


RIVER PLAZA

RETAIL SPACE FOR LEASE



 2425 S Shirley Avenue, Suite 101
Sioux Falls, SD 57106

 2,000 to 10,500 SF +/-
(flexible)

 \$10.00 - \$16.00 / SF NNN
Estimated NNN: \$5.92 / SF

LOCATION

Premier office location across from the Century Theaters, offering great visibility in the Meadows on the River shopping and dining destination.

DESCRIPTION

- The available space is currently built-out as office space. Landlord will consider providing a subdivided space in shell condition ready for a tenant's build-out. Size can range from 2,000 SF up to 10,500 SF dependent upon approved plans.
- Current FF&E Negotiable
- Co-tenants include Ruby Tuesday, Coldstone creamery, Gimme-A-Break, Ambiance Nail Studio, Tip-Top-Tux, Lupulin Brewing Co., and Bit Of Everything Discount Store
- Neighbors include Century Theaters, Carnaval Brazilian Grill, Outback Steakhouse, Morrie's Steakhouse, Holiday Inn Express, Hampton Inn and Staybridge Suites
- One-stop location for employees with grocery stores, gas stations, restaurants, shopping, and much more nearby
- Several signage opportunities on the building and multiple monument signs
- New parking lot Spring 2024
- Over 27,500 vehicles per day at the intersection of Shirley Avenue and Louise Avenue
- Large windows offering excellent natural lighting
- Large parking lot (~206 shared parking spaces)

RAQUEL BLOUNT SIOR | 605.728.9092 | raquel@lloydcompanies.com

RIVER PLAZA - SUITE 101

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FLOOR PLAN

Concept only; subject to change



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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.

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EXTERIOR



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SIGNAGE



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SITE MAP



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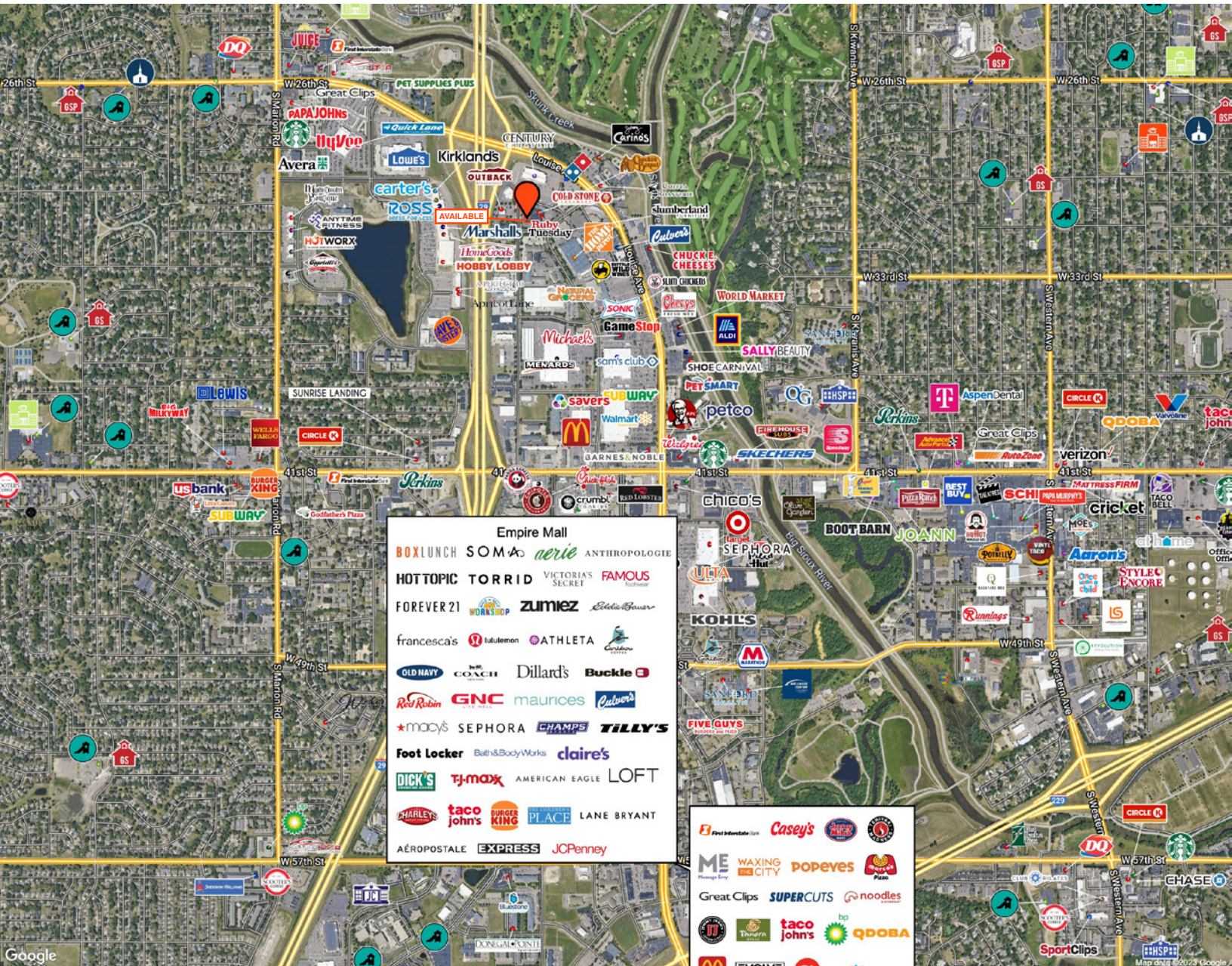
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AREA MAP



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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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