



PRAIRIE TOWERS

OFFICE/RETAIL SPACE FOR LEASE



200 W 85th St,
Sioux Falls, SD 57108



1,000 - 5,000 SF +/-



\$25.00 / SF NNN
TIA: \$30.00 / SF

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
- Perfect for salon/spa, law firm, insurance, etc.

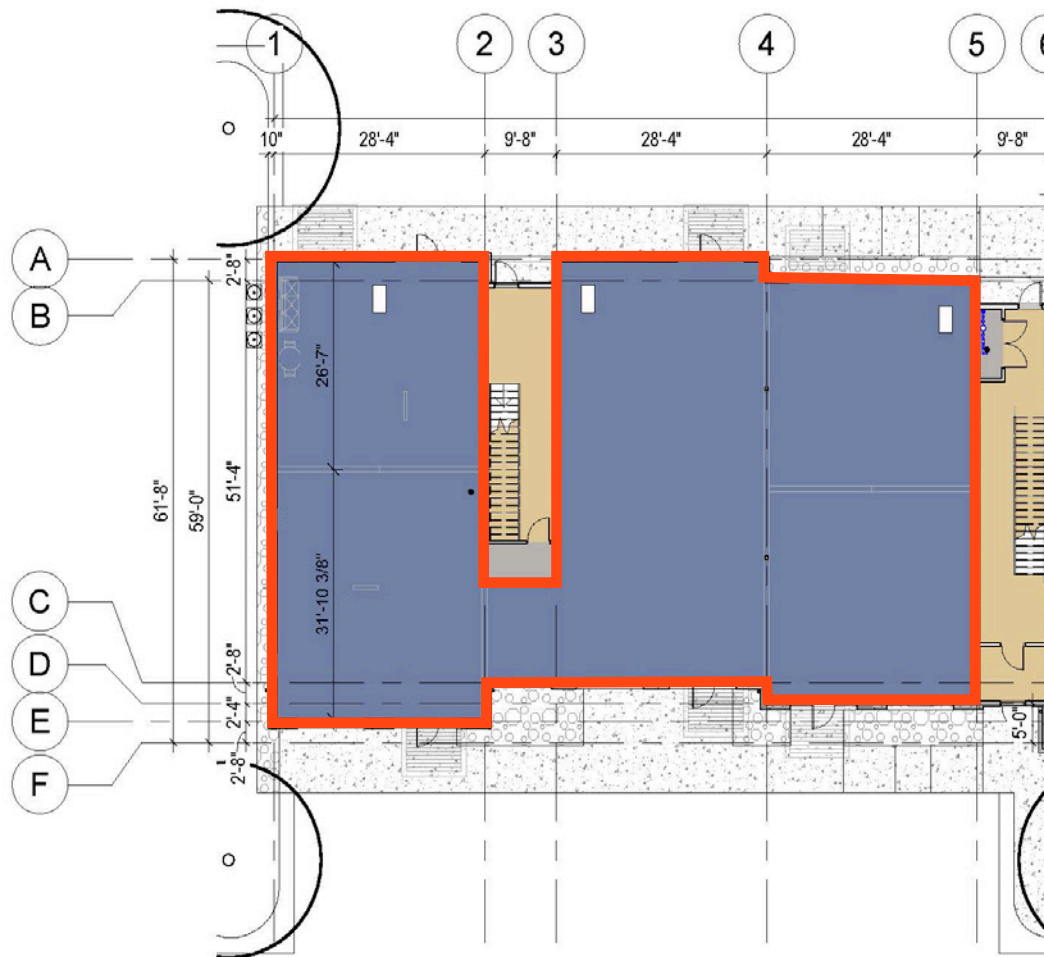
Professionally managed by:



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FLOOR PLAN

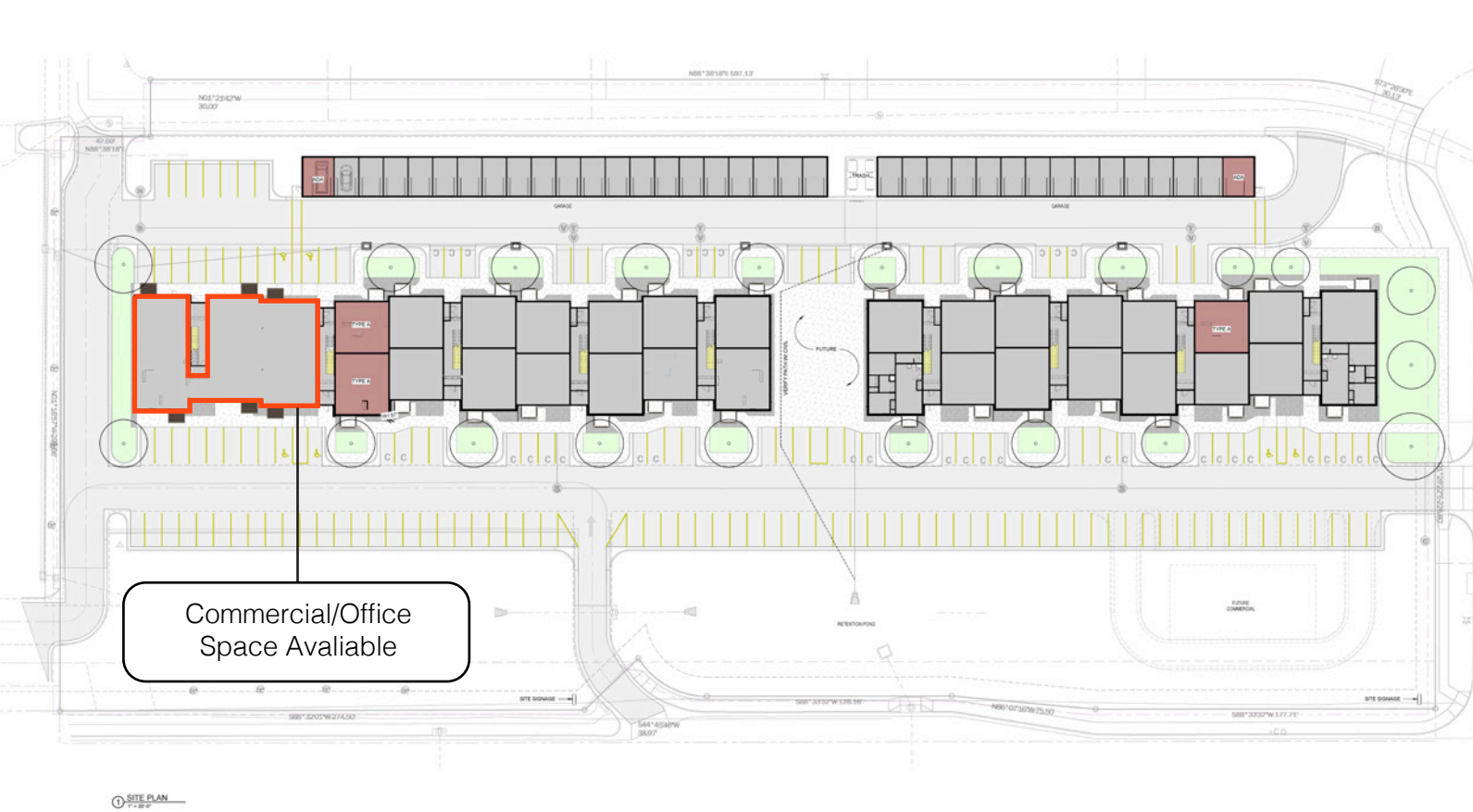
Concept only; subject to change



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SITE PLAN

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INTERIOR PHOTOS



RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

EXTERIOR PHOTOS



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SITE AERIAL



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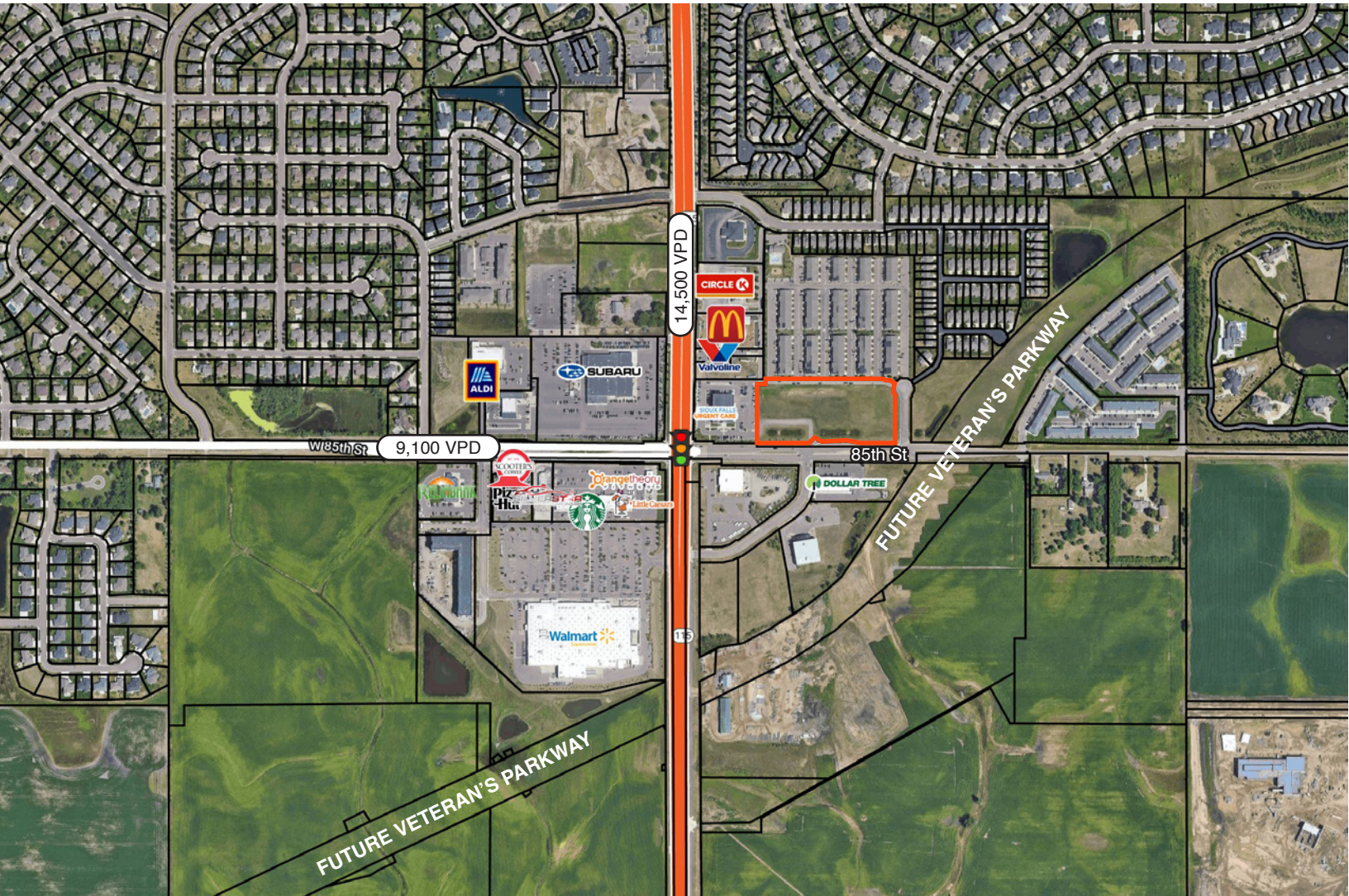


SITE AERIAL



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SITE MAP



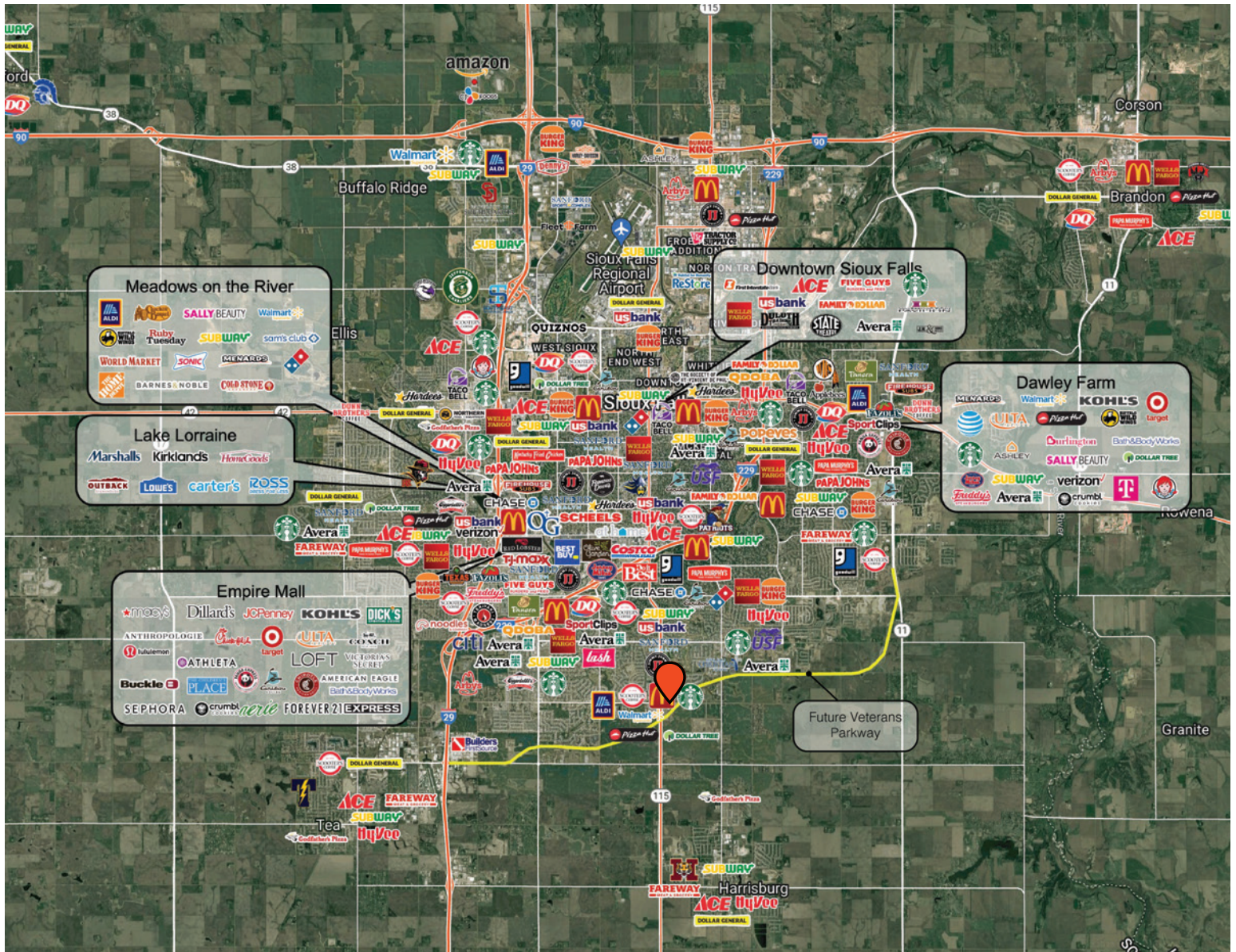
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AREA MAP



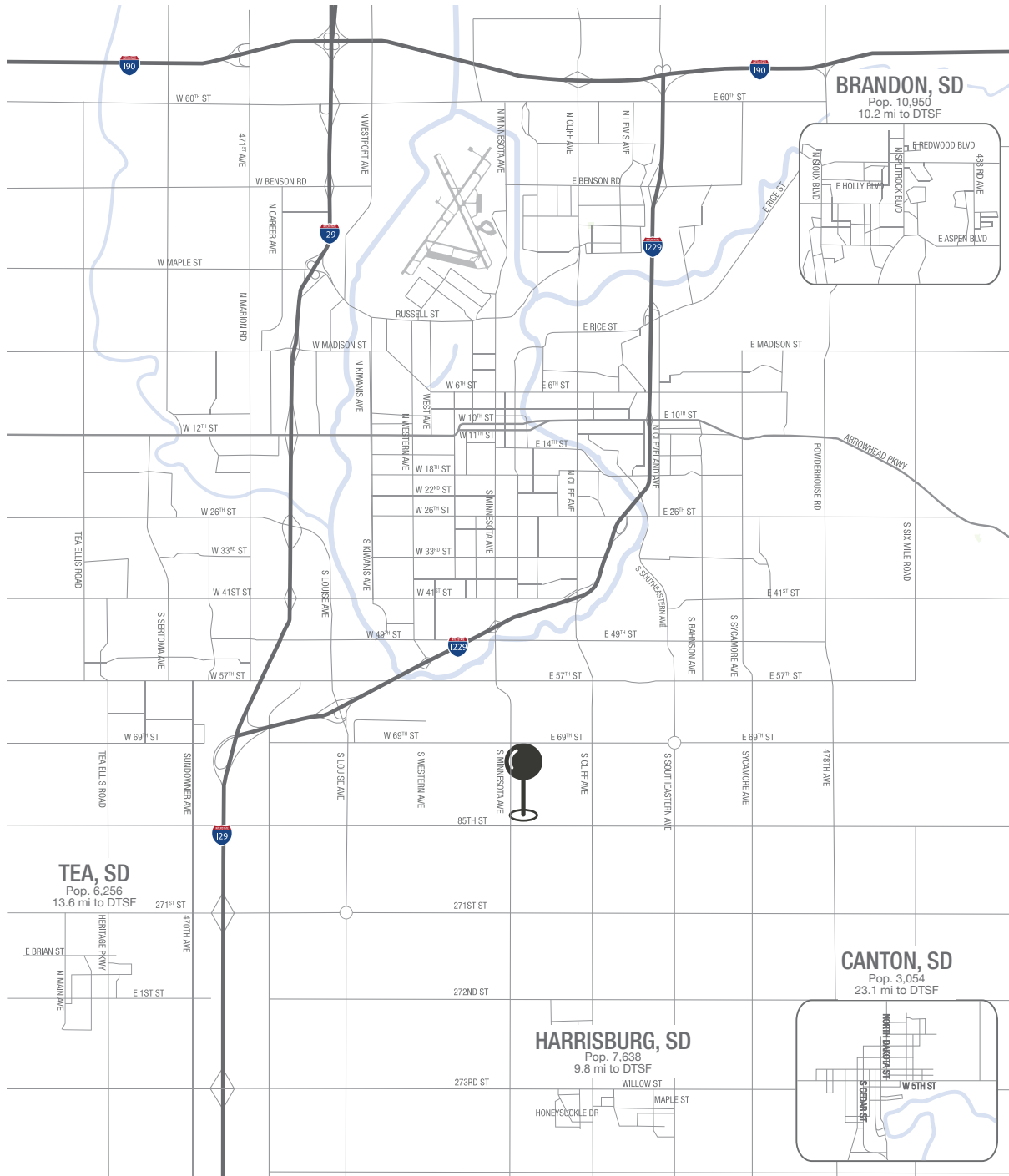
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CITY MAP



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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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	Spending Potential Index	Average Amount 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	\$237.22	\$905,721
Recreational Vehicles and Fees (5)	155	\$232.58	\$888,003
Sports/Recreation/Exercise Equipment (6)	178	\$500.30	\$1,910,159
Photo Equipment and Supplies (7)	154	\$72.02	\$274,958
Reading (8)	144	\$182.47	\$696,655
Catered Affairs (9)	162	\$49.24	\$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			
Nonprescription Drugs	143	\$243.56	\$929,895
Prescription Drugs	136	\$502.03	\$1,916,760
Eyeglasses and Contact Lenses	143	\$159.62	\$609,427
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.