









LOCATION

Located near the intersection of S Minnesota Ave and W 85th St, near the future Veterans Parkway's exit/on ramp to 85th St. This site is positioned in the heart of south-central Sioux Falls with abundant growth, high traffic volume, and above average consumer spending trends.

DESCRIPTION

- Mixed-use building with first-floor office and service space with 102 apartment units
- Near several multi-family developments such as Prairies Edge Commons, Edgewater Villas, and the Crimson
- The building will have visibility and exposure to the future Veterans Parkway, 85th Street, and Minnesota Avenue
- Construction has started Veterans Parkway with completion estimated for 2027
- Neighborhood tenants include Walmart, Aldi, Starbucks, McDonalds's, multiple restaurants, and unique shops
- In an upscale area of Sioux Falls, with an AHII of \$101,624 within a 1-mile radius
- Perfect for salon/spa, law firm, insurance, etc.

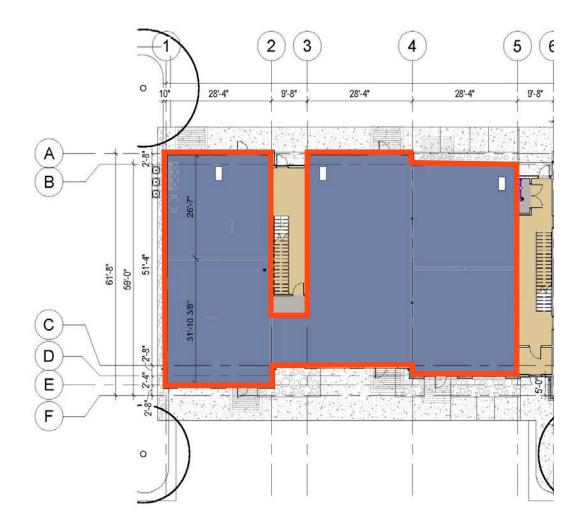


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FLOOR PLAN

Concept only; subject to change



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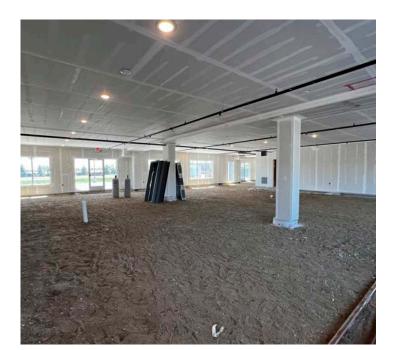
O SITE PLAN

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INTERIOR PHOTOS









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EXTERIOR PHOTOS





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SITE AERIAL



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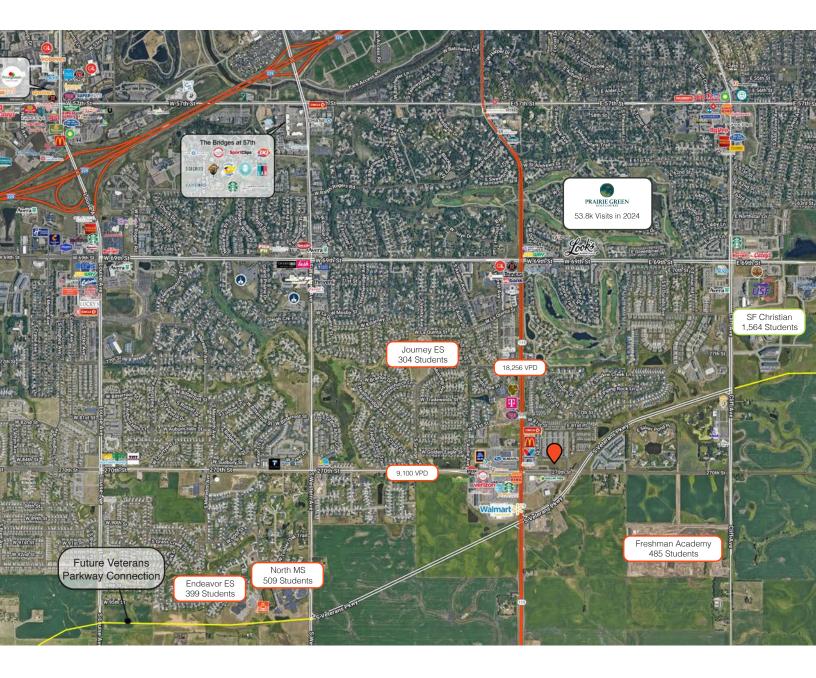
SITE MAP



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AREA MAP



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AREA MAP





Veterans Parkway Connection

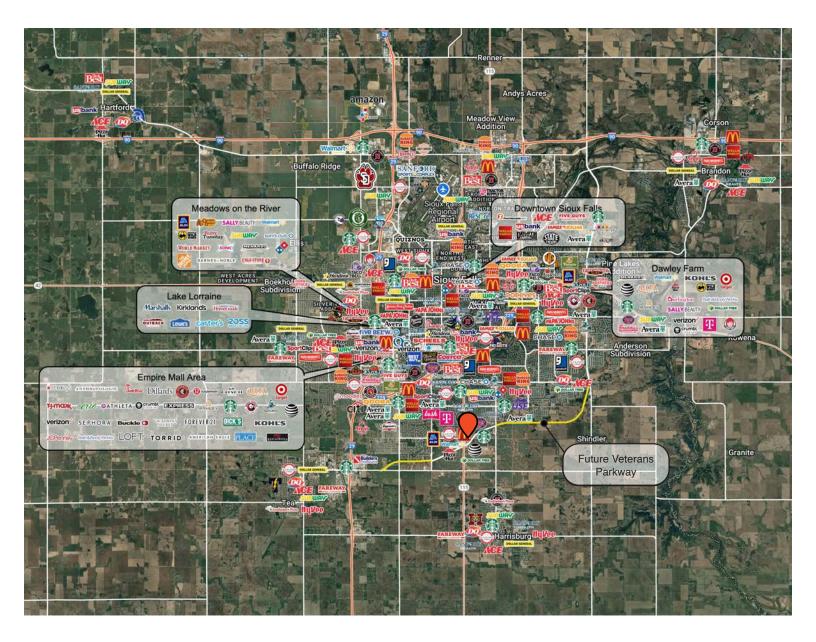
Veterans Parkway Expansion: The State of South Dakota approved an 8.5 mile segement of Veterans Parkway, completing the connection between I-29 and I-90. Construction began in 2023, with completion expected in 2026. The section from S Western Avenue to Cliff Avenue is operational.

Improved Traffic Flow & Infrastructure: The 6-lane expansion (3 lanes each direction) is designed to mirror I-229, reduce congestion on surrounding roadways and support the city's long-term transportation needs through 2050.

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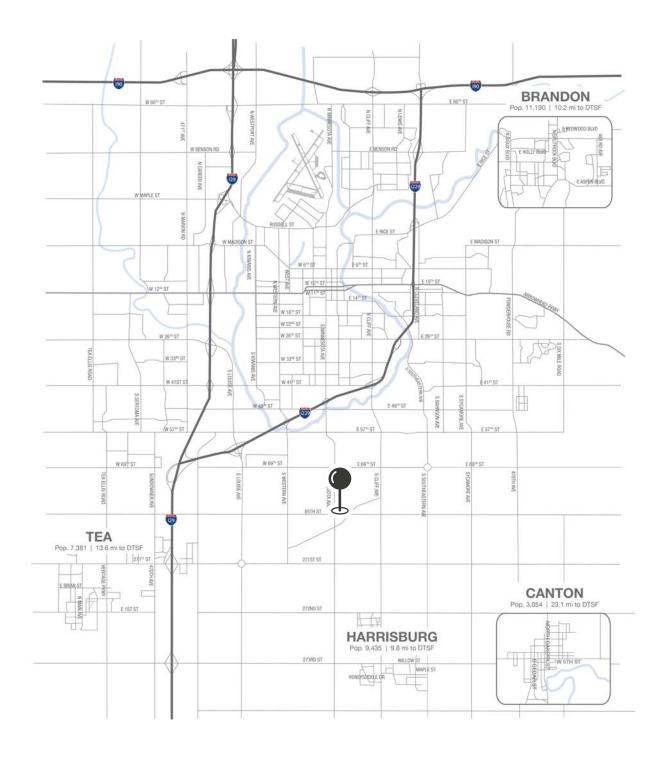
CITY MAP



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MSA MAP



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SIOUX FALLS DEMOGRAPHICS

POPULATION PROJECTION			
Year	Sioux Falls	MSA	
2024	219,588*	311,500	
2029	230,570	336,494	

*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 fourstate 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.



#1 City for Small Businesses (B2B Review 2025)



of Visitors to Sioux Falls in 2023



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



Minnehaha Unemployment Rate (September 2024)



#3 Hottest Job Market (ZipRecruiter 2023)



No Corporate Income Tax



Top 25 Safest Cities in America (WalletHub 2025)



Third City in Economic Strength (Policom 2023)

TOP EMPLOYERS



10,929

Smithfield











FAST FACTS



	Spending Potential	Average Amount	
	Index	Spent	Total
Apparel and Services	146	\$3,220.09	\$12,294,317
Men's	149	\$608.07	\$2,321,624
Women's	146	\$1,089.93	\$4,161,352
Children's	152	\$502.87	\$1,919,952
Footwear	143	\$714.02	\$2,726,115
Watches & Jewelry	145	\$244.28	\$932,675
Apparel Products and Services (1)	137	\$60.92	\$232,599
Entertainment & Recreation	150	\$5,669.41	\$21,645,795
Fees and Admissions	168	\$1,193.37	\$4,556,291
Membership Fees for Clubs (2)	166	\$460.92	\$1,759,781
Fees for Participant Sports, excl. Trips	167	\$200.33	\$764,859
Tickets to Theatre/Operas/Concerts	154	\$83.85	\$320,143
Tickets to Movies	162	\$44.64	\$170,439
Tickets to Parks or Museums	166	\$46.22	\$176,467
Admission to Sporting Events, excl. Trips	161	\$94.29	\$360,007
Fees for Recreational Lessons	181	\$261.86	\$999,779
Dating Services	118	\$1.26	\$4,816
TV/Video/Audio	140	\$1,893.63	\$7,229,877
Pets	142	\$1,308.57	\$4,996,125
Toys/Games/Crafts/Hobbies (4)	150 155	\$237.22	\$905,721
Recreational Vehicles and Fees (5)		\$232.58	\$888,003
Sports/Recreation/Exercise Equipment (6)	178 154	\$500.30 \$72.02	\$1,910,159
Photo Equipment and Supplies (7)	154	\$182.47	\$274,958
Reading (8) Catered Affairs (9)	144	\$102.47 \$49.24	\$696,655 \$188,007
Food	143	\$15,093.34	\$57,626,368
Food at Home	140	\$9,547.28	\$36,451,505
Bakery and Cereal Products	139	\$1,225.95	\$4,680,691
Meats, Poultry, Fish, and Eggs	138	\$2,035.54	\$7,771,697
Dairy Products	141	\$925.04	\$3,531,790
Fruits and Vegetables	140	\$1,878.49	\$7,172,090
Snacks and Other Food at Home (10)	142	\$3,482.25	\$13,295,238
Food Away from Home	149	\$5,546.06	\$21,174,862
Alcoholic Beverages	148	\$1,000.68	\$3,820,596
Health		• 1,000.00	40,020,000
Nonprescription Drugs	143	\$243.56	\$929,895
Prescription Drugs	136	\$502.03	\$1,916,760
Eveqlasses and Contact Lenses	143	\$159.62	\$609,427
	145	\$135.02	\$005,427
Transportation			
Payments on Vehicles excluding Leases	151	\$4,565.35	\$17,430,499
Gasoline and Motor Oil	140	\$3,549.18	\$13,550,755
Vehicle Maintenance and Repairs	146	\$1,906.83	\$7,280,294
Travel			
Airline Fares	160	\$747.89	\$2,855,459
Lodging on Trips	159	\$1,146.56	\$4,377,562
Auto/Truck Rental on Trips	158	\$125.62	\$479,626
Food and Drink on Trips	154	\$863.96	\$3,298,591
Household Operations			
Child Care	173	\$892.81	\$3,408,762
Lawn and Garden (16)	152	\$1,018.68	\$3,889,319
Moving/Storage/Freight Express	145	\$130.22	\$497,194
Housekeeping Supplies (17)	143	\$1,330.84	\$5,081,166

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding. This report is not a comprehensive list of all consumer spending variables therefore the variables in each section may not sum to totals.

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