

LOUISE AVE RETAIL

RETAIL SPACE AVAILABLE FOR LEASE



2422 S Louise Ave
Sioux Falls, SD 57106



2,841 SF +/-



\$22.00 / SF NNN
Estimated NNN: \$7.00 / SF

LOCATION

Great visibility and a premier retail location on Louise Avenue. Convenient access to 41st St and I-29.

DESCRIPTION

- Located near Sam's Club, Walmart, Menards, Michaels, PetSmart, Aldi, Shoe Carnival, The Home Depot and many more!
- Traffic counts are estimated at 27,500 vehicles per day on Louise Avenue
- Near the Empire Mall, Empire Place and Lake Lorraine
- Includes large retail room, 3 large offices, closet storage, and a large breakroom/conference room with a kitchenette
- Building and monument signage opportunities
- Best retail corridor in the region
- Excellent visibility and exposure
- Contact Broker for additional information

RAQUEL BLOUNT sior

605.728.9092 | raquel@lloydcompanies.com

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

Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

FLOOR PLAN

Concept only; subject to change



This plan is for illustrative purpose only and should only be used as such.

RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

INTERIOR



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EXTERIOR & SIGNAGE



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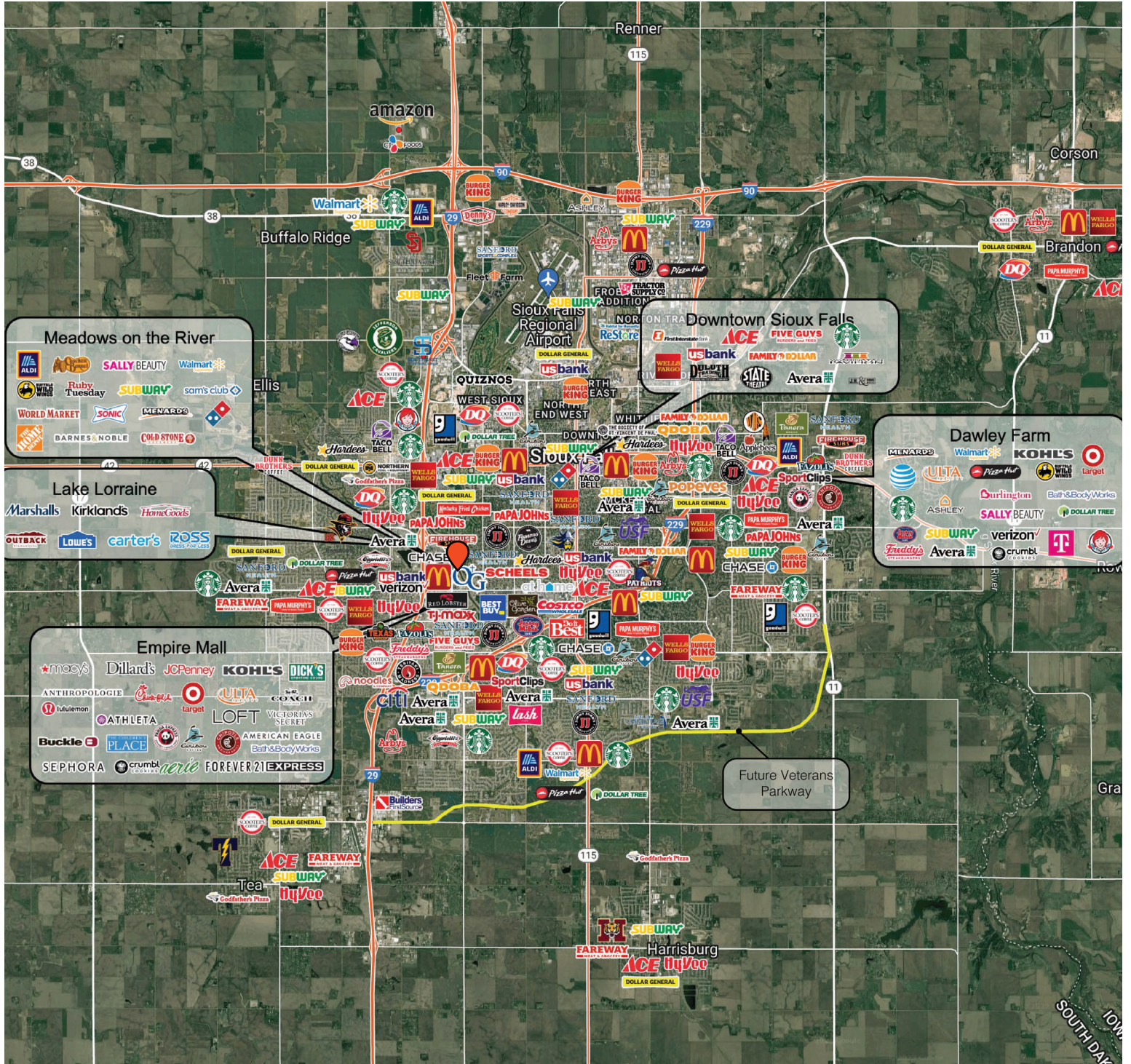
AREA MAP



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AREA MAP



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SIoux FALLS DEMOGRAPHICS

Sioux Falls, ranked #1 on Forbes The Best Small Places for Business and Careers list for 9 out of the last 10 years, 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.

FAST FACTS



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



Best City for Young
 Professionals
 (SmartAsset 2023)



#1 Most Affordable
 City in America
 (Reader's Digest 2023)



#3 Hottest Job
 Market
 (ZipRecruiter 2023)



Top City for Millennials
 Buying Homes
 (SmartAsset 2020)



Third City in Eco-
 nomic Strength
 (Policom 2023)



Second Best City to
 Start a Career
 (Zippia 2020)



Top Eight Happiest
 Cities in America
 (WalletHub 2023)

TOP EMPLOYERS



9,885



7,221



3,699



3,262



2,613



2,505

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