



MEADOWS SQUARE

OFFICE/RETAIL SPACE FOR LEASE



3801 W 34th St, Suite 109,
Sioux Falls, SD 57106



2,063 USF +/-
2,128 RSF +/-



\$15.00 / SF NNN
Estimated NNN: \$5.92 / SF

LOCATION

Located along W. 34th Street and S. Shirley Avenue within the Meadows on the River development, this space benefits from immediate access to Louise Avenue. Meadows Square is surrounded by a strong mix of national retailers, dining, and service amenities, drawing consistent traffic to the area.

DESCRIPTION

- Warm shell space available for build-out requests
- Common area includes restrooms and a maintenance storage area
- Shared vestibule with Balanced Life Chiropractic
- Opportunity for building and monument signage
- 207 shared parking stalls on-site
- Co-tenants include Pho Thai, Michaels, CosmoProf, GameStop, and Salon Mia
- Area traffic drivers include Sam's Club, Walmart, The Home Depot, Menards, Barnes and Noble, The Empire Shopping District, Cinemark Movie Theater, with Raising Cane's under construction south of the site
- Ease of access with two I-29 exits nearby
- Over 25,000 VPD at the intersection of Louise Ave & 34th St
- Available now

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BUILDING COSTS

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

Size (Usable)	Size (Rentable)	Base Rent	2026 NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
2,063 SF	2,128 SF +/-	\$15.00/SF NNN	\$5.92/SF	\$20.92/SF	\$44,517.76	\$3,709.81

2026 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$2.12*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.28*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$3.52*
Total	-	\$5.92
CAM includes the following utilities: Water & Sewer, and Trash		

UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered
Gas	Paid by Tenant directly to provider	Mid-American Energy	No	Yes
Electricity	Paid by Tenant directly to provider	Xcel Energy	No	Yes
Water & Sewer	Paid by Tenant through CAM	City of Sioux Falls	Yes	No
Trash	Paid by Tenant through CAM	Novak	Yes	No
Phone/Cable/Internet	Paid by Tenant directly to provider	Tenant can select their preferred provider	No	N/A

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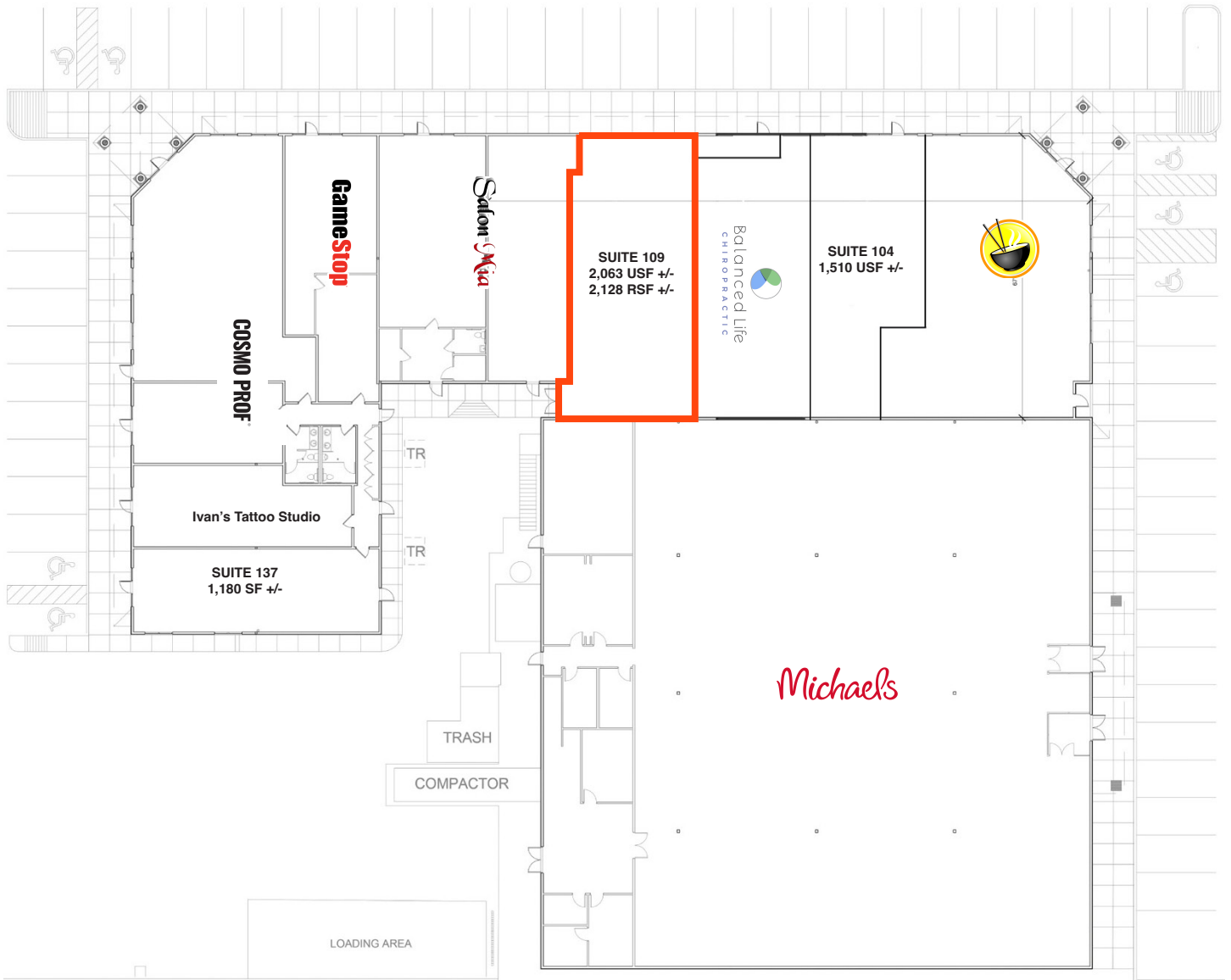
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SITE PLAN

Concept only; subject to change



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INTERIOR PHOTOS



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EXTERIOR



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PARCEL



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AREA MAP



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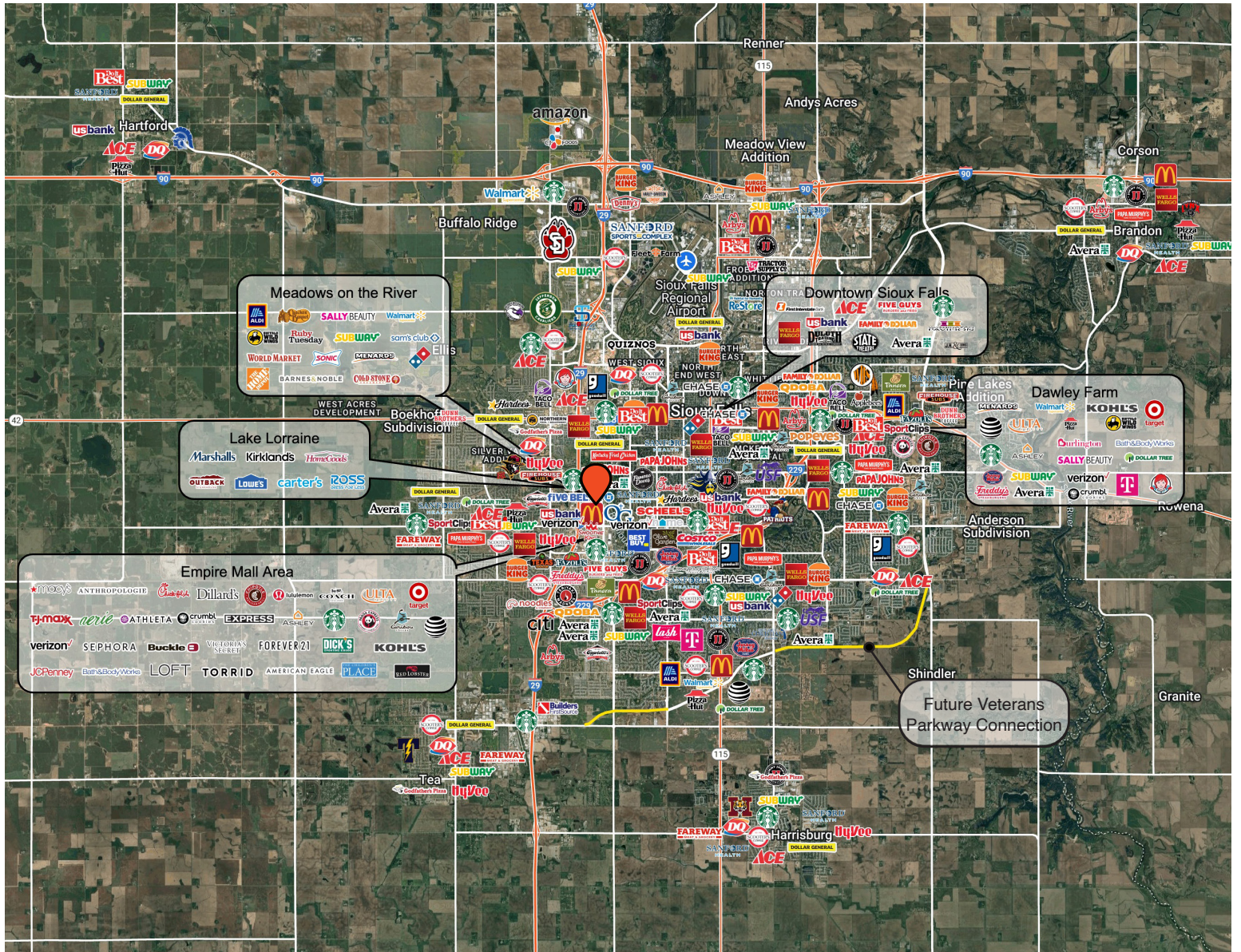
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CITY MAP



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SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2025	224,676*	314,596
2030	235,786	341,444

*Source: The City of Sioux Falls

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.

FAST FACTS



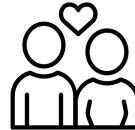
#1 City for Small Businesses

(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



10,929



8,200



3,627



3,239



2,390



1,600

MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	6,041	82,311	136,109
2020 Total Population	6,340	90,544	160,234
2020 Group Quarters	227	2,086	4,635
2025 Total Population	6,691	96,993	175,474
2025 Group Quarters	233	2,100	4,647
2030 Total Population	7,012	103,718	190,252
2024-2029 Annual Rate	0.94%	1.35%	1.63%
2025 Total Daytime Population	15,833	115,106	198,053
Workers	12,563	73,255	121,528
Residents	3,270	41,851	76,525
Household Summary			
2010 Households	3,057	34,306	55,221
2010 Average Household Size	1.91	2.31	2.36
2020 Total Households	3,211	37,921	65,786
2020 Average Household Size	1.90	2.33	2.37
2025 Households	3,471	40,770	72,415
2025 Average Household Size	1.86	2.33	2.36
2030 Households	3,673	43,687	78,786
2030 Average Household Size	1.85	2.33	2.36
2024-2029 Annual Rate	1.14%	1.39%	1.70%
2010 Families	1,339	19,529	32,906
2010 Average Family Size	2.68	2.98	2.99
2025 Families	1,463	22,411	41,098
2025 Average Family Size	2.85	3.11	3.11
2030 Families	1,530	23,816	44,294
2030 Average Family Size	2.85	3.12	3.12
2024-2029 Annual Rate	0.90%	1.22%	1.51%
2025 Housing Units	3,654	43,427	77,292
Owner Occupied Housing Units	37.0%	53.4%	54.6%
Renter Occupied Housing Units	58.0%	40.4%	39.0%
Vacant Housing Units	5.0%	6.1%	6.3%
2025 Population 25+ by Educational Attainment			
Total	4,969	65,232	117,908
Less than 9th Grade	3.4%	1.6%	1.8%
9th - 12th Grade, No Diploma	2.8%	3.4%	3.4%
High School Graduate	25.2%	19.0%	19.1%
GED/Alternative Credential	4.5%	3.1%	3.6%
Some College, No Degree	21.5%	20.3%	18.9%
Associate Degree	14.0%	13.2%	12.5%
Bachelor's Degree	17.6%	27.0%	27.3%
Graduate/Professional Degree	10.9%	12.4%	13.3%
Median Household Income			
2025	\$54,290	\$73,353	\$76,103
2030	\$61,523	\$82,604	\$86,947
Median Age			
2010	45.3	33.1	33.7
2020	44.2	35.6	35.7
2025	43.8	36.8	36.6
2030	45.0	38.1	37.8
2025 Population by Sex			
Males	3,151	48,241	88,077
Females	3,540	48,752	87,397
2030 Population by Sex			
Males	3,282	51,349	94,957
Females	3,730	52,369	95,295
Data for all businesses in area			
Total Businesses:	877	5,034	7,961
Total Employees:	12,574	70,835	115,381

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