



BAKKER LANDING STRIP MALL

RETAIL SPACE FOR LEASE



108 Venture Place
Tea, SD 57064



2,049 SF +/-



\$21.00 / SF NNN
Est NNN: \$6.25 / SF
TIA: \$35.00 / SF

LOCATION

Located just off 271st St in Tea, South Dakota, near the 271st & I-29 intersection. The future Veterans Parkway begins at this intersection, which will connect I-29 and I-90, mirroring I-229 to provide additional accessibility around the MSA.

DESCRIPTION

- Bakker Crossing is a 270-acre development in Tea, SD that started in 2018 with the intention of providing a connection between the suburb and Sioux Falls
- Co-tenants include Starbucks, Down Home by DeBoers and Dakota Players Club
- Area neighbors include Casey's, Zooks Coffee Bar, Lauriebelles, Sherwin Williams, Car Swap, Glass Doctor, Thornton Carpet, Orthopedic Institute, and more
- Prime visibility with traffic counts of 38,760 VPD on I-29, and 15,295 VPD along 271st Street
- ~246 businesses and 1,977 employees within a 1-mile radius

Professionally managed by:



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RAQUEL BLOUNT SIOR

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BUILDING COSTS

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

Size	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.	TIA
2,049 SF	\$21.00/SF NNN	\$6.25/SF	\$27.25/SF	\$55,835.25	\$4,652.94	\$35.00/SF

SITE PLAN

Concept only; subject to change



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EXTERIOR



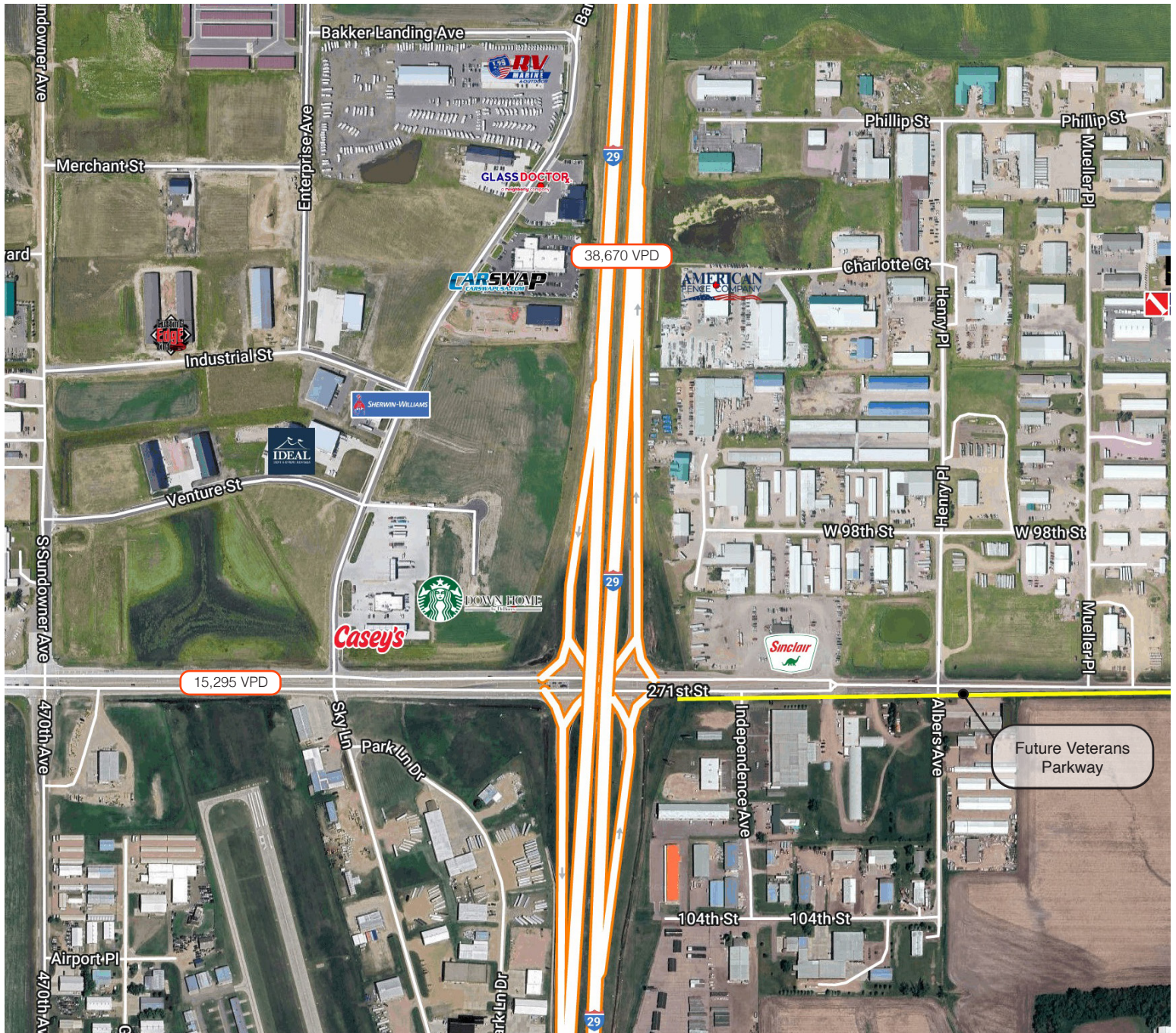
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SITE MAP



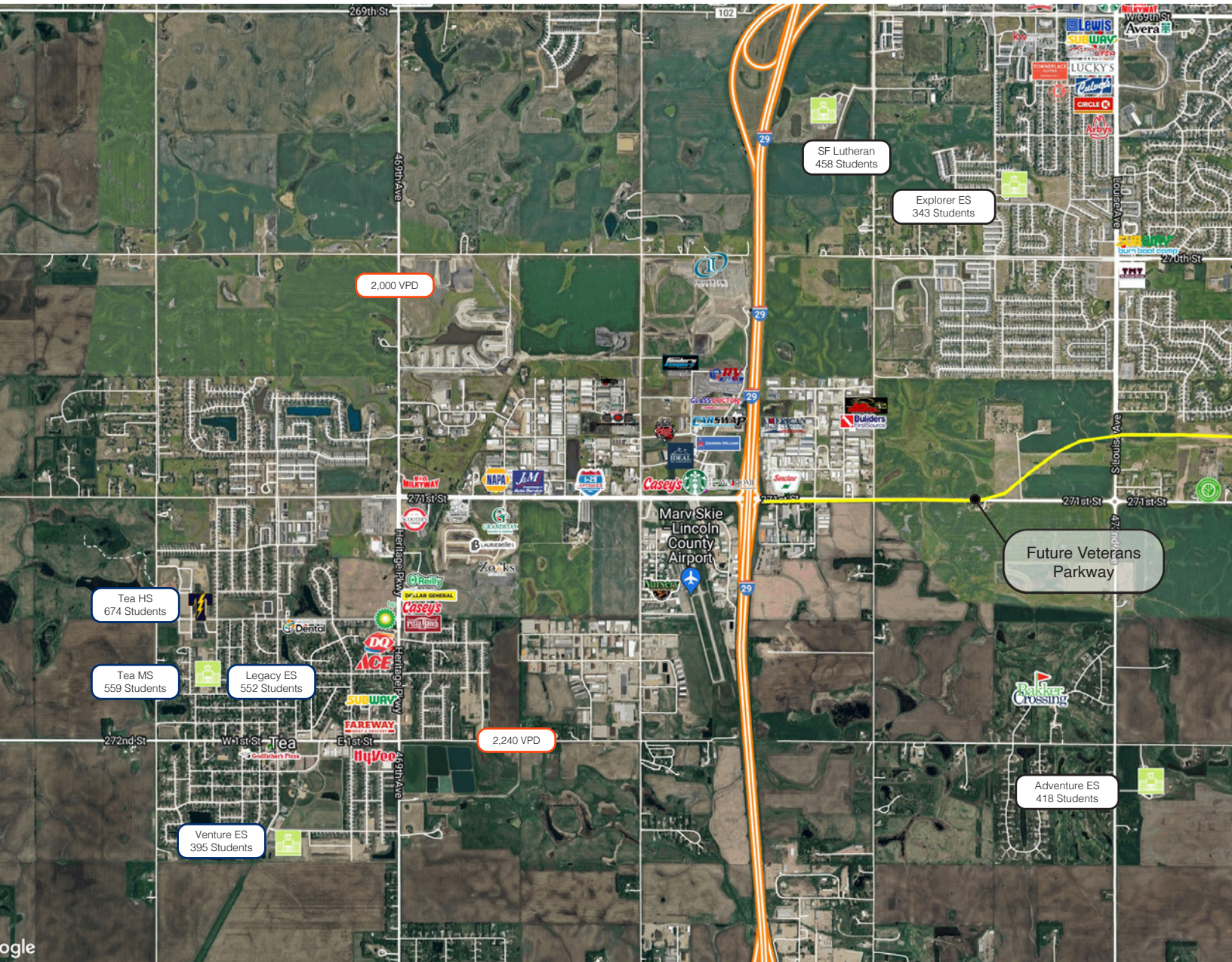
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NEIGHBORHOOD MAP



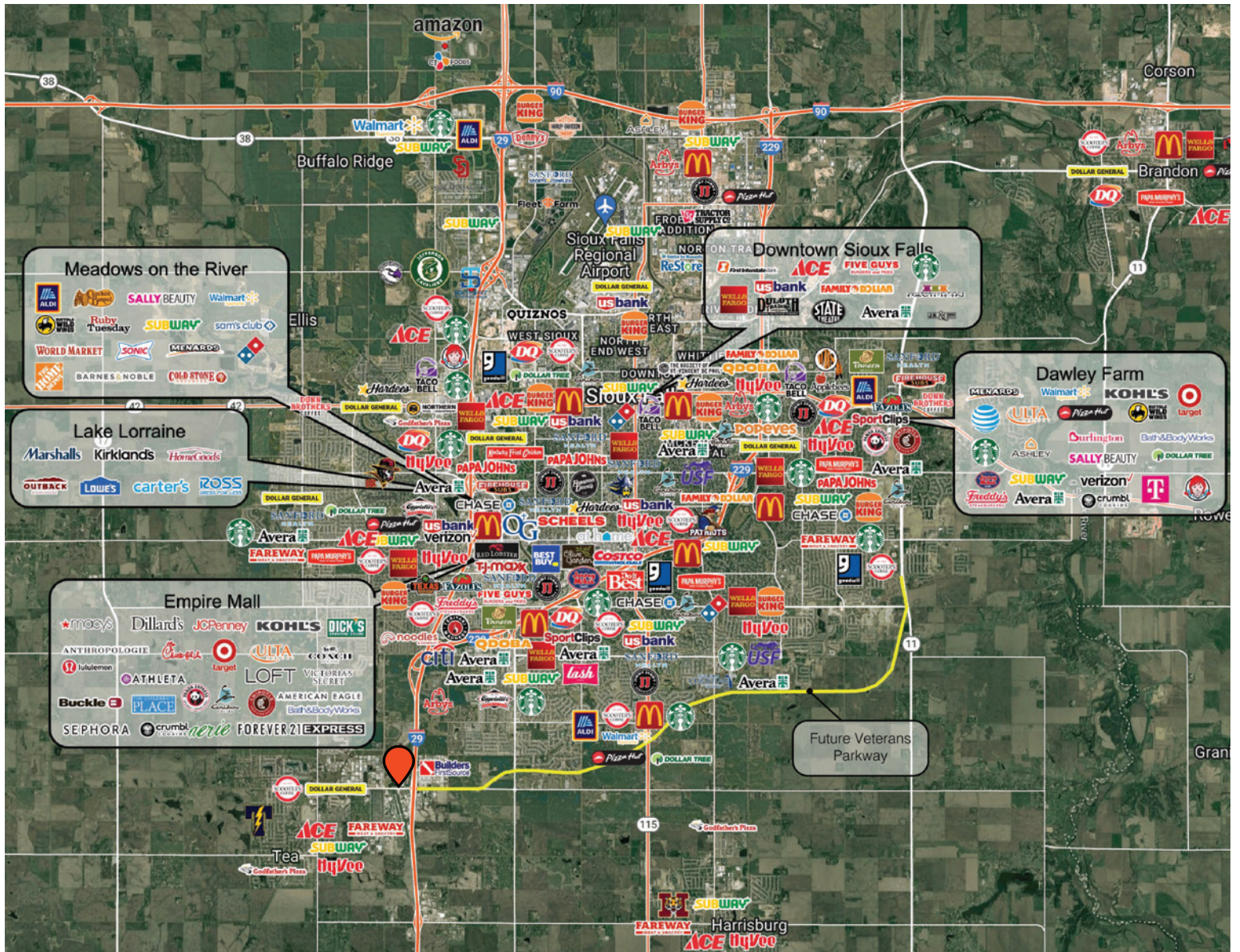
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CITY MAP



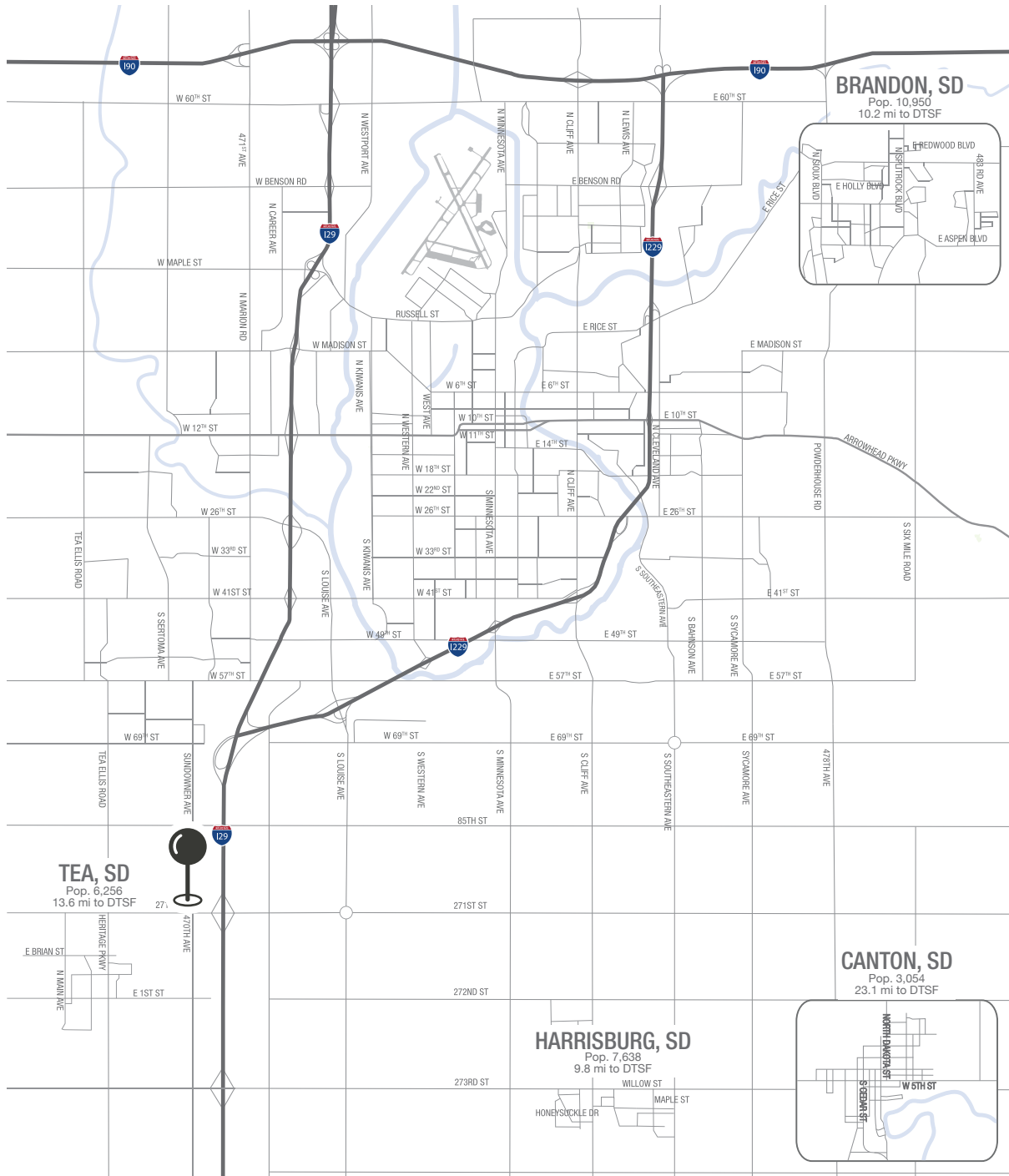
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MSA MAP



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DEMOGRAPHICS

Tea, South Dakota, is a rapidly growing community with a population growth rate of 2.83%, significantly above the national average. Located just minutes from Sioux Falls and 13.6 miles from downtown Sioux Falls, Tea acts as a charming suburb, offering the benefits of proximity to a larger city while maintaining its small-town charm.

Known for its excellent schools and strong sense of community, Tea offers a welcoming atmosphere for all. The town has experienced rapid development, with over 887 homes being built since 2018, reflecting its appeal. Tea offers a variety of amenities and services, making it an attractive destination for both residents and visitors. Located in the midwest, Tea draws in people from surrounding states, contributing to its dynamic and thriving community.

POPULATION PROJECTION

Year	Tea	MSA
2023	6,539	304,555
2028	7,606	312,586

FAST FACTS - SIOUX FALLS



#2 Best Tax Climate in the U.S.

(Tax Foundation 2024)



Best City for Young Professionals

(SmartAsset 2023)

2.1%

Minnehaha Unemployment Rate

(January 2024)



#3 Hottest Job Market

(ZipRecruiter 2023)

1.19M

of Visitors to Sioux Falls in 2022



Third City in Economic Strength

(Policom 2023)



No Corporate Income Tax



Top Eight Happiest Cities in America

(WalletHub 2023)

TOP EMPLOYERS - MSA



10,750



8,298



3,688