

MINNESOTA AVE BUILDING

FLEXIBLE OFFICE SPACE FOR LEASE



4904-4912 S Minnesota Ave
Sioux Falls, SD 57108



Main & Upper Level: 5,076 SF +/-
Lower Level: 4,212 SF +/-
Total Building Size: 9,288 SF +/-



Main & Upper Level: \$20.00 / SF NNN
Lower Level: \$12.00 / SF NNN

LOCATION

Fantastic office building near the corner of 57th Street and Minnesota Avenue, surrounded by abundant trees and lush foliage.

DESCRIPTION

- Desirable south Sioux Falls location
- Main and upper level accommodated former dentist user
- Lower level is flexible office space
- Monument signage opportunities
- Traffic counts are approximately 20,400 vehicles per day
- Strong neighboring demographics
- 34 surface parking spaces
- Site accommodates convenient access to I-229 and the major corridors in south Sioux Falls.
- Contact Broker for additional information

ALEXIS MAHLEN

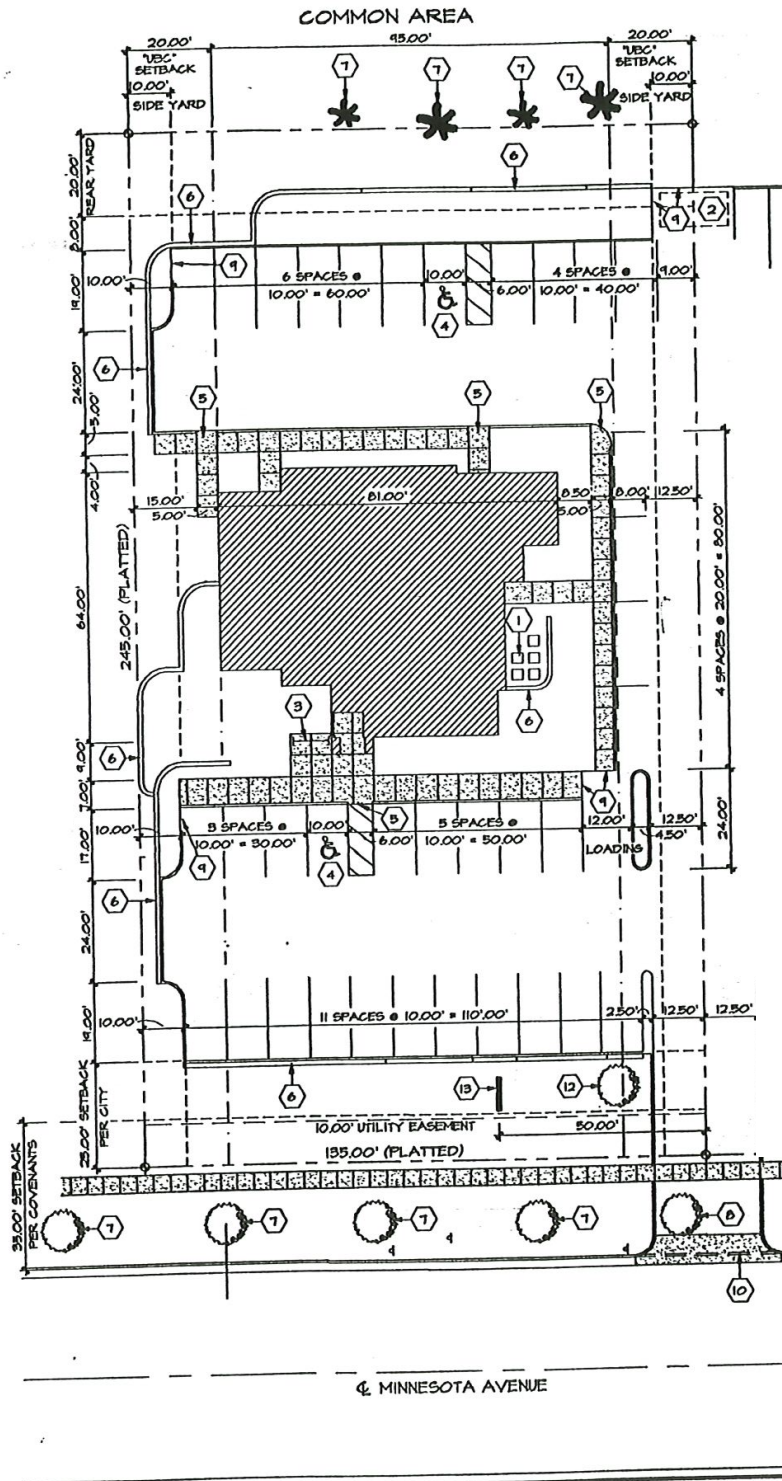
605.321.4861 | alexis@lloydcompanies.com

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.

SITE PLAN

Concept only; subject to change



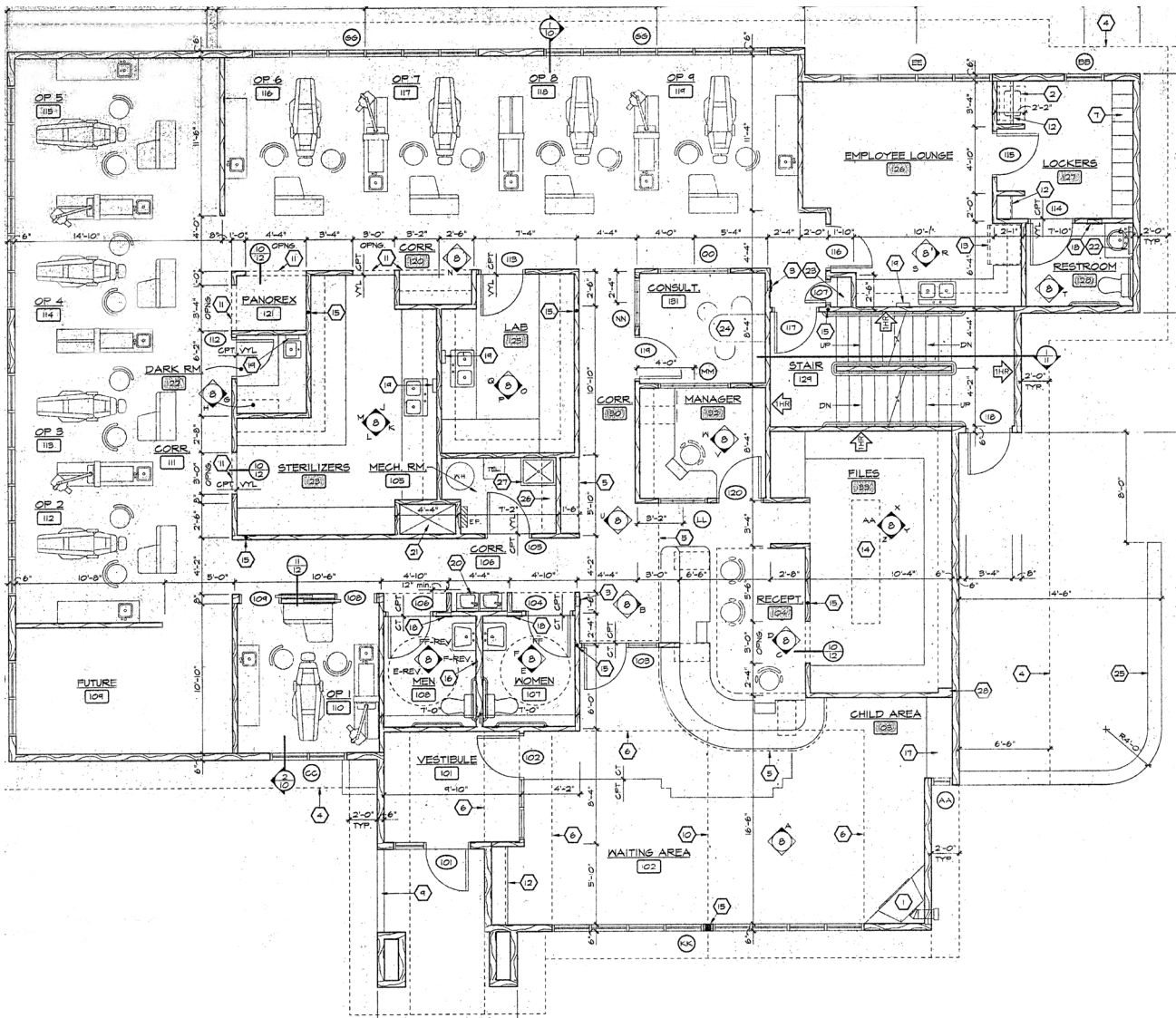
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FIRST FLOOR PLAN

Concept only; subject to change
(dental equipment has been removed)



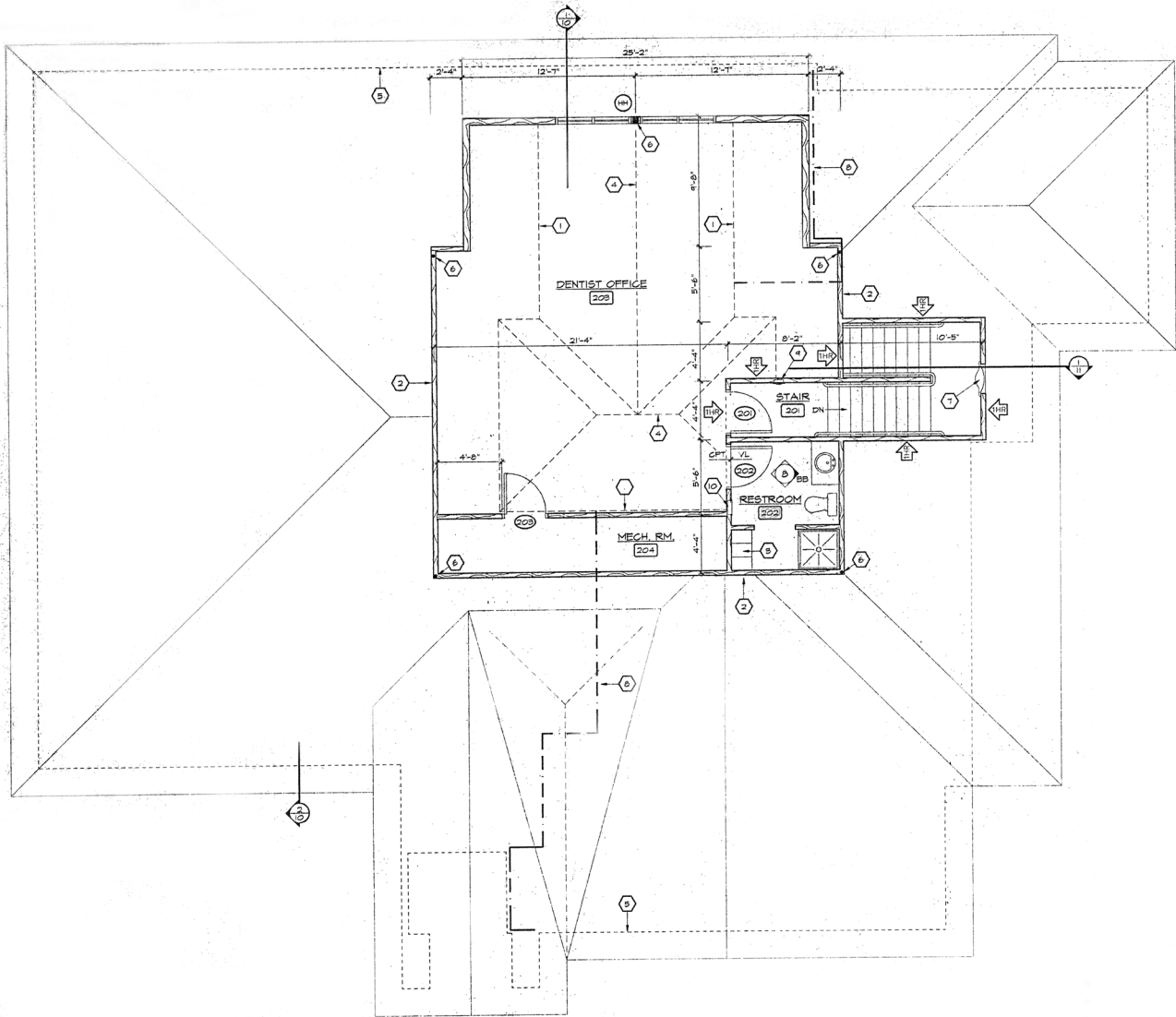
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SECOND FLOOR PLAN

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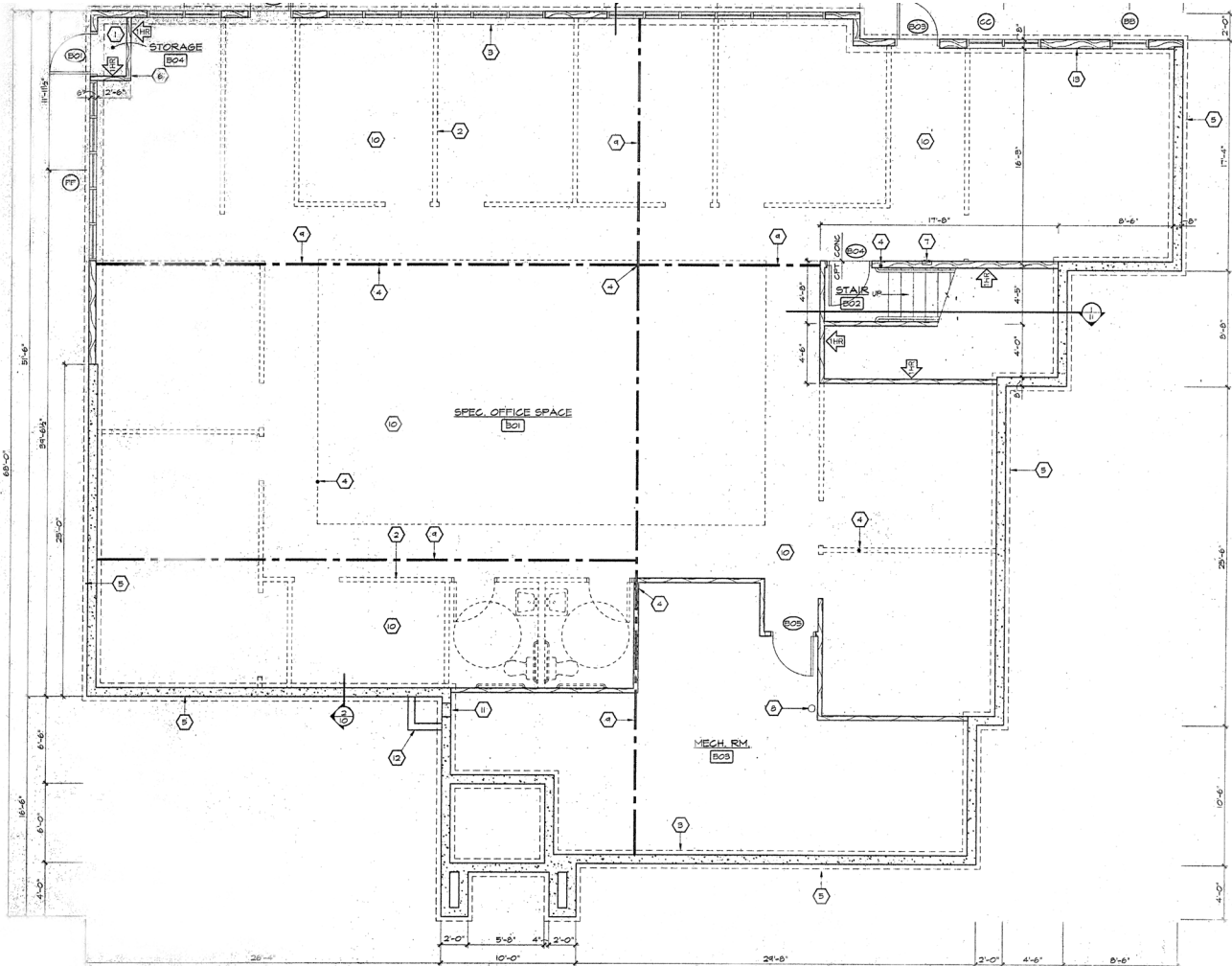
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BASEMENT FLOOR PLAN

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MAIN & UPPER LEVELS



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LOWER LEVEL



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EXTERIOR & SIGNAGE



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SITE OUTLINE



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SITE MAP



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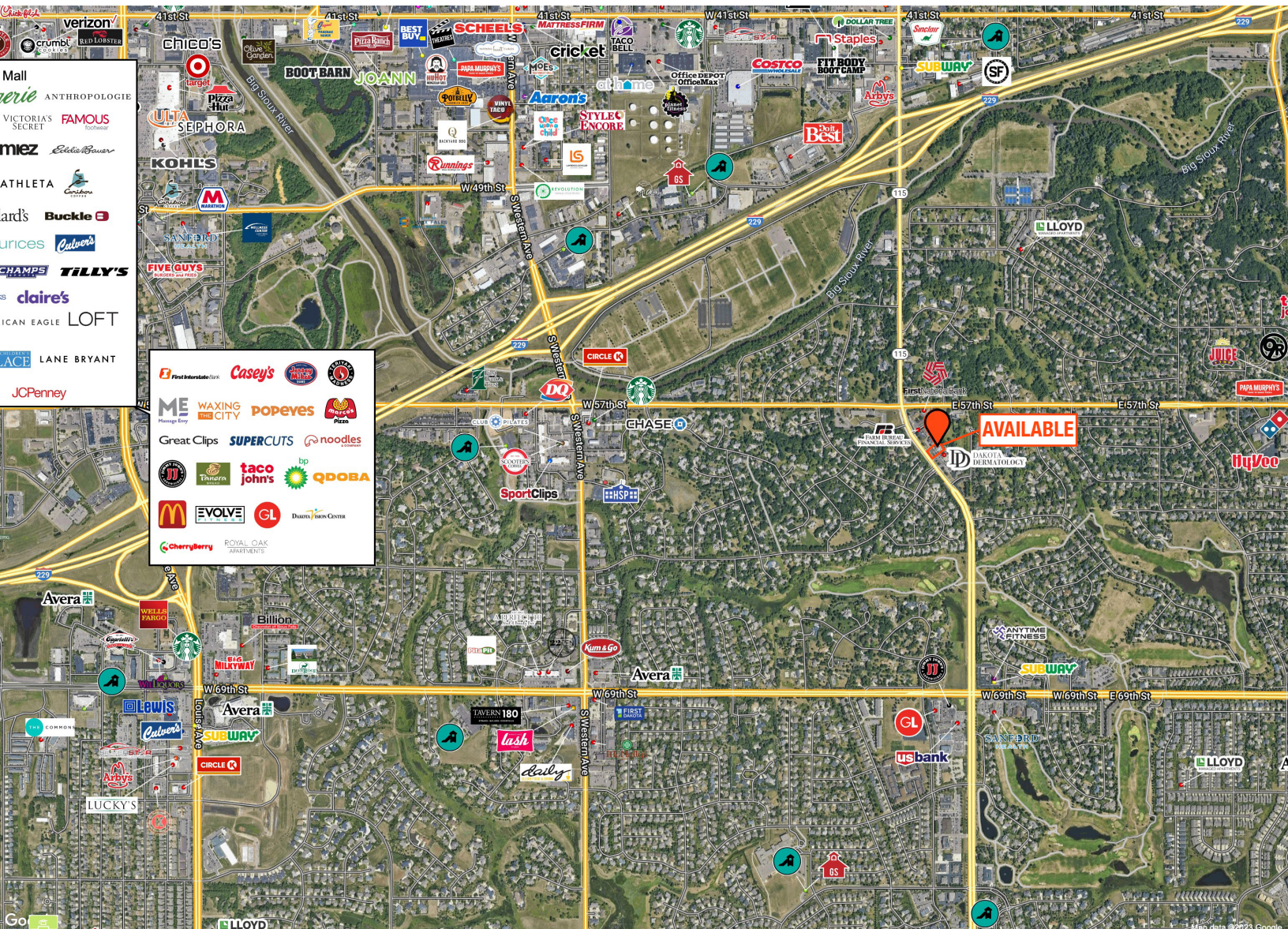


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AREA MAP



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MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	5,934	59,514	142,959
2020 Total Population	6,681	73,451	171,246
2020 Group Quarters	40	1,725	4,664
2023 Total Population	6,964	78,230	182,341
2023 Group Quarters	39	1,723	4,664
2028 Total Population	7,302	82,920	192,498
2023-2028 Annual Rate	0.95%	1.17%	1.09%
2023 Total Daytime Population	7,473	98,579	197,823
Workers	4,253	63,299	117,937
Residents	3,220	35,280	79,886
Household Summary			
2010 Households	2,351	24,693	57,876
2010 Average Household Size	2.51	2.31	2.37
2020 Total Households	2,749	31,068	70,292
2020 Average Household Size	2.42	2.31	2.37
2023 Households	2,877	33,306	75,047
2023 Average Household Size	2.41	2.30	2.37
2028 Households	3,024	35,400	79,291
2028 Average Household Size	2.40	2.29	2.37
2023-2028 Annual Rate	1.00%	1.23%	1.11%
2010 Families	1,739	14,739	34,929
2010 Average Family Size	2.92	2.93	3.00
2023 Families	2,012	19,410	43,740
2023 Average Family Size	2.89	2.98	3.07
2028 Families	2,099	20,576	46,094
2028 Average Family Size	2.89	2.97	3.07
2023-2028 Annual Rate	0.85%	1.17%	1.05%
Housing Unit Summary			
2000 Housing Units	1,841	21,706	50,106
Owner Occupied Housing Units	75.4%	58.6%	58.5%
Renter Occupied Housing Units	22.7%	37.6%	37.8%
Vacant Housing Units	1.9%	3.8%	3.7%
2010 Housing Units	2,472	26,577	62,106
Owner Occupied Housing Units	77.3%	57.6%	57.4%
Renter Occupied Housing Units	17.7%	35.3%	35.7%
Vacant Housing Units	4.9%	7.1%	6.8%
2020 Housing Units	2,838	33,013	74,870
Vacant Housing Units	3.1%	5.9%	6.1%
2023 Housing Units	2,952	35,505	79,995
Owner Occupied Housing Units	77.0%	57.6%	57.4%
Renter Occupied Housing Units	20.5%	36.2%	36.5%
Vacant Housing Units	2.5%	6.2%	6.2%
2028 Housing Units	3,095	37,613	84,258
Owner Occupied Housing Units	78.8%	58.1%	57.9%
Renter Occupied Housing Units	18.8%	36.0%	36.2%
Vacant Housing Units	2.3%	5.9%	5.9%
Median Household Income			
2023	\$134,886	\$79,635	\$74,259
2028	\$159,841	\$88,854	\$82,139
Median Home Value			
2023	\$429,949	\$296,113	\$257,506
2028	\$448,698	\$316,533	\$269,708
Per Capita Income			
2023	\$77,938	\$50,151	\$42,269
2028	\$87,893	\$57,289	\$48,335
Median Age			
2010	44.6	35.8	34.0
2023	46.4	38.4	36.7
2028	46.9	39.0	37.4

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