

GREENWAY MALL

RETAIL SPACE FOR LEASE



3500 W 41st Street
Sioux Falls, SD 57106



2,880 SF +/-



\$14.00 / SF NNN
Estimated NNN: \$5.21 / SF

LOCATION

Fantastic 41st Street frontage with estimated traffic counts at 35,700 vehicles per day; one of the busiest corridors in South Dakota!

DESCRIPTION

- Suite 3500 is an endcap space with an open retail floor
- Great potential with building and pylon sign opportunities!
- Conveniently located off I-29 and near the intersection of Louise Avenue and 41st Street
- 41st Street retail serves the tri-state region including southwest Minnesota, northwest Iowa, and eastern South Dakota, and is the premier shopping destination in the tri-state area
- Co-tenants include Firehouse Subs, The Cell Phone Guy, DXL, Skechers, Chasing Clouds Vape, Swiftly Kicks, and We Got You Tattoo
- Near the Empire Mall, Empire Place, Target & Kohls
- Contact Broker for additional information

SCOTT BLOUNT

605.231.1882 | scott@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.

BUILDING COSTS

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

Space	SF	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
Suite 3500	2,880	\$14.00 / SF NNN	\$5.21 / SF	\$19.21 / SF	\$55,324.80	\$4,610.40

2023 ESTIMATED NNN INFORMATION

NNN	Paid By:	Cost (\$/SF)
Real Estate Taxes	Paid by LL, Reimbursed by Tenant	\$1.98*
Property Insurance	Paid by LL, Reimbursed by Tenant	\$0.71*
Common Area Maintenance	Paid by LL, Reimbursed by Tenant	\$2.52*
Total	-	\$5.21
CAM includes the following utilities: Water, Sewer, and Trash		

UTILITY INFORMATION

Utility	Paid By	Provider	Part of CAM	Separately Metered
Gas	Paid Tenant directly to provider	Mid-American Energy	No	Yes
Electricity	Paid Tenant directly to provider	Xcel Energy	No	Yes
Water	Paid by Tenant through CAM	City of Sioux Falls	Yes	No
Sewer & Trash	Paid by Tenant through CAM	City of Sioux Falls	Yes	No
Common Area Utilities	Paid by LL, reimbursed by Tenant	-	Yes	Yes
Phone/Cable/Internet	Paid by Tenant	Tenant can select their preferred provider	No	N/A

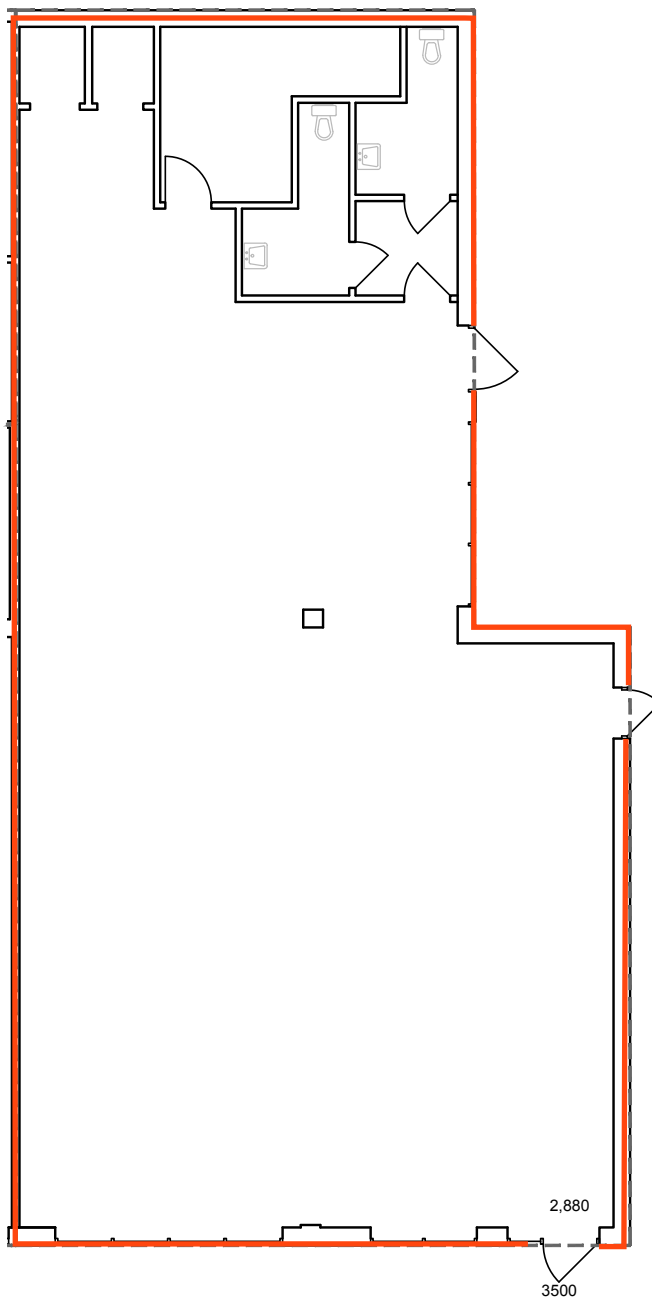
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FLOOR PLAN

Concept only; subject to change



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INTERIOR



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EXTERIOR & MONUMENT SIGNAGE



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SITE OUTLINE



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SITE MAP



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RETAIL SPACE FOR LEASE



AREA MAP



- Empire Mall
- BOX LUNCH
 - SOM
 - erie
 - ANTHROPOLOGIE
 - HOT TOPIC
 - TORRID
 - VICTORIA'S SECRET
 - FAMOUS FOOTWEAR
 - FOREVER 21
 - WORKSHOP
 - zumiez
 - Eddie Bauer
 - francesca's
 - lululemon
 - ATHLETA
 - Carolina
 - OLD NAVY
 - COACH
 - Dillard's
 - Buckle
 - Red Robin
 - GNC
 - maurices
 - Culvers
 - macy's
 - SEPHORA
 - CHAMPS
 - TILLY'S
 - Foot Locker
 - Bath & Body Works
 - claire's
 - DICK'S
 - tj-maxx
 - AMERICAN EAGLE
 - LOFT
 - CHARLEY'S
 - taco john's
 - BURGER KING
 - PLACE
 - LANE BRYANT
 - AÉROPOSTALE
 - EXPRESS
 - JCPenney

- First Interstate
- QDOBA
- DIAMOND JEWELRY CENTER
- POPEYES
- SUPERCUTS
- noodles
- ME
- Message Easy
- PIZZERIA
- McDonald's
- CherryBerry
- CL
- WAXING CITY
- EVOLVE
- taco john's
- Casey's
- Great Clips
- Red Robin

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MARKET PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	8,335	81,409	140,895
2020 Total Population	8,812	89,449	167,767
2020 Group Quarters	286	2,034	4,751
2023 Total Population	8,987	94,005	178,330
2023 Group Quarters	286	2,036	4,750
2028 Total Population	9,007	97,218	187,528
2023-2028 Annual Rate	0.04%	0.67%	1.01%
2023 Total Daytime Population	20,093	120,581	198,959
Workers	16,063	79,769	121,234
Residents	4,030	40,812	77,725
Household Summary			
2010 Households	4,420	34,198	57,155
2010 Average Household Size	1.83	2.30	2.36
2020 Total Households	4,632	37,945	69,016
2020 Average Household Size	1.84	2.30	2.36
2023 Households	4,754	39,919	73,707
2023 Average Household Size	1.83	2.30	2.36
2028 Households	4,781	41,273	77,709
2028 Average Household Size	1.82	2.31	2.35
2023-2028 Annual Rate	0.11%	0.67%	1.06%
2010 Families	1,827	19,534	34,250
2010 Average Family Size	2.58	2.95	2.99
2023 Families	1,740	21,574	42,243
2023 Average Family Size	2.76	3.07	3.07
2028 Families	1,713	22,151	44,270
2028 Average Family Size	2.77	3.08	3.07
2023-2028 Annual Rate	-0.31%	0.53%	0.94%
Housing Unit Summary			
2000 Housing Units	4,493	30,201	48,790
Owner Occupied Housing Units	34.5%	55.7%	58.7%
Renter Occupied Housing Units	61.5%	40.3%	37.6%
Vacant Housing Units	4.0%	4.0%	3.7%
2010 Housing Units	4,841	36,922	61,363
Owner Occupied Housing Units	30.2%	54.4%	57.7%
Renter Occupied Housing Units	61.1%	38.2%	35.4%
Vacant Housing Units	8.7%	7.4%	6.9%
2020 Housing Units	4,939	40,450	73,287
Vacant Housing Units	6.2%	6.2%	5.8%
2023 Housing Units	5,056	42,367	78,435
Owner Occupied Housing Units	29.9%	55.4%	57.8%
Renter Occupied Housing Units	64.1%	38.8%	36.1%
Vacant Housing Units	6.0%	5.8%	6.0%
2028 Housing Units	5,084	43,670	82,421
Owner Occupied Housing Units	31.4%	57.2%	58.6%
Renter Occupied Housing Units	62.6%	37.3%	35.7%
Vacant Housing Units	6.0%	5.5%	5.7%
Median Household Income			
2023	\$49,591	\$71,453	\$73,860
2028	\$54,699	\$80,280	\$82,025
Median Home Value			
2023	\$215,408	\$249,479	\$257,319
2028	\$222,305	\$261,821	\$269,818
Per Capita Income			
2023	\$39,769	\$44,107	\$42,313
2028	\$45,310	\$50,398	\$48,703
Median Age			
2010	38.5	33.5	33.8
2023	41.6	36.1	36.4
2028	42.9	36.7	36.9

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