



PRAIRIE TOWERS

OFFICE/RETAIL SPACE FOR LEASE



200 W 85th St,
Sioux Falls, SD 57108



5,000 SF +/-



\$22.00 / SF NNN

LOCATION

Located near the intersection of S. Minnesota Ave and W. 85th St, near the 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

- Main level offers open, finished commercial space with existing restrooms and kitchenette; furnishings not included
- Availability is negotiable
- Mixed-use building with 102 apartment units above the shell space
- Near several multi-family developments such as Prairies Edge Commons, Edgewater Villas, and the Crimson
- Prime visibility and exposure to the future Veterans Parkway, 85th Street, and Minnesota Avenue
- Neighborhood amenities include Walmart, Aldi, Starbucks, McDonalds's, multiple restaurants, fitness studios, and unique shops
- Median household income of \$116,186 within a 1-mile radius
- Consumer spending within a 1-mile radius tracks approximately 50% above the national average across major categories
- Construction has started Veterans Parkway with completion estimated for 2027; partial completion from Western Avenue to Cliff Avenue

Professionally managed by:

RAQUEL BLOUNT SIOR

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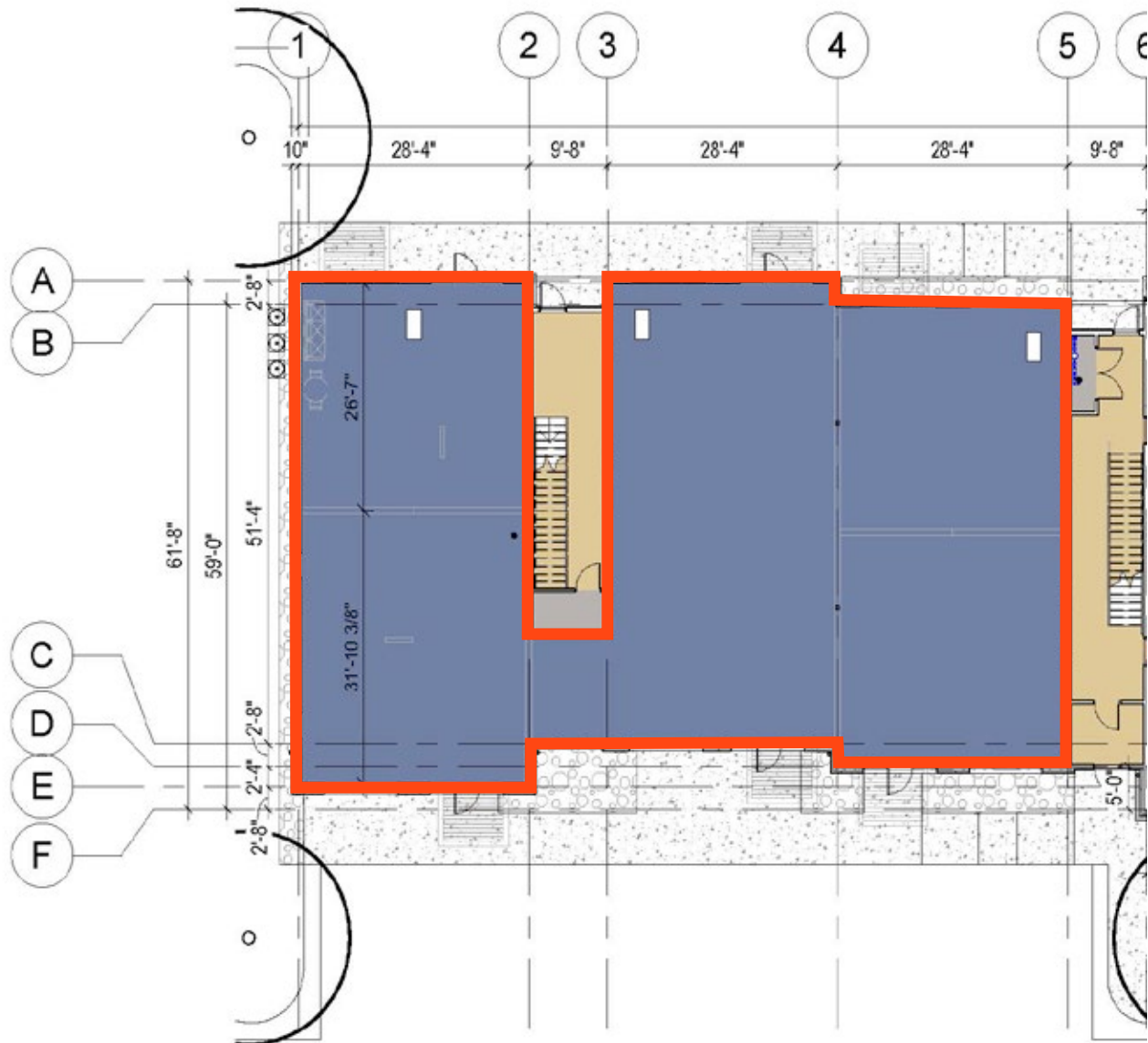
www.cresten.com | 605.273.8827

Lloyd Companies Commercial Real Estate | 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

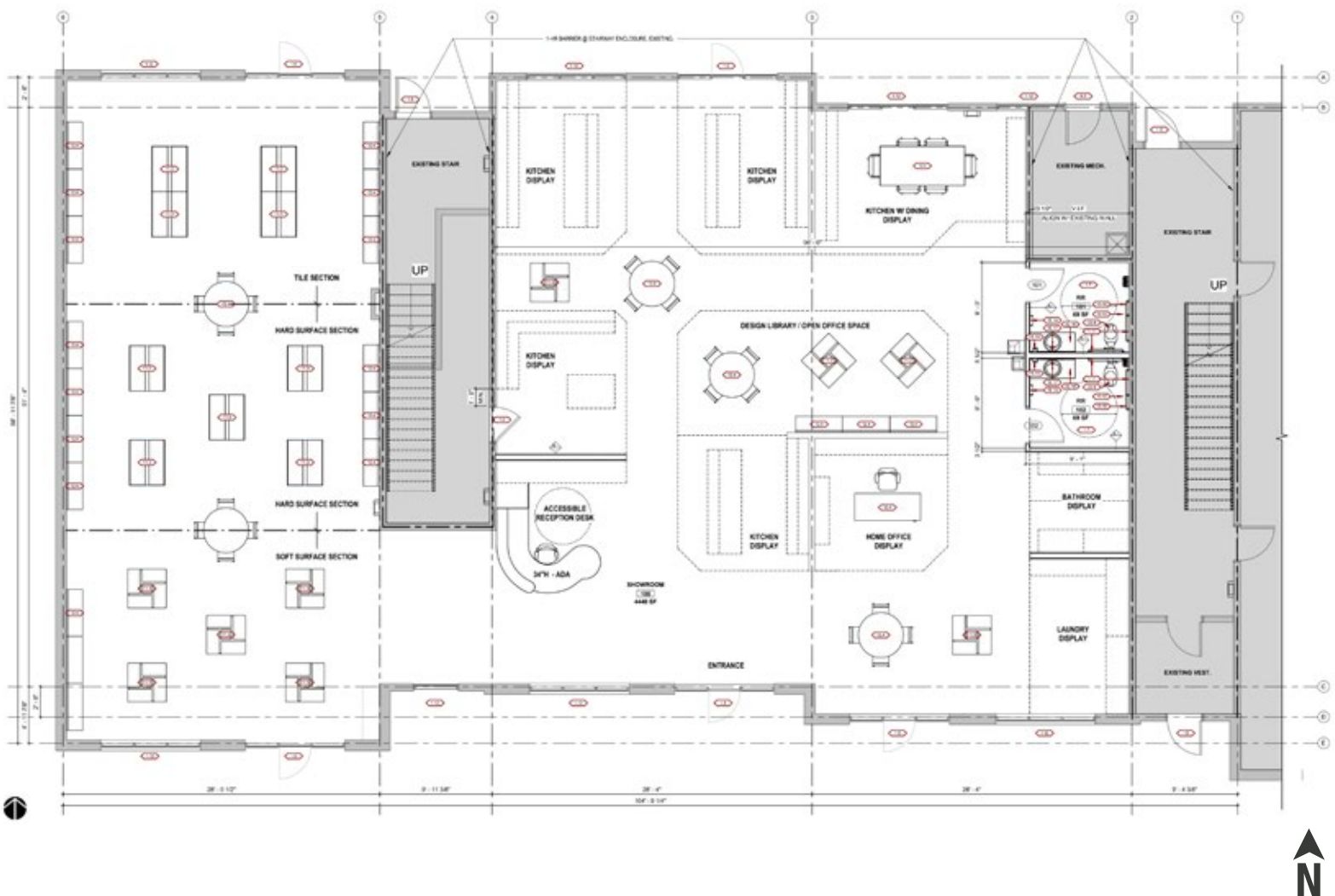
Concept only; subject to change



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CONCEPT FLOOR PLAN

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SITE PLAN

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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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SITE AERIAL



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Under Construction: QDOBA

21,600 VPD

Luther Collision & Glass (Schulte's)

12,200 VPD

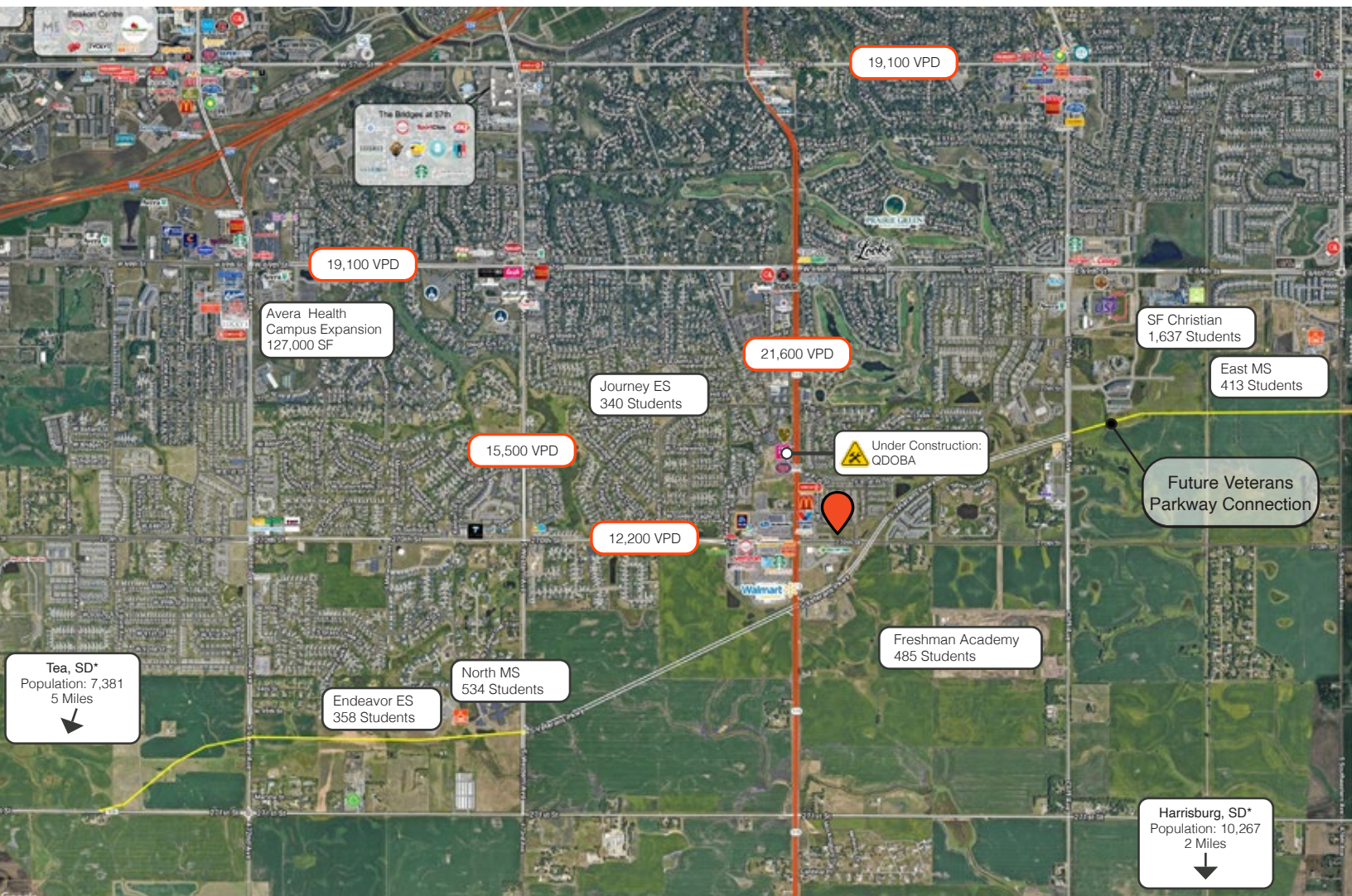
Prairie Towers & Townhomes 274 Units

Big City Motors

2.6M Annual Visits

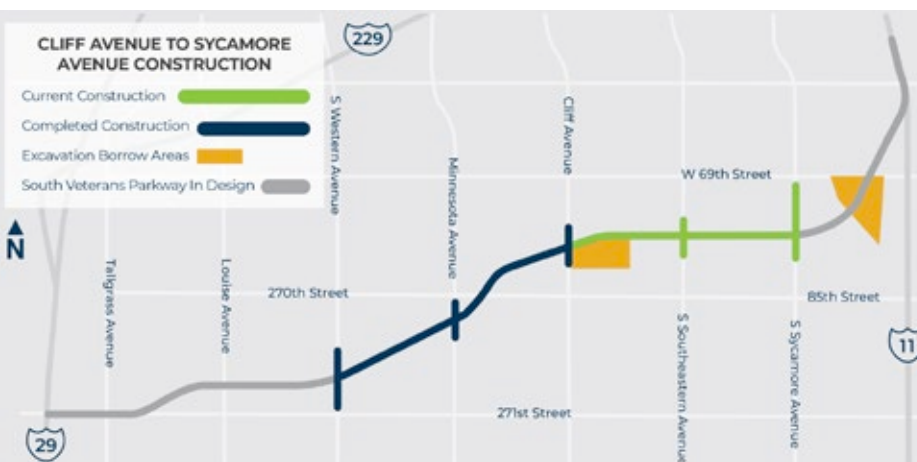
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AREA MAP



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INFRASTRUCTURE UPGRADES



Veterans Parkway Connection

Veterans Parkway Expansion: The State of South Dakota approved an 8.5 mile segment 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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SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION

Year	Sioux Falls	MSA
2026	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

SANFORD
HEALTH

10,929

Avera

8,200



3,627

Smithfield

3,239

HyVee
EMPLOYEE OWNED

2,390

amazon

1,600

MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	2,710	26,521	101,119
2020 Total Population	5,383	41,803	123,907
2020 Group Quarters	0	507	2,216
2026 Total Population	6,193	46,856	133,574
2026 Group Quarters	0	508	2,227
2031 Total Population	7,027	53,832	147,656
2024-2029 Annual Rate	2.56%	2.81%	2.02%
2026 Total Daytime Population	5,235	46,496	143,190
Workers	2,674	27,372	86,579
Residents	2,561	19,124	56,611
Household Summary			
2010 Households	971	10,638	41,340
2010 Average Household Size	2.79	2.47	2.38
2020 Total Households	2,150	16,931	51,071
2020 Average Household Size	2.50	2.44	2.38
2026 Households	2,566	19,243	55,955
2026 Average Household Size	2.41	2.41	2.35
2031 Households	2,927	22,240	62,215
2031 Average Household Size	2.40	2.40	2.34
2024-2029 Annual Rate	2.67%	2.94%	2.14%
2010 Families	779	7,219	25,470
2010 Average Family Size	3.15	3.00	2.98
2026 Families	1,624	11,890	33,062
2026 Average Family Size	3.16	3.05	3.02
2031 Families	1,835	13,648	36,630
2031 Average Family Size	3.16	3.05	3.02
2024-2029 Annual Rate	2.47%	2.80%	2.07%
2026 Housing Units	2,663	20,644	60,332
Owner Occupied Housing Units	56.1%	54.5%	53.8%
Renter Occupied Housing Units	40.2%	38.7%	38.9%
Vacant Housing Units	3.6%	6.8%	7.3%
2026 Population 25+ by Educational Attainment			
Total	4,157	31,628	89,367
Less than 9th Grade	0.0%	0.7%	0.9%
9th - 12th Grade, No Diploma	1.3%	1.8%	2.2%
High School Graduate	15.6%	15.6%	17.4%
GED/Alternative Credential	1.2%	2.0%	2.8%
Some College, No Degree	13.7%	14.0%	15.7%
Associate Degree	10.2%	11.3%	13.6%
Bachelor's Degree	37.5%	34.7%	31.5%
Graduate/Professional Degree	20.5%	20.0%	15.9%
Median Household Income			
2026	\$116,186	\$102,887	\$85,004
2031	\$140,515	\$117,781	\$99,422
Median Age			
2010	33.3	36.3	34.1
2020	36.6	36.6	35.8
2026	36.2	37.0	36.8
2031	36.4	38.1	37.9
2026 Population by Sex			
Males	2,969	22,748	65,737
Females	3,224	24,108	67,837
2031 Population by Sex			
Males	3,351	26,060	72,406
Females	3,675	27,772	75,250

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