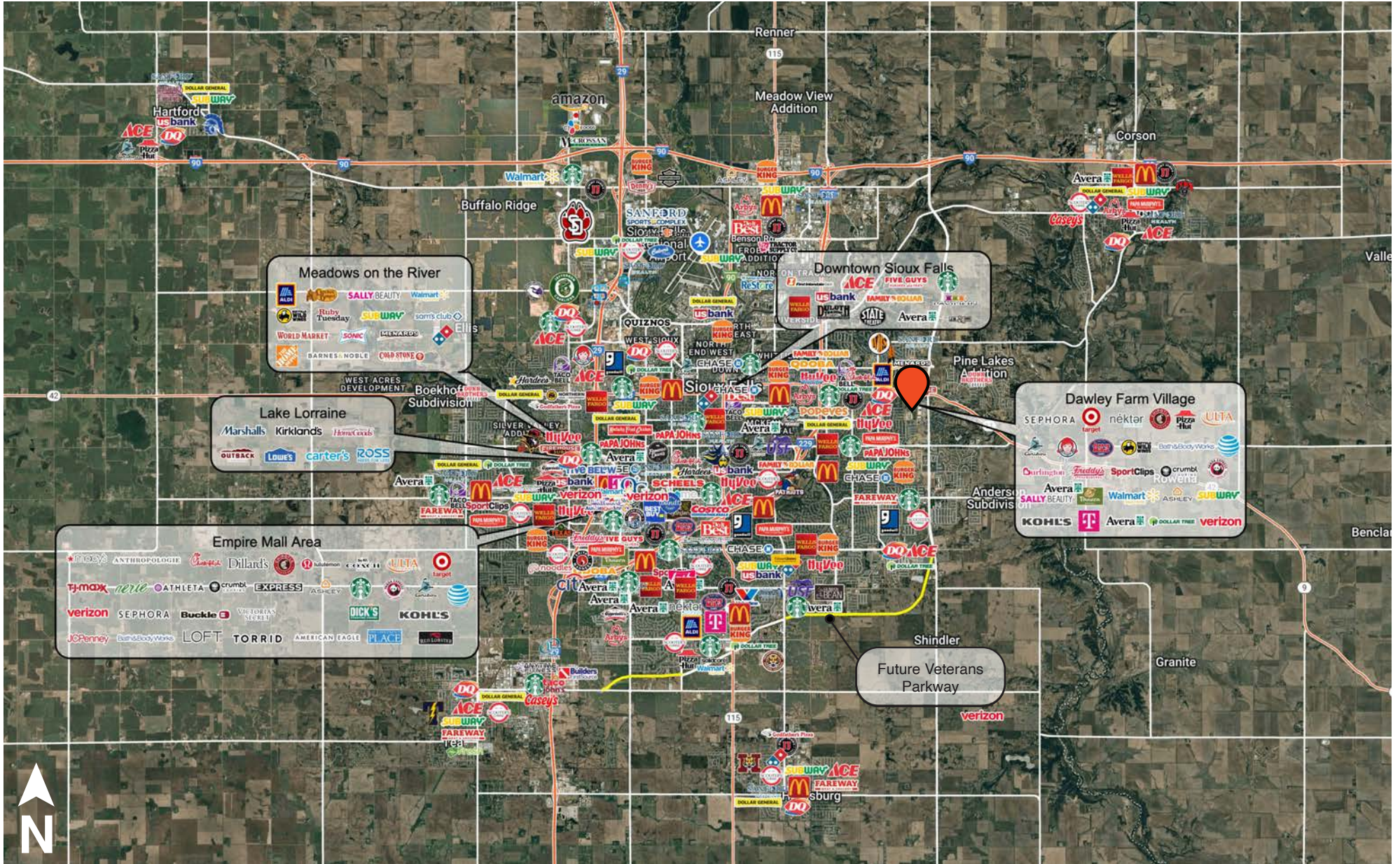
\$210M Investment

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 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
2025	224,676*	314,596
2030	235,786	341,319

*Source: The City of Sioux Falls

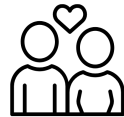
FAST FACTS



#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



3,627

Smithfield
3,239

HyVee
EMPLOYEE OWNED
2,390

amazon
1,600

For Lease

Office Space

5501 E 18th St | Sioux Falls



the carlton
OFFICE SUITES | ENTRANCE

RESERVED
PARKING
FOR
REROOTED
WELLNESS

AVAILABLE
COMMERCIAL SPACE
RAQUEL BLOUNT
605.728.9092
LLOYD

HUFF
CONSTRUCTION

the carlton
AT DAWLEY
OFFICE SUITES
Enterprise Engineering 300
Huff Construction 200
Rerooted Wellness 100
Huff Construction 00



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