



# 10TH STREET RETAIL

RETAIL BUILDING FOR SALE



2715 E 10th St,  
Sioux Falls, SD 57103



18,296 SF +/-



\$1,998,000

## LOCATION

Located just off I-229, along East 10th Street, this area boasts enhanced accessibility and traffic flow due to recent road construction. A newly added third lane extends from I-229 to Thompson Avenue, ensuring smoother transitions and reducing congestion for commuters and visitors alike.

## DESCRIPTION

- Floor plan offers flexibility to accommodate a variety of concepts
- 4 restrooms on the main floor
- Mezzanine storage/office space
- 2 dock level loading doors
- Interior ceiling height of 14"
- 1200 Amp 208 3-phase electrical service
- Cross-easement access from Cleveland Avenue
- Potential for monument and building signage
- Large parking lot
- Built in 1960
- 10th Street brings in an impressive 30,900 VPD
- Nearby neighbors include Arby's, Austad's Golf, Hy-Vee, Fryn' Pan, Family Dollar, Auto Zone, Super 8, and much more

**SCOTT BLOUNT**

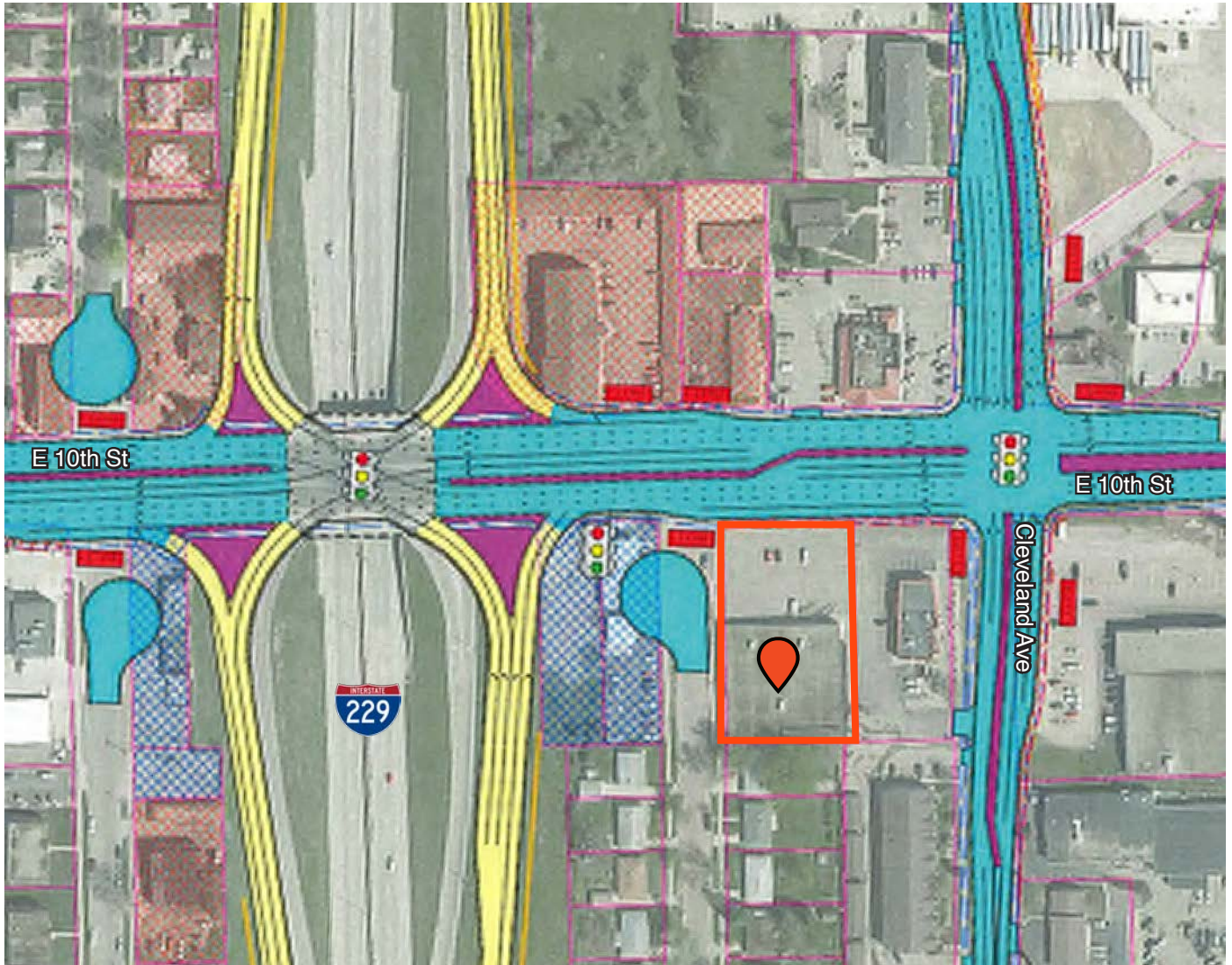
605.231.1882 | [scott@lloydcompanies.com](mailto:scott@lloydcompanies.com)

# 10TH STREET RETAIL

RETAIL BUILDING FOR SALE



## PARCEL ACCESS



### LEGEND

- Interstate/Ramp Construction
- Municipal Street Construction
- Raised Median Construction
- Bridge Construction
- State Owned Property
- Anticipated ROW Impact
- Sidewalk / Trail Construction
- Retaining Wall Construction
- Existing ROW/Property (survey)
- Existing ROW/Property (GIS)
- Existing Wetlands
- Existing Floodway
- Existing Floodplain
- Access Closure

**SCOTT BLOUNT** 605.231.1882 | [scott@lloydcompanies.com](mailto:scott@lloydcompanies.com)

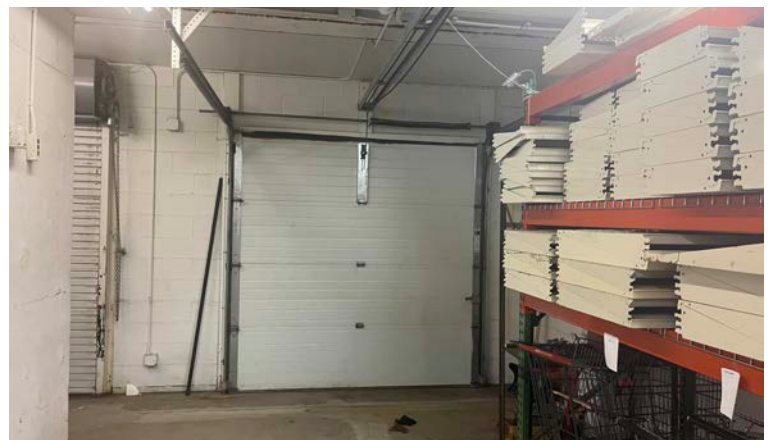


# 10TH STREET RETAIL

RETAIL BUILDING FOR SALE



## PHOTOS



**SCOTT BLOUNT** 605.231.1882 | [scott@lloydcompanies.com](mailto:scott@lloydcompanies.com)

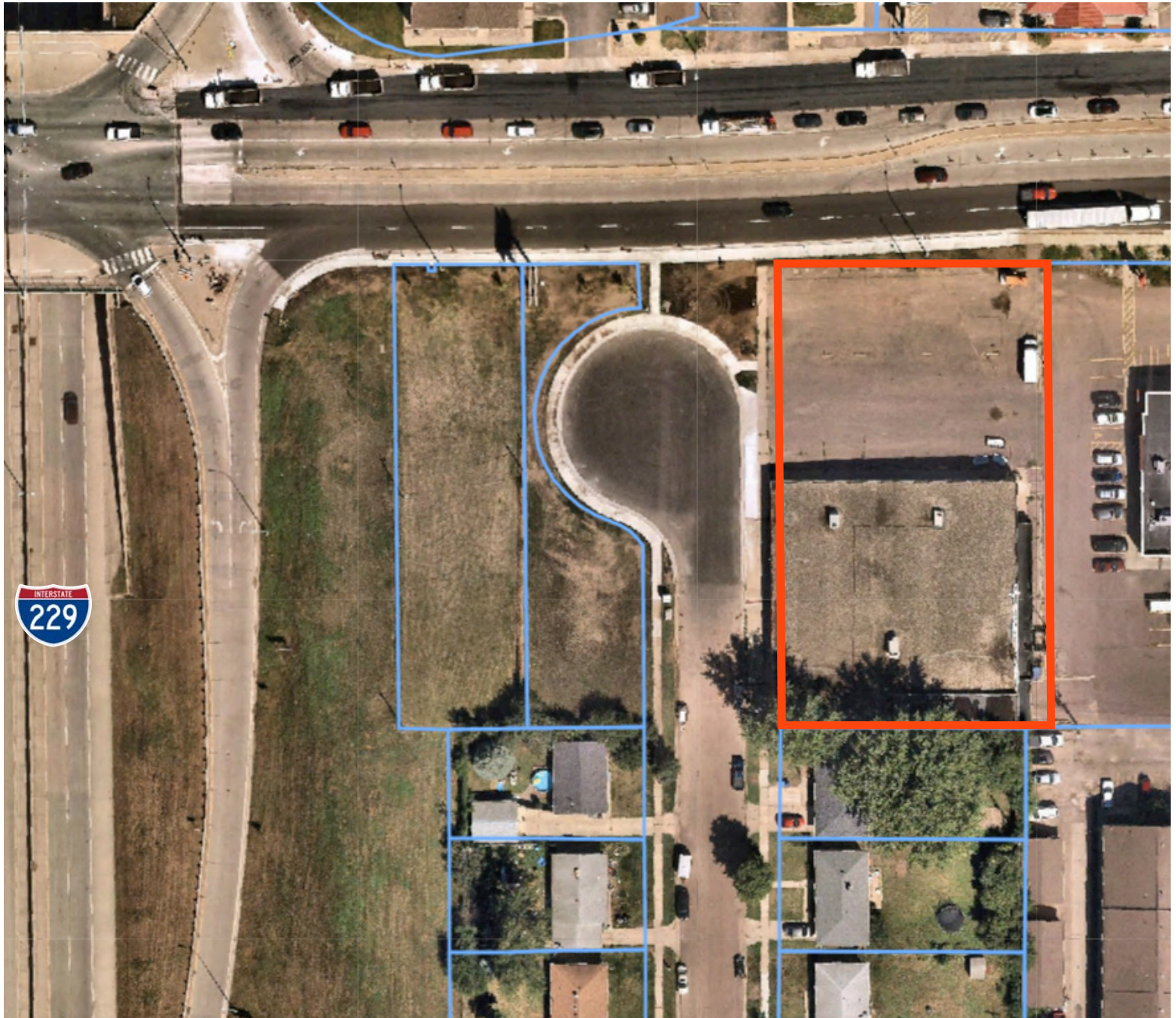


# 10TH STREET RETAIL

RETAIL BUILDING FOR SALE



## PARCEL



**SCOTT BLOUNT** 605.231.1882 | [scott@lloydcompanies.com](mailto:scott@lloydcompanies.com)



# 10TH STREET RETAIL

RETAIL BUILDING FOR SALE



## SITE MAP



**SCOTT BLOUNT** 605.231.1882 | [scott@lloydcompanies.com](mailto:scott@lloydcompanies.com)

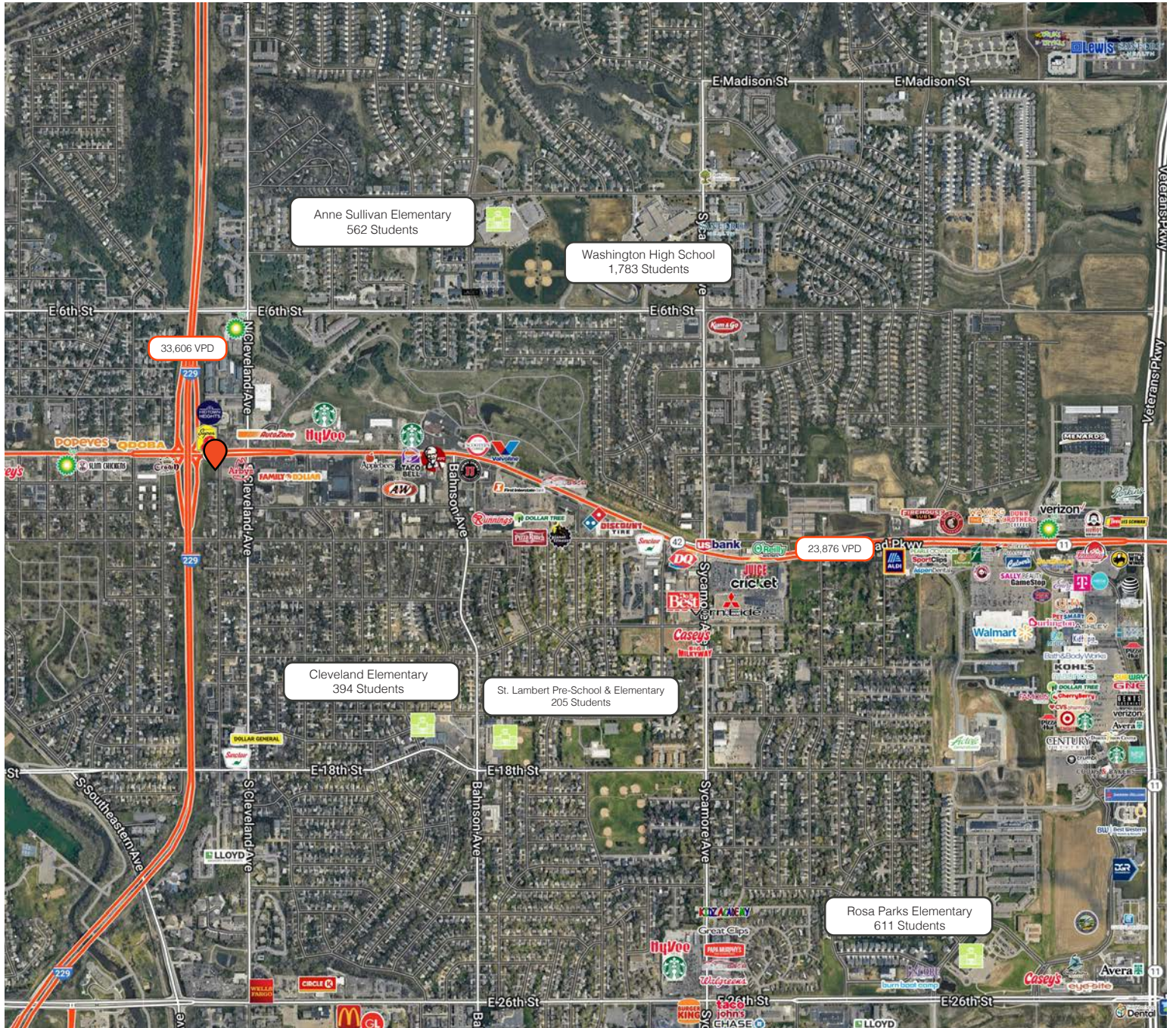


# 10TH STREET RETAIL

RETAIL BUILDING FOR SALE



## AREA MAP



**SCOTT BLOUNT** 605.231.1882 | [scott@lloydcompanies.com](mailto:scott@lloydcompanies.com)

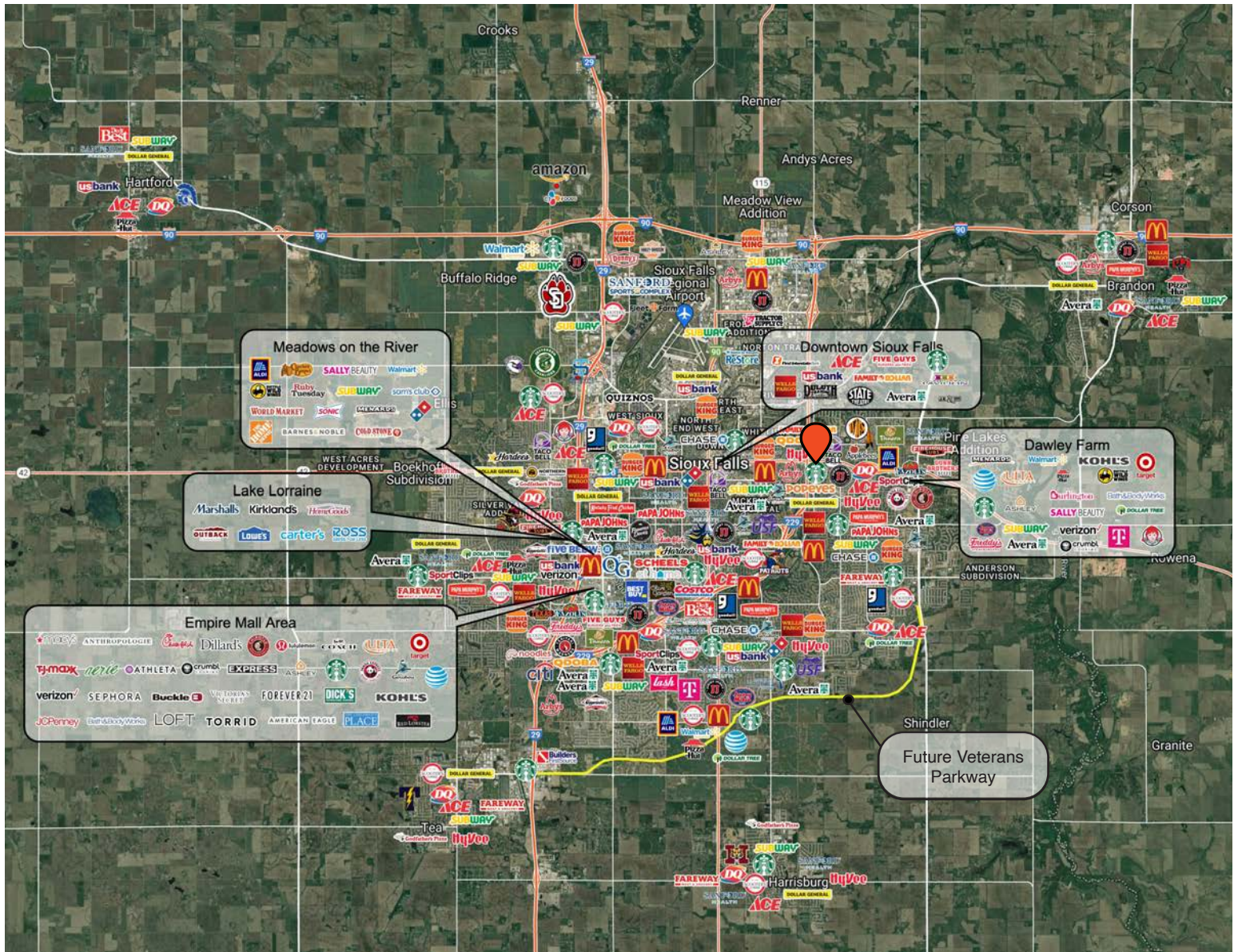


# 10TH STREET RETAIL

RETAIL BUILDING FOR SALE



## CITY MAP



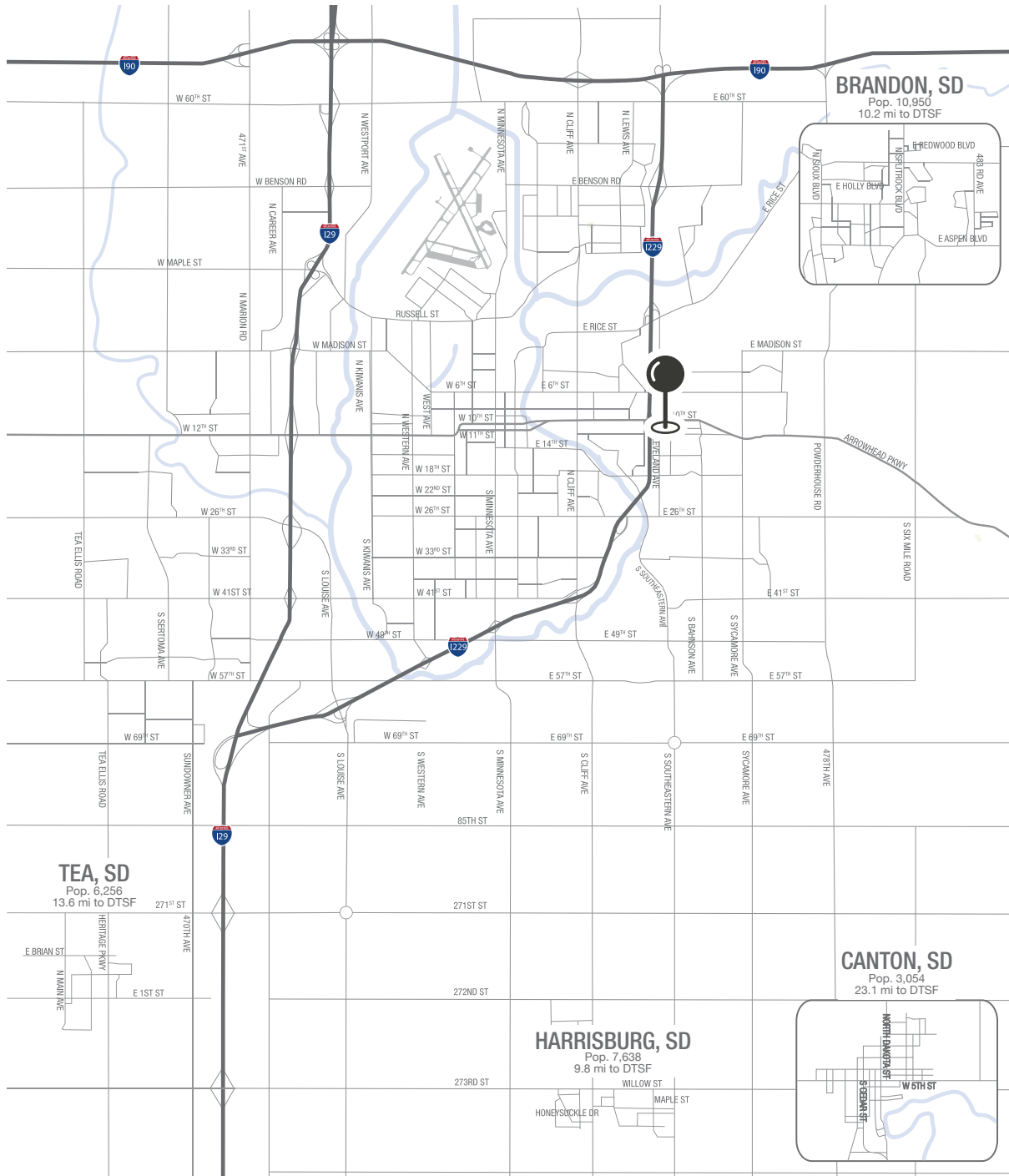
**SCOTT BLOUNT** 605.231.1882 | [scott@lloydcompanies.com](mailto:scott@lloydcompanies.com)

# 10TH STREET RETAIL

RETAIL BUILDING FOR SALE



## MSA MAP



**SCOTT BLOUNT** 605.231.1882 | [scott@lloydcompanies.com](mailto:scott@lloydcompanies.com)



## SIoux FALLS DEMOGRAPHICS

### POPULATION PROJECTION

Year	Sioux Falls	MSA
2024	219,588*	311,500
2029	230,570	336,494

\*Source: Mayor Paul TenHaken

Sioux Falls, South Dakota's largest city, 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. Employment across the state is projected to increase by 7.7% by 2032, further solidifying its reputation as an economic leader.

Sioux Falls has low business costs with a high quality of life. There's no state, corporate or personal income tax, no inheritance tax and no limits to what your business can achieve.

### FAST FACTS



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



Best City for Young Professionals  
*(SmartAsset 2023)*

1.4%

Minnehaha Unemployment Rate  
*(September 2024)*



#3 Hottest Job Market  
*(ZipRecruiter 2023)*

2.2M

# of Visitors to Sioux Falls in 2023



Third City in Economic Strength  
*(Policom 2023)*



No Corporate Income Tax



Top Eight Happiest Cities in America  
*(WalletHub 2023)*

### TOP EMPLOYERS



10,750



8,298



3,688



3,600



2,939



2,505



# MARKET PROFILE

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	15,129	75,827	110,873
2020 Total Population	15,882	81,871	131,100
2020 Group Quarters	168	3,551	4,281
2024 Total Population	16,537	87,403	143,532
2024 Group Quarters	168	3,551	4,280
2029 Total Population	17,252	92,161	154,368
2023-2028 Annual Rate	0.85%	1.07%	1.47%
2024 Total Daytime Population	11,742	104,996	181,439
Workers	4,431	67,020	118,050
Residents	7,311	37,976	63,389
<b>Household Summary</b>			
2010 Households	6,142	29,790	44,571
2010 Average Household Size	2.41	2.40	2.36
2020 Total Households	6,444	32,773	54,114
2020 Average Household Size	2.44	2.39	2.34
2024 Households	6,727	35,040	59,148
2024 Average Household Size	2.43	2.39	2.35
2029 Households	7,050	37,125	63,562
2029 Average Household Size	2.42	2.39	2.36
2023-2028 Annual Rate	0.94%	1.16%	1.45%
2010 Families	3,626	17,873	26,369
2010 Average Family Size	3.08	3.05	3.01
2024 Families	3,667	19,726	33,105
2024 Average Family Size	3.23	3.15	3.13
2029 Families	3,795	20,653	35,292
2029 Average Family Size	3.23	3.15	3.14
2023-2028 Annual Rate	0.69%	0.92%	1.29%
2024 Housing Units	7,140	37,583	63,985
Owner Occupied Housing Units	52.2%	53.8%	52.1%
Renter Occupied Housing Units	42.0%	39.4%	40.4%
Vacant Housing Units	5.8%	6.8%	7.6%
<b>Median Household Income</b>			
2024	\$62,301	\$70,118	\$71,457
2029	\$71,863	\$82,970	\$84,463
<b>Median Age</b>			
2010	33.5	34.7	35.1
2020	33.8	36.0	36.4
2024	34.2	36.3	36.6
2029	35.3	37.4	37.8
<b>2024 Population by Sex</b>			
Males	8,542	45,041	72,801
Females	7,995	42,362	70,731
<b>2029 Population by Sex</b>			
Males	8,859	47,036	77,586
Females	8,393	45,125	76,782
<b>Data for all businesses in area</b>			
Total Businesses:	364	4,203	7,846
Total Employees:	4,157	59,038	108,932

**SCOTT BLOUNT** 605.231.1882 | [scott@lloydcompanies.com](mailto:scott@lloydcompanies.com)

Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820

Property details contained herein are intended for general informational purposes only. Lloyd Real Estate, LLC has not independently verified the provided information and makes no representation or warranty of any kind regarding its accuracy or completeness. Traffic, visit, and sale data within this document, sourced from a third-party provider, is based on tracking data from mobile/cellular devices. Use this information at your own discretion, and always consult with qualified professionals or experts in the relevant field for specific guidance. All prospective buyers are advised to take appropriate measures to verify all information set forth herein. Nothing contained herein shall be deemed to constitute legal, financial, or professional advice.