

# DACOTAH TOWN CENTRE

RETAIL SPACE AVAILABLE FOR LEASE



3224 E. 10th Street  
Sioux Falls, SD 57103



5,140 SF +/-



\$12.00 / SF NNN  
Est. NNN: \$5.28 / SF

## LOCATION

Situated along the bustling E. 10th Street retail corridor, this site offers an exceptional location with convenient access to I-229.

## DESCRIPTION

- Large open layout, as well as restrooms and an office, offering flexibility for multiple uses
- Building and pylon signage available
- Co-tenants include: Chef April, Origin Strength, Legit Barber, Queen City Balloon Bar, and India Bazaar
- Cross-easement parking
- Positioned adjacent to popular establishments such as HyVee, Tokyo Sushi & Hibachi, Starbucks, Oh My Cupcakes, and Dacotah Bank
- Now Available
- Contact Broker for additional information

**ALEXIS MAHLEN**

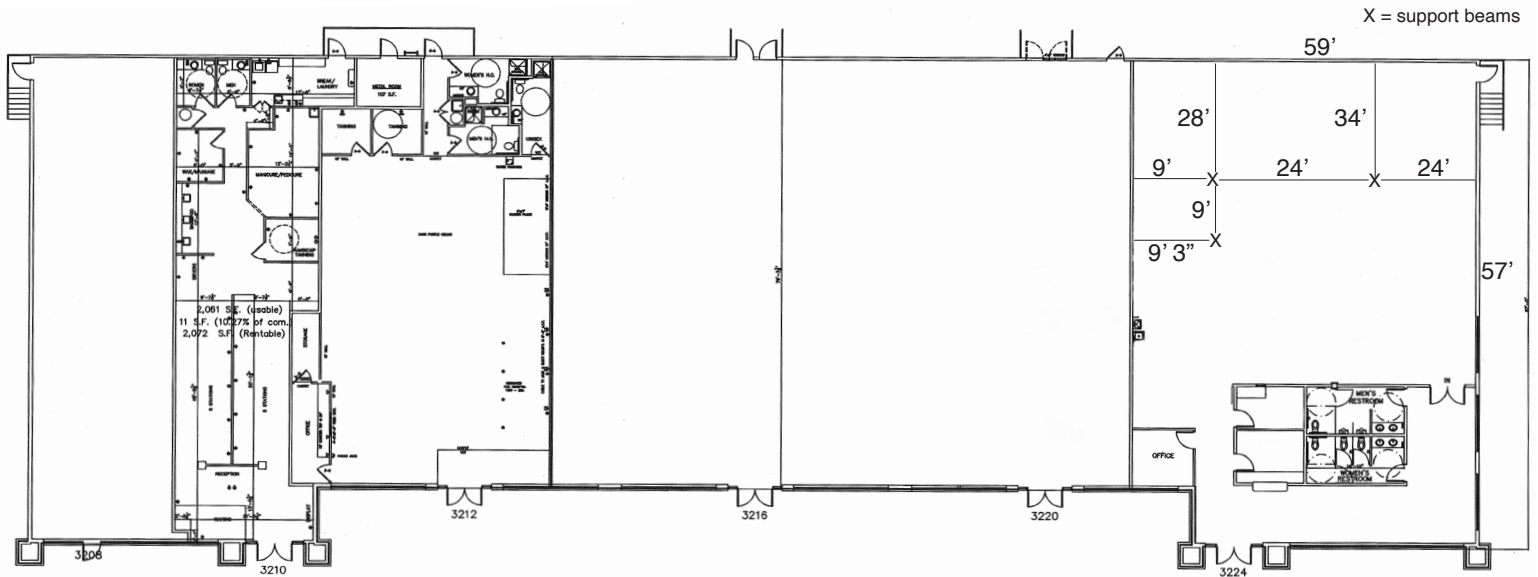
605.321.4861 | alexis@lloydcompanies.com

150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820

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

## FLOOR PLAN

Concept only; subject to change



## UTILITY INFORMATION

Utility	Provider
Gas	Mid-American Energy
Electricity	Xcel Energy
Water	City of Sioux Falls
Sewer	City of Sioux Falls
Trash	Novak
Phone/Cable/Internet	Tenant can select their preferred provider

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## INTERIOR



**ALEXIS MAHLEN** 605.321.4861 | [alexis@lloydcompanies.com](mailto:alexis@lloydcompanies.com)

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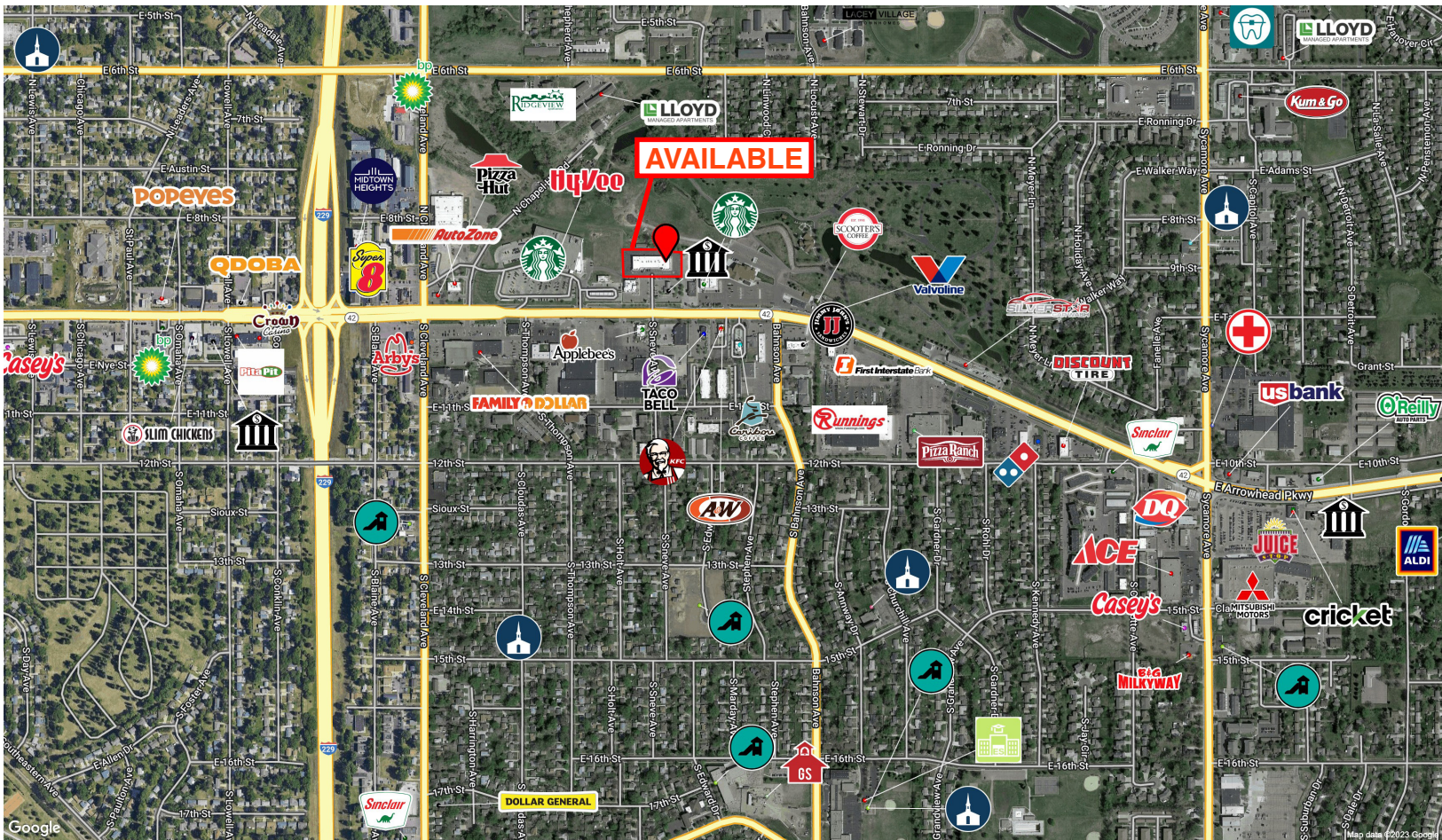
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## SITE MAP



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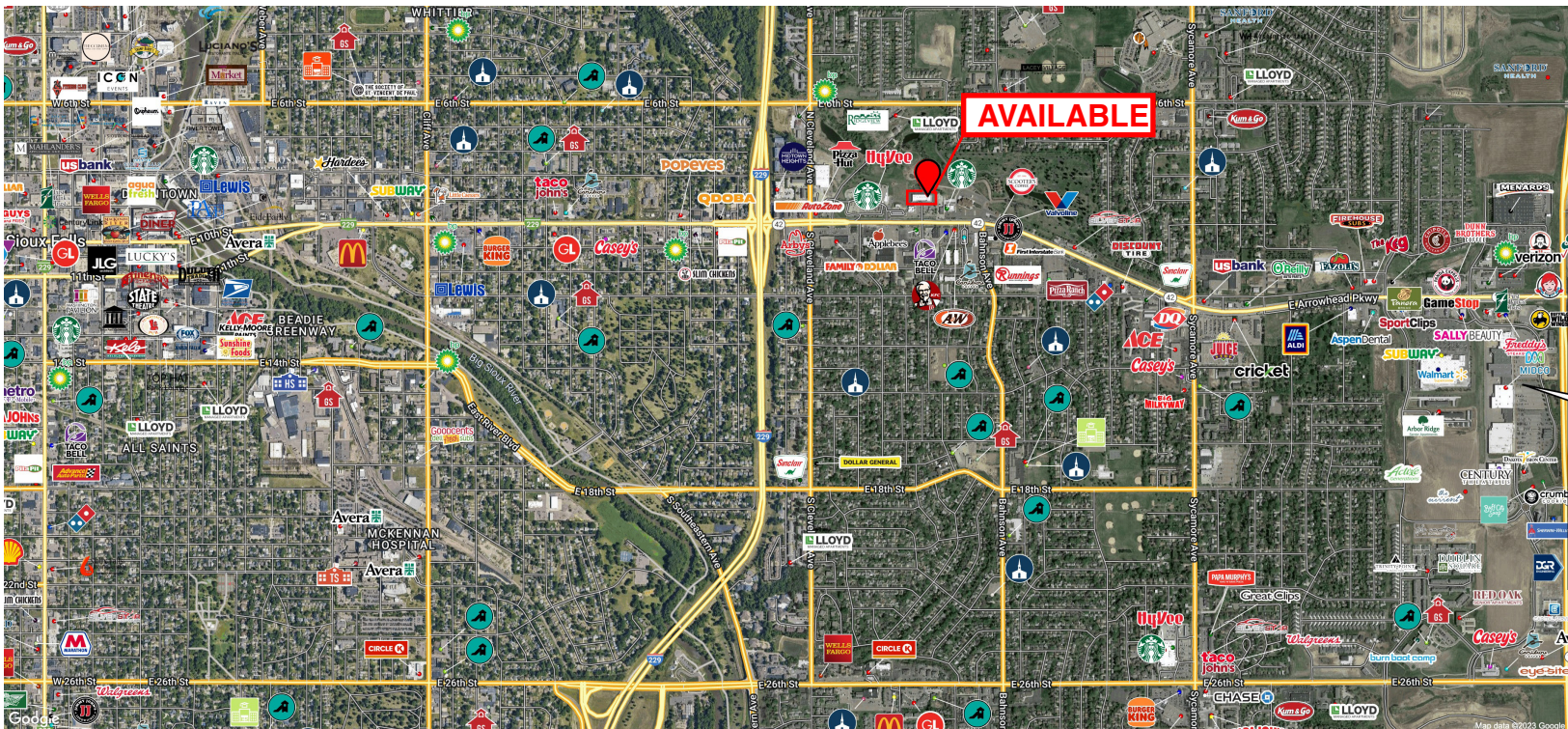
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## AREA MAP



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## SIoux FALLS DEMOGRAPHICS

Sioux Falls, ranked #1 on Forbes The Best Small Places for Business and Careers list for 9 out of the last 10 years, 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.

### FAST FACTS



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



Best City for Young  
Professionals  
(SmartAsset 2023)



#1 Most Affordable  
City in America  
(Reader's Digest 2023)



#3 Hottest Job  
Market  
(ZipRecruiter 2023)



Top City for Millenni-  
als Buying Homes  
(SmartAsset 2020)



Third City in Eco-  
nomic Strength  
(Policom 2023)



Second Best City to  
Start a Career  
(Zippia 2020)



Top Eight Happiest  
Cities in America  
(WalletHub 2023)

### TOP EMPLOYERS



9,885



7,221



3,699



3,262



2,613



2,505

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