



# BRANDON STRIP MALL

RETAIL/OFFICE SPACE FOR LEASE



517 N Splitrock Blvd,  
Brandon, SD 57005



1,586 SF +/-



\$16.50 / SF Gross  
Including Utilities

## LOCATION

The subject site is located in Brandon, SD, just 8 miles from Sioux Falls, and carries a population of 11,190 (2024). Positioned along one of Brandon's busiest roads, Splitrock Blvd, and 0.6 miles off I-90, this location draws in locals and visitors alike.

## DESCRIPTION

- Floor plan offers large open space, one bathroom, and a room for storage
- Co-tenants include Kingbird Coffee, High End Glass, and Sassy Nails & Spa
- Monument and building signage opportunities
- Brandon School District has a total enrollment of 4,657 students (2023-2024)
- Near many large retailers including McDonald's, Anytime Fitness, Holiday Inn Express, Hidden Valley Golf Course, Pizza Hut, and Sunshine Food Stores
- In an area of above average income and above average consumer spending trends, with a median income of \$109,864 within a 1-mile radius

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## BUILDING COSTS

Concept only; subject to change

Size	Base Rent	Yearly Total Est.	Monthly Total Est.
1,586	\$16.50 / SF Gross	\$26,169.00	\$2,180.75

## UTILITY INFORMATION

Utility	Paid By	Provider	Separately Metered
Electricity	Paid by Tenant	Sioux Valley Energy	Yes
Water	Paid by Tenant	City of Brandon	Yes
Sewer	Paid by LL	City of Brandon	No
Trash	Paid by LL	Tenant can select their preferred provider	No
Phone/Cable/Internet	Paid by Tenant	Tenant can select their preferred provider	N/A

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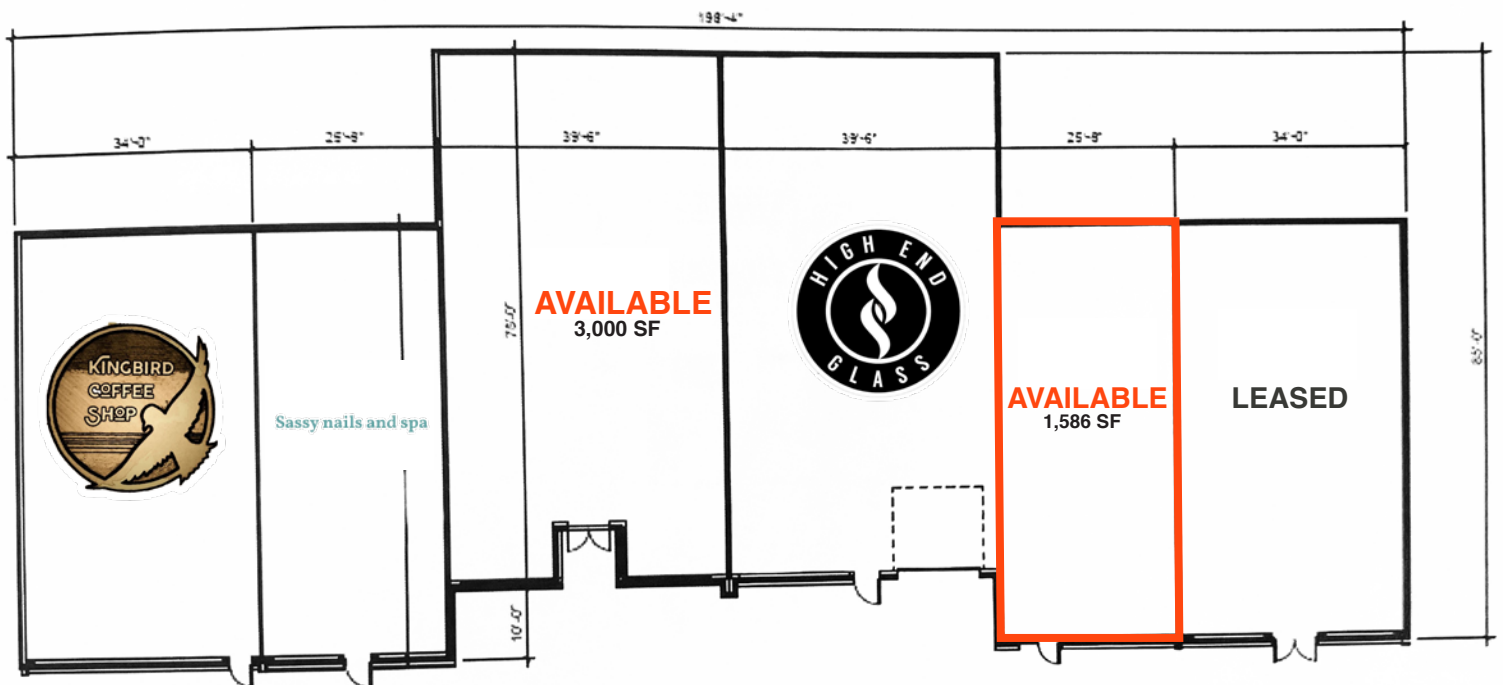
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## FLOOR PLAN

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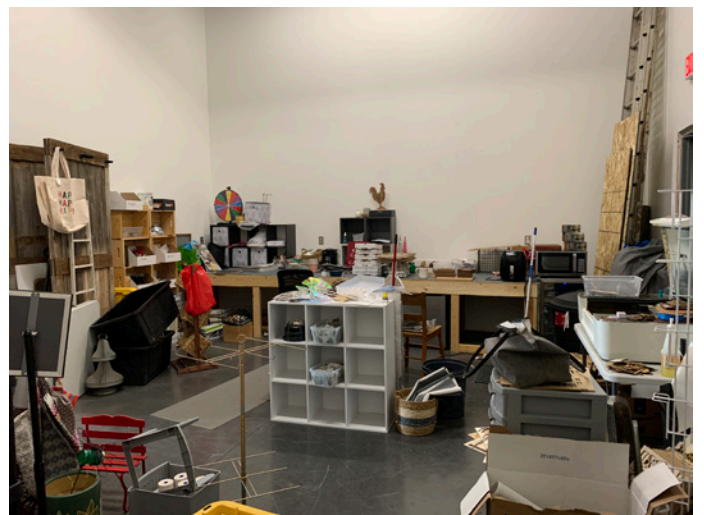
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## INTERIOR PHOTOS



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## EXTERIOR PHOTOS



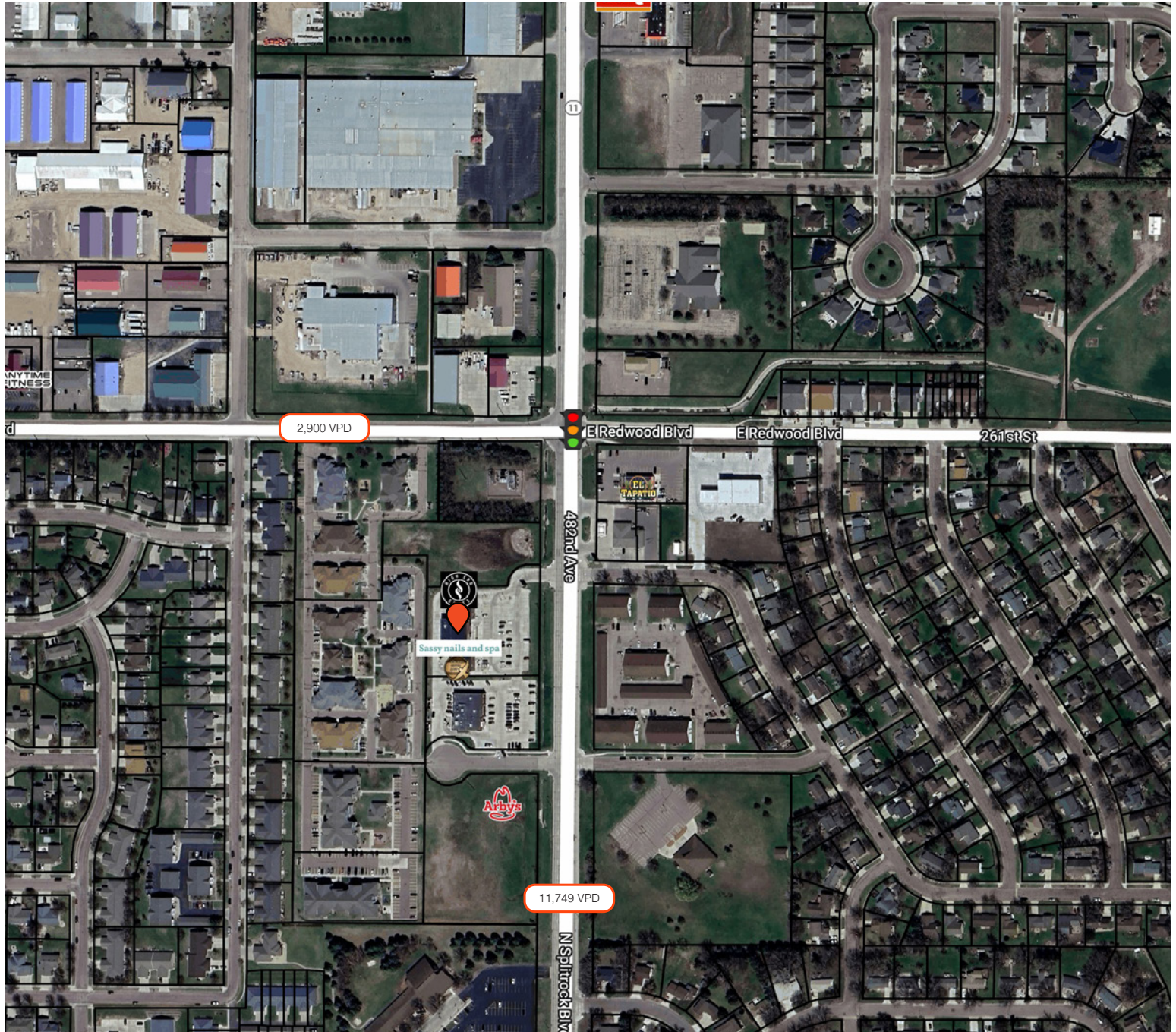
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## SITE MAP



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## BRANDON MAP



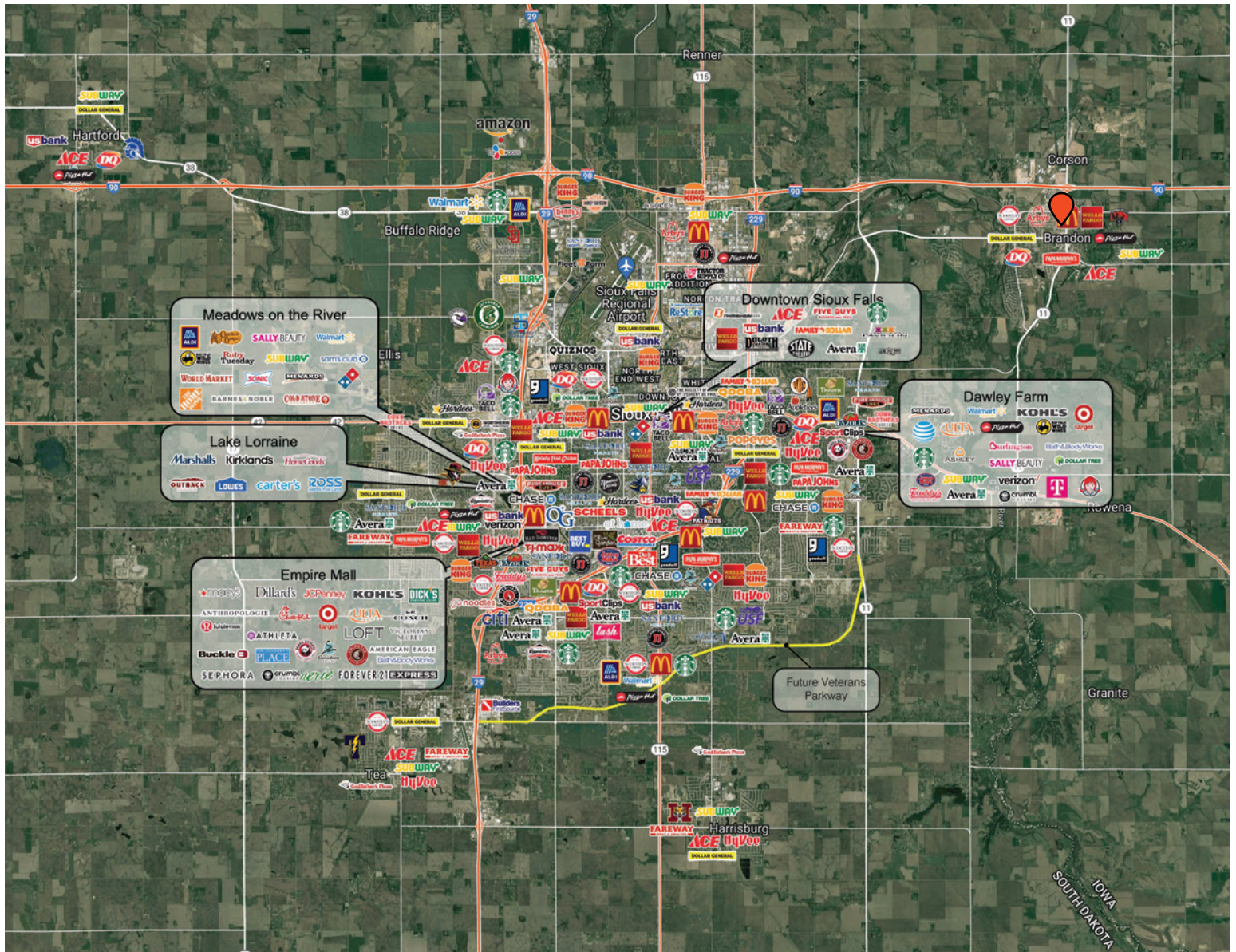
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## MSA MAP



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Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.

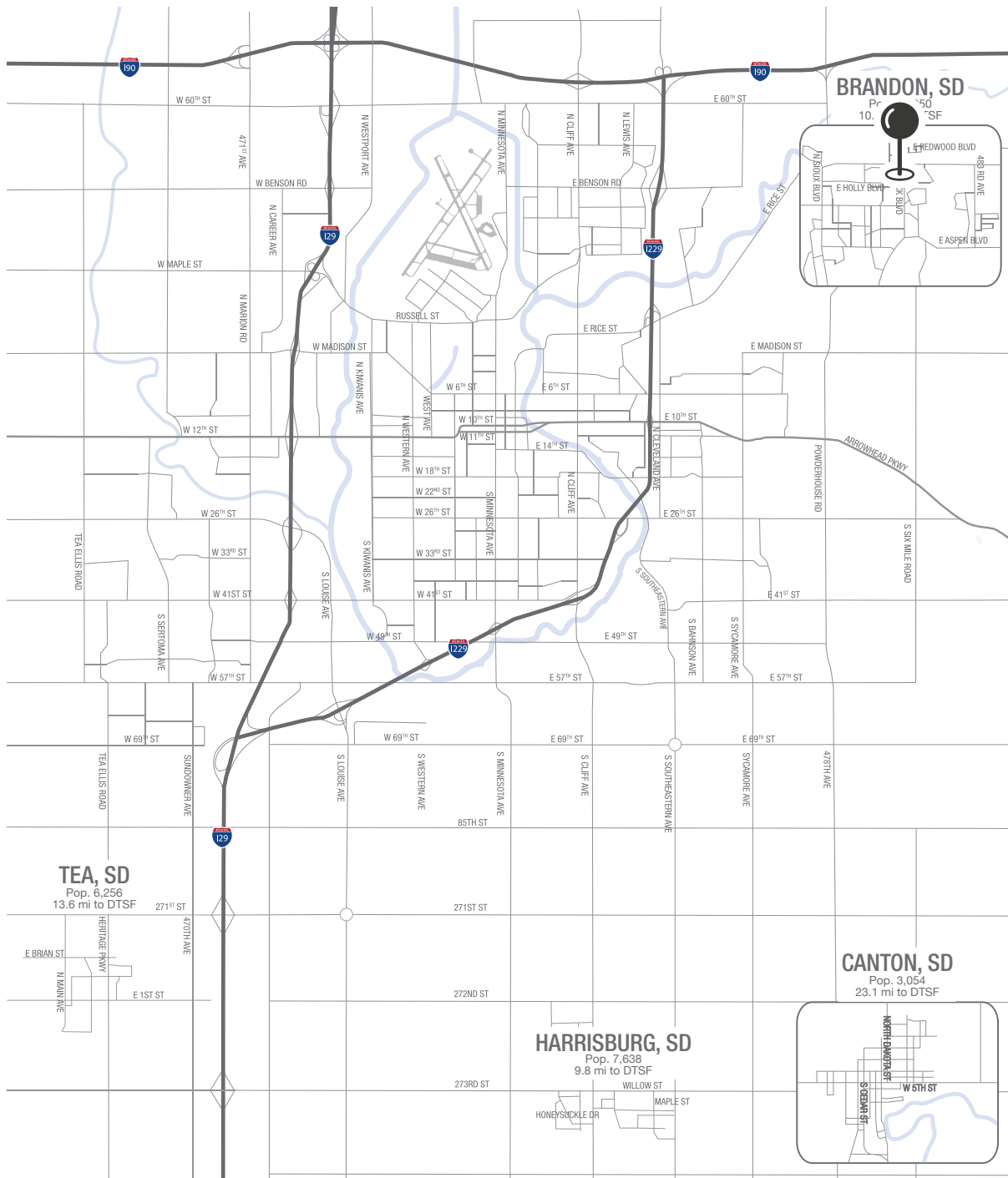


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## MSA MAP



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# SUMMARY PROFILE

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	4,654	9,651	11,795
2020 Total Population	5,313	11,821	15,187
2020 Group Quarters	76	120	120
2024 Total Population	5,422	12,055	15,990
2024 Group Quarters	76	120	120
2029 Total Population	5,637	12,897	17,222
2023-2028 Annual Rate	0.78%	1.36%	1.50%
2024 Total Daytime Population	5,142	9,492	11,798
Workers	2,800	4,447	5,088
Residents	2,342	5,045	6,710
<b>Household Summary</b>			
2010 Households	1,697	3,448	4,139
2010 Average Household Size	2.74	2.80	2.85
2020 Total Households	1,944	4,182	5,234
2020 Average Household Size	2.69	2.80	2.88
2024 Households	1,995	4,285	5,595
2024 Average Household Size	2.68	2.79	2.84
2029 Households	2,075	4,586	6,030
2029 Average Household Size	2.68	2.79	2.84
2023-2028 Annual Rate	0.79%	1.37%	1.51%
2010 Families	1,287	2,695	3,264
2010 Average Family Size	3.18	3.19	3.23
2024 Families	1,392	3,191	4,274
2024 Average Family Size	3.21	3.25	3.27
2029 Families	1,435	3,391	4,580
2029 Average Family Size	3.22	3.26	3.28
2023-2028 Annual Rate	0.61%	1.22%	1.39%
2024 Housing Units	2,081	4,421	5,837
Owner Occupied Housing Units	65.5%	74.0%	75.3%
Renter Occupied Housing Units	30.4%	23.0%	20.6%
Vacant Housing Units	4.1%	3.1%	4.1%
<b>Median Household Income</b>			
2024	\$109,864	\$113,530	\$117,537
2029	\$128,176	\$133,391	\$138,153
<b>Median Age</b>			
2010	34.8	34.0	34.9
2020	36.8	36.2	36.3
2024	37.0	36.3	36.4
2029	37.2	36.4	36.6
<b>2024 Population by Sex</b>			
Males	2,748	6,158	8,217
Females	2,674	5,897	7,773
<b>2029 Population by Sex</b>			
Males	2,844	6,553	8,798
Females	2,793	6,344	8,424
<b>Data for all businesses in area</b>			
	1 mile	3 miles	5 miles
Total Businesses:	240	357	421
Total Employees:	2,542	3,693	4,273

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# CONSUMER SPENDING

	Spending Potential Index	Average Amount Spent	Total
<b>Apparel and Services</b>	111	\$2,648.92	\$5,284,597
Men's	114	\$500.96	\$999,422
Women's	109	\$871.25	\$1,738,152
Children's	120	\$439.58	\$876,956
Footwear	110	\$549.73	\$1,096,706
Watches & Jewelry	103	\$233.56	\$465,958
Apparel Products and Services (1)	111	\$53.84	\$107,403
<b>Entertainment &amp; Recreation</b>	114	\$4,669.72	\$9,316,086
Fees and Admissions	120	\$990.78	\$1,976,605
Membership Fees for Clubs (2)	119	\$359.93	\$718,052
Fees for Participant Sports, excl. Trips	126	\$168.62	\$336,388
Tickets to Theatre/Operas/Concerts	112	\$85.30	\$170,169
Tickets to Movies	116	\$28.69	\$57,245
Tickets to Parks or Museums	126	\$47.19	\$94,143
Admission to Sporting Events, excl. Trips	127	\$100.62	\$200,734
Fees for Recreational Lessons	116	\$199.67	\$398,340
Dating Services	97	\$0.77	\$1,535
TV/Video/Audio	110	\$1,461.28	\$2,915,258
Pets	111	\$1,123.21	\$2,240,811
Toys/Games/Crafts/Hobbies (4)	111	\$202.01	\$403,007
Recreational Vehicles and Fees (5)	121	\$238.45	\$475,710
Sports/Recreation/Exercise Equipment (6)	130	\$397.77	\$793,555
Photo Equipment and Supplies (7)	109	\$66.61	\$132,886
Reading (8)	102	\$142.71	\$284,704
Catered Affairs (9)	154	\$46.89	\$93,549
<b>Food</b>	110	\$12,284.99	\$24,508,547
Food at Home	107	\$7,831.12	\$15,623,085
Bakery and Cereal Products	107	\$1,005.84	\$2,006,655
Meats, Poultry, Fish, and Eggs	106	\$1,663.74	\$3,319,167
Dairy Products	107	\$738.44	\$1,473,197
Fruits and Vegetables	105	\$1,521.13	\$3,034,650
Snacks and Other Food at Home (10)	109	\$2,901.96	\$5,789,416
Food Away from Home	114	\$4,453.87	\$8,885,462
Alcoholic Beverages	108	\$702.13	\$1,400,758
<b>Health</b>			
Nonprescription Drugs	118	\$209.23	\$417,422
Prescription Drugs	117	\$484.64	\$966,854
Eyeglasses and Contact Lenses	108	\$136.95	\$273,223
<b>Transportation</b>			
Payments on Vehicles excluding Leases	121	\$3,683.54	\$7,348,657
Gasoline and Motor Oil	111	\$3,688.15	\$7,357,867
Vehicle Maintenance and Repairs	113	\$1,667.36	\$3,326,380
<b>Travel</b>			
Airline Fares	112	\$711.40	\$1,419,235
Lodging on Trips	116	\$1,138.95	\$2,272,198
Auto/Truck Rental on Trips	118	\$137.37	\$274,055
Food and Drink on Trips	114	\$848.46	\$1,692,673
<b>Household Operations</b>			
Child Care	125	\$693.70	\$1,383,928
Lawn and Garden (16)	119	\$831.35	\$1,658,536
Moving/Storage/Freight Express	97	\$118.27	\$235,942
Housekeeping Supplies (17)	110	\$990.73	\$1,976,502

**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.