

THE SHOPPES AT 57TH

RETAIL SPACE FOR LEASE



3601 W 57th Street
Sioux Falls, SD 57108



1,875 SF +/-



\$17.50 / SF NNN
Estimated NNN: \$5.30 / SF

LOCATION

Prime location at the intersection of 57th Street and Louise Avenue offers exceptional visibility and presents a fantastic opportunity for businesses. With its strategic position and convenient access to I-229, this site ensures optimal exposure and accessibility.

DESCRIPTION

- **Generous Tenant Improvement Allowance Available for Qualified Tenants**
- Co-tenants include Great Western Bank, Healing Touch, Honeybaked Ham Cafe, Botanicals Indoor Gardening Center, Power Plate Meals, and Advanced Dental
- Neighborhood tenants include Qdoba, Jersey Mike's, Panera Bread, McDonald's, Noodles & Company, Verne Eide, Waxing the City, and more
- Traffic count of 18,500 vpd on 57th Street and 31,300 vpd on Louise Avenue
- Building and pylon signage opportunities
- Space is in shell condition ready for tenant's build out
- Contact Broker for additional information

RAQUEL BLOUNT SIOR | 605.728.9092 | raquel@lloydcompanies.com

ASSAM COMPANIES | 605.334.8040 | assamre@assamcompanies.com



101 S. Reid Street Ste. 201, Sioux Falls, SD 57103 | 605.323.2820
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

BUILDING COSTS

*These numbers are based on estimates and are not guaranteed.

Space	SF (Usable)	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
3601 W 57th ST	1,875	\$17.50 / SF NNN	\$5.30 / SF	\$22.80 / SF	\$42,750.00	\$3,562.50

2023 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$2.56*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.28*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$2.47*
Total	-	\$5.30
CAM includes the following utilities: Gas, Electric, Water & Sewer, and Trash		

UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered
Gas	Paid by Tenant	Mid-American Energy	No	Yes
Electricity	Paid by Tenant	Xcel Energy	No	Yes
Water	Paid by LL, Reimbursed by Tenant	City of Sioux Falls	Yes	No
Sewer	Paid by LL, Reimbursed by Tenant	City of Sioux Falls	Yes	No
Trash	Paid by LL, Reimbursed by Tenant	Novak	Yes	No
Phone/Cable/ Internet	Paid by LL, Reimbursed by Tenant	Tenant can select their preferred provider	No	N/A

RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com
ASSAM COMPANIES 605.334.8040 | assamre@assamcompanies.com

THE SHOPPES AT 57TH

RETAIL SPACE FOR LEASE



EXTERIOR & SIGNAGE



RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com
ASSAM COMPANIES 605.334.8040 | assamre@assamcompanies.com

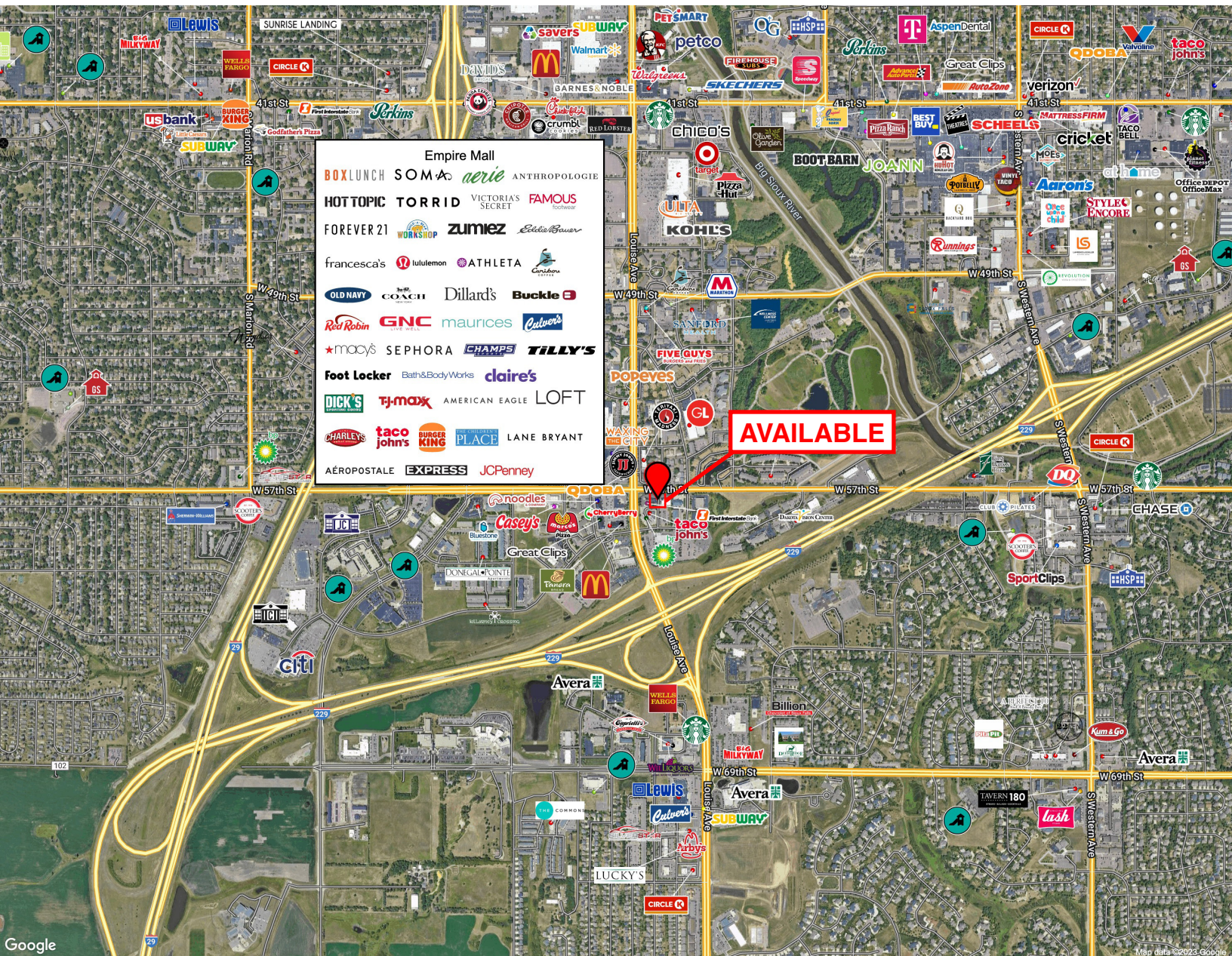
101 S. Reid Street Ste. 201, Sioux Falls, SD 57103 | 605.323.2820
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

THE SHOPPES AT 57TH

RETAIL SPACE FOR LEASE



AREA MAP



RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com
ASSAM COMPANIES 605.334.8040 | assamre@assamcompanies.com

101 S. Reid Street Ste. 201, Sioux Falls, SD 57103 | 605.323.2820
Find out more at LloydCompanies.com | Information deemed reliable, but not guaranteed.

THE SHOPPES AT 57TH

RETAIL SPACE FOR LEASE



MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	6,296	64,362	128,604
2020 Total Population	7,633	75,415	154,918
2020 Group Quarters	103	1,653	3,184
2023 Total Population	8,347	79,762	165,331
2023 Group Quarters	103	1,653	3,154
2028 Total Population	8,830	83,188	174,733
2023-2028 Annual Rate	1.13%	0.84%	1.11%
2023 Total Daytime Population	19,506	92,972	181,001
Workers	15,668	57,464	108,300
Residents	3,838	35,508	72,701
Household Summary			
2010 Households	3,388	26,408	52,500
2010 Average Household Size	1.85	2.34	2.37
2020 Total Households	4,127	31,228	63,975
2020 Average Household Size	1.82	2.36	2.37
2023 Households	4,381	33,043	68,516
2023 Average Household Size	1.88	2.36	2.37
2028 Households	4,618	34,442	72,531
2028 Average Household Size	1.89	2.37	2.37
2023-2028 Annual Rate	1.06%	0.83%	1.15%
2010 Families	1,356	15,831	31,537
2010 Average Family Size	2.60	2.95	2.99
2023 Families	1,655	18,959	39,671
2023 Average Family Size	2.75	3.07	3.07
2028 Families	1,740	19,651	41,833
2028 Average Family Size	2.77	3.09	3.07
2023-2028 Annual Rate	1.01%	0.72%	1.07%
Housing Unit Summary			
2000 Housing Units	2,805	20,304	44,525
Owner Occupied Housing Units	18.3%	60.1%	58.4%
Renter Occupied Housing Units	76.6%	37.0%	37.8%
Vacant Housing Units	5.1%	2.9%	3.8%
2010 Housing Units	3,807	28,313	56,406
Owner Occupied Housing Units	21.0%	58.4%	58.1%
Renter Occupied Housing Units	68.1%	34.9%	35.0%
Vacant Housing Units	11.0%	6.7%	6.9%
2020 Housing Units	4,447	32,787	67,930
Owner Occupied Housing Units	22.6%	57.1%	56.6%
Renter Occupied Housing Units	70.2%	38.2%	37.6%
Vacant Housing Units	7.3%	4.9%	5.9%
2023 Housing Units	4,692	34,535	72,920
Owner Occupied Housing Units	28.4%	60.9%	58.3%
Renter Occupied Housing Units	64.9%	34.8%	35.6%
Vacant Housing Units	6.6%	4.3%	6.0%
2028 Housing Units	4,935	35,907	76,919
Owner Occupied Housing Units	30.1%	62.7%	58.9%
Renter Occupied Housing Units	63.5%	33.2%	35.4%
Vacant Housing Units	6.4%	4.1%	5.7%

RAQUEL BLOUNT, SIOR 605.728.9092 | raquel@lloydcompanies.com

ASSAM COMPANIES 605.334.8040 | assamre@assamcompanies.com

101 S. Reid Street Ste. 201, Sioux Falls, SD 57103 | 605.323.2820

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