



MEADOWS SQUARE

OFFICE/RETAIL SPACE FOR LEASE - SUITE 109



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



2,151 SF +/-



\$15.00 / SF NNN
Estimated NNN: \$5.23 / SF

LOCATION

Along W 34th St and S Shirley Ave, this space offers access to one of Sioux Falls' busiest roads, Louise Avenue. This space acts as a one-stop location with multiple amenities nearby.

DESCRIPTION

- Flexible retail/office floor plan
- Common area includes restrooms and a maintenance storage area
- Opportunity for building and monument signage
- Co-tenants include Michaels, CosmoProf, GameStop, Salon Mia, and Pho Thai
- Near many popular destinations like Sam's Club, Menards, World Market, Aldi, Barnes & Noble, Target, Empire Place, and The Empire Mall
- 207 shared parking stalls on-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	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
2,151 SF	\$15.00/SF NNN	\$5.23/SF	\$20.23/SF	\$43,514.73	\$3,626.23

2024 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$2.27*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.23*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$2.73*
Total	-	\$5.23
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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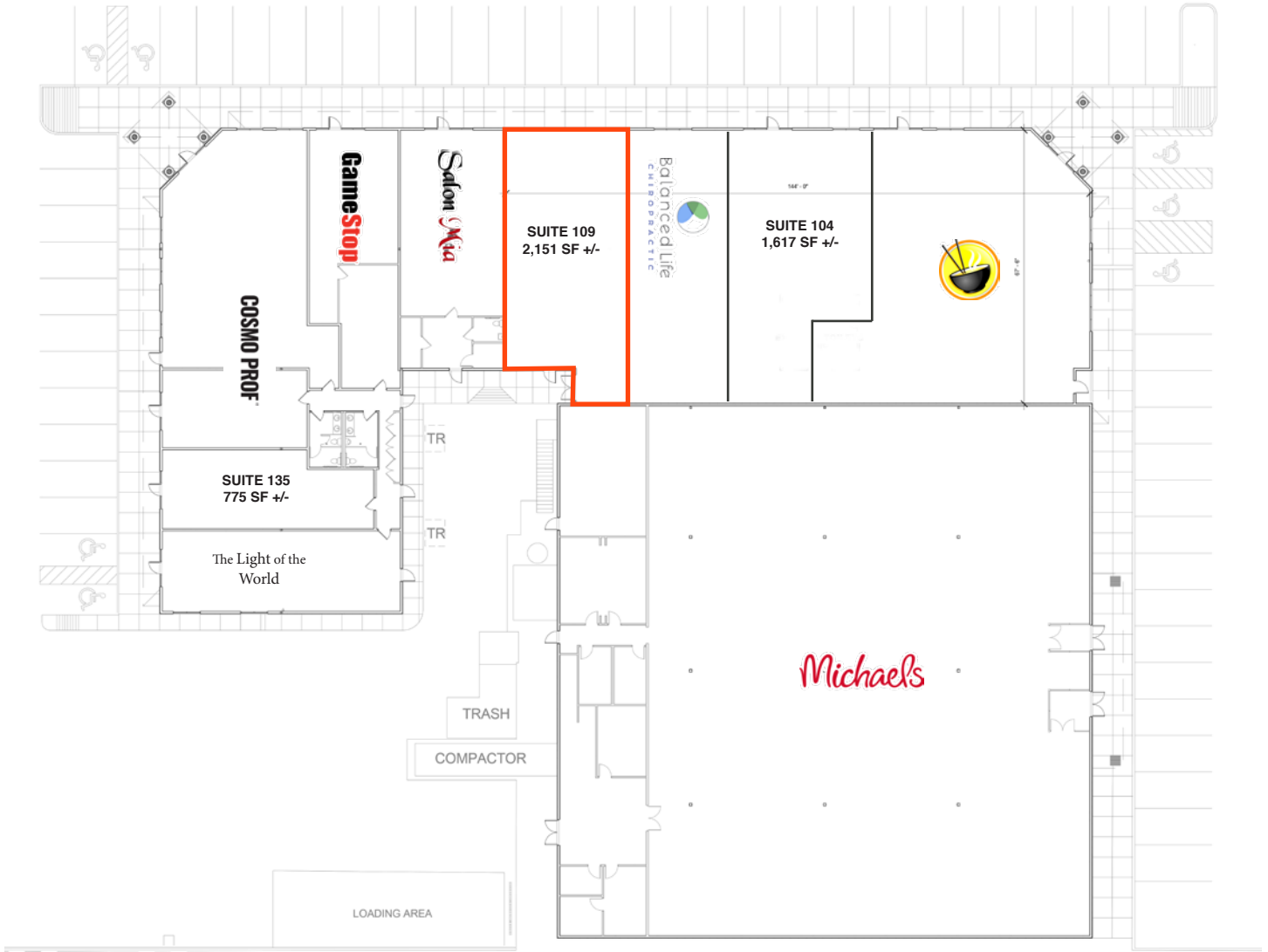
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SITE PLAN

Concept only; subject to change



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EXTERIOR PHOTOS



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SIGNAGE PHOTOS



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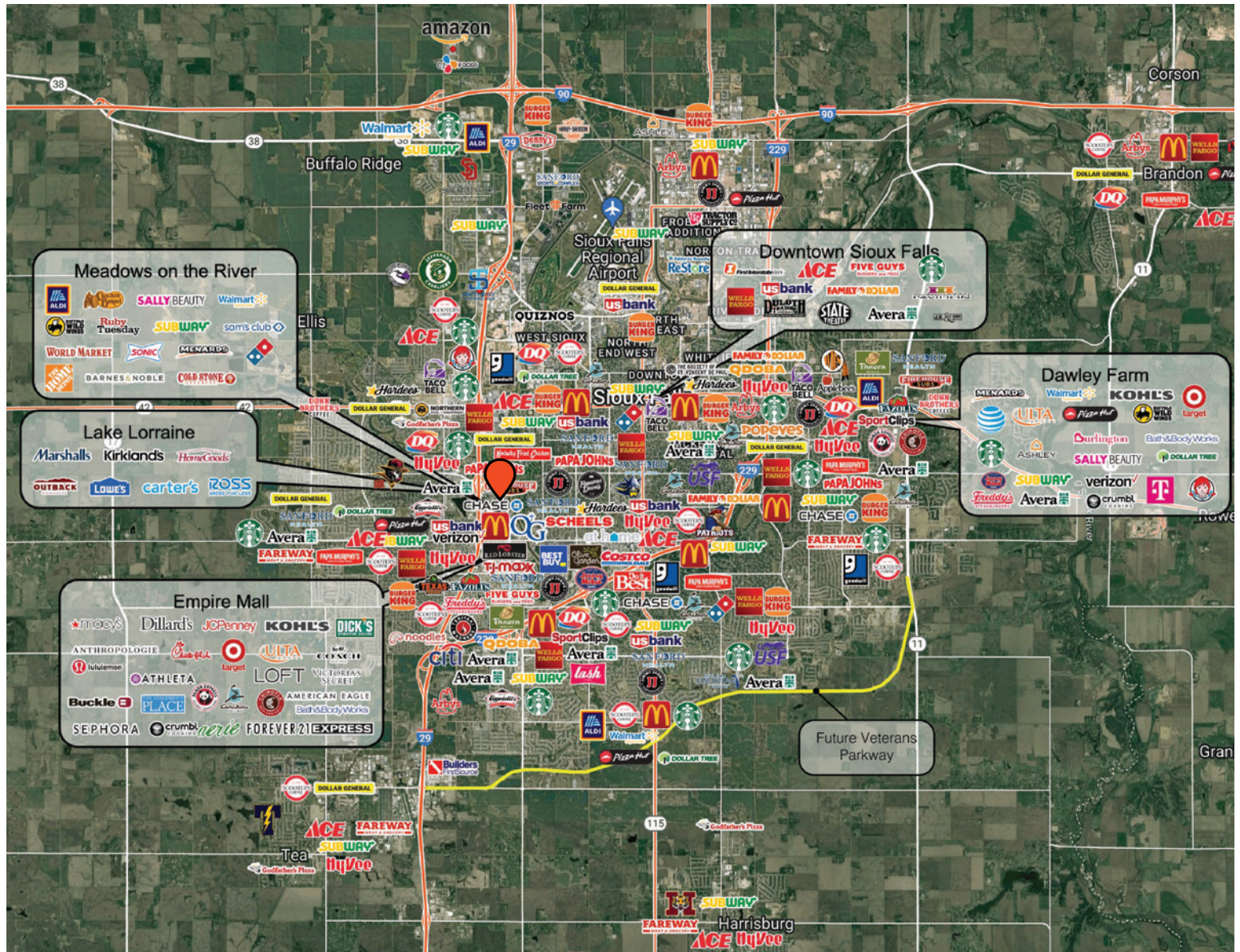


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CITY MAP



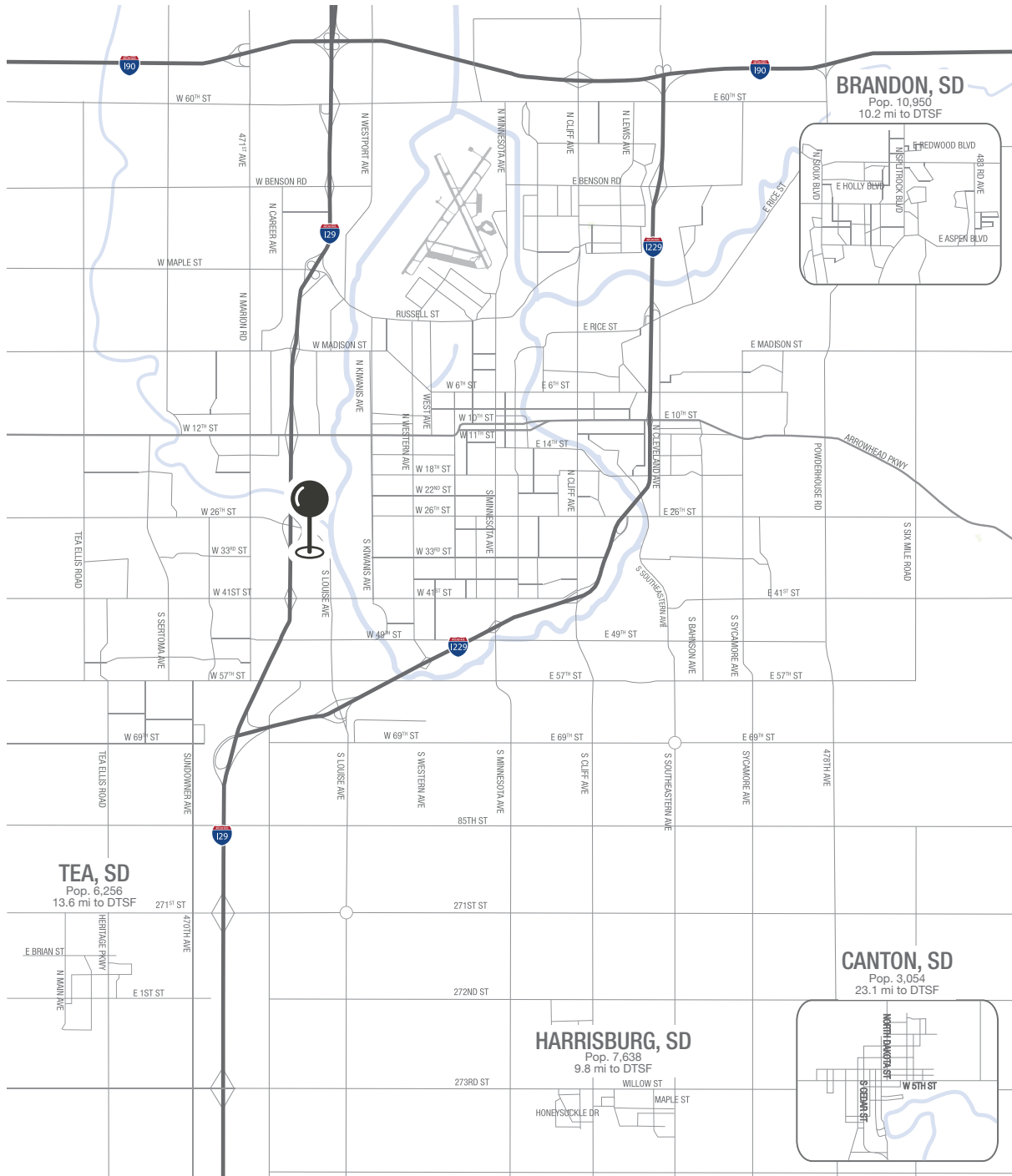
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MSA MAP



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SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION		
Year	Sioux Falls	MSA
2023	213,891	304,555
2028	219,756	312,586

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.

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



#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



10,750



8,298



3,688



3,600



2,939



2,505

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	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	6,037	82,591	136,214
2020 Total Population	6,393	91,040	160,569
2020 Group Quarters	260	2,075	4,649
2023 Total Population	6,603	95,561	170,574
2023 Group Quarters	260	2,076	4,649
2028 Total Population	6,691	98,815	179,335
2023-2028 Annual Rate	0.27%	0.67%	1.01%
2023 Total Daytime Population	16,561	113,598	194,126
Workers	13,401	72,530	119,863
Residents	3,160	41,068	74,263
Household Summary			
2010 Households	3,076	34,499	55,315
2010 Average Household Size	1.90	2.31	2.36
2020 Total Households	3,261	38,213	65,931
2020 Average Household Size	1.88	2.33	2.36
2023 Households	3,405	40,136	70,300
2023 Average Household Size	1.86	2.33	2.36
2028 Households	3,473	41,498	74,071
2028 Average Household Size	1.85	2.33	2.36
2023-2028 Annual Rate	0.40%	0.67%	1.05%
2010 Families	1,352	19,664	32,959
2010 Average Family Size	2.65	2.97	2.99
2023 Families	1,328	21,553	39,868
2023 Average Family Size	2.77	3.11	3.09
2028 Families	1,324	22,099	41,742
2028 Average Family Size	2.77	3.13	3.09
2023-2028 Annual Rate	-0.06%	0.50%	0.92%
Housing Unit Summary			
2000 Housing Units	3,189	30,227	47,493
Owner Occupied Housing Units	41.2%	56.0%	58.3%
Renter Occupied Housing Units	55.0%	39.9%	37.9%
Vacant Housing Units	3.7%	4.1%	3.8%
2010 Housing Units	3,340	37,232	59,443
Owner Occupied Housing Units	35.9%	54.8%	57.4%
Renter Occupied Housing Units	56.2%	37.9%	35.6%
Vacant Housing Units	7.9%	7.3%	6.9%
2020 Housing Units	3,463	40,691	70,063
Owner Occupied Housing Units	36.6%	53.6%	56.0%
Renter Occupied Housing Units	57.6%	40.3%	38.1%
Vacant Housing Units	5.9%	6.1%	5.9%
2023 Housing Units	3,599	42,675	74,745
Owner Occupied Housing Units	37.4%	55.4%	58.3%
Renter Occupied Housing Units	57.2%	38.6%	35.8%
Vacant Housing Units	5.4%	5.9%	5.9%
2028 Housing Units	3,653	43,972	78,492
Owner Occupied Housing Units	39.4%	57.1%	59.1%
Renter Occupied Housing Units	55.6%	37.3%	35.2%
Vacant Housing Units	4.9%	5.6%	5.6%
Median Household Income			
2023	\$51,352	\$70,159	\$73,271
2028	\$56,732	\$79,127	\$81,666
Median Home Value			
2023	\$211,190	\$242,625	\$255,089
2028	\$216,281	\$250,277	\$267,753
Per Capita Income			
2023	\$40,205	\$42,092	\$42,243
2028	\$45,780	\$48,170	\$48,620
Median Age			
2010	45.1	33.1	33.7
2020	44.3	35.6	35.6
2023	46.5	35.8	36.3
2028	47.7	36.2	36.8