

# RETAIL BUILDING FOR SALE

2715 E 10TH STREET



SALE PENDING



2715 E 10th Street  
Sioux Falls, SD 57103



Building Size:  
18,296 SF +/-



\$1,998,000  
2024 Taxes: \$15,478.38

## LOCATION

Commercial property available for purchase located just off East 10th Street in close proximity to I-229. Excellent retail opportunity in a strategic location in a high-traffic area with convenient access to the bustling I-229 corridor. This will be the first property off Exit 6 offering excellent visibility after I-229/ E 10th Street reconstruction.

## DESCRIPTION

- Building's layout and design may offer flexibility to accommodate various business concepts and layouts
- Year Built: 1960
- Building Size: 18,296 Square Feet
- Lot Size: 36,068 Square Feet\*
- Interior Ceiling Height: 14 feet
- 1200 Amp 208 3-phase electrical service
- Mezzanine storage/office space
- 2 - Dock high loading doors
- Cross- easement access from Cleveland Ave.
- 4 total bathrooms-2 ADA compliant bathrooms on main floor
- Traffic counts for E 10th street are estimated at 30,900 vehicles per day
- Area neighbors include Arby's, Austad's Golf, Fryn' Pan, Hy-Vee, Super 8, AutoZone, Family Dollar and much more!
- Pole signage available on East 10th Street
- Lots of natural light from north facing windows

\*contact broker for additional details

**SCOTT BLOUNT**

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

# RETAIL BUILDING FOR SALE

2715 EAST 10TH STREET



## PARKING & UTILITY INFO

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

**Total Parking Spaces:** 56 Spaces

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

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

# RETAIL BUILDING FOR SALE

2715 EAST 10TH STREET



## ENTRANCE & INTERIOR



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

# RETAIL BUILDING FOR SALE

2715 EAST 10TH STREET



## EXTERIOR



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

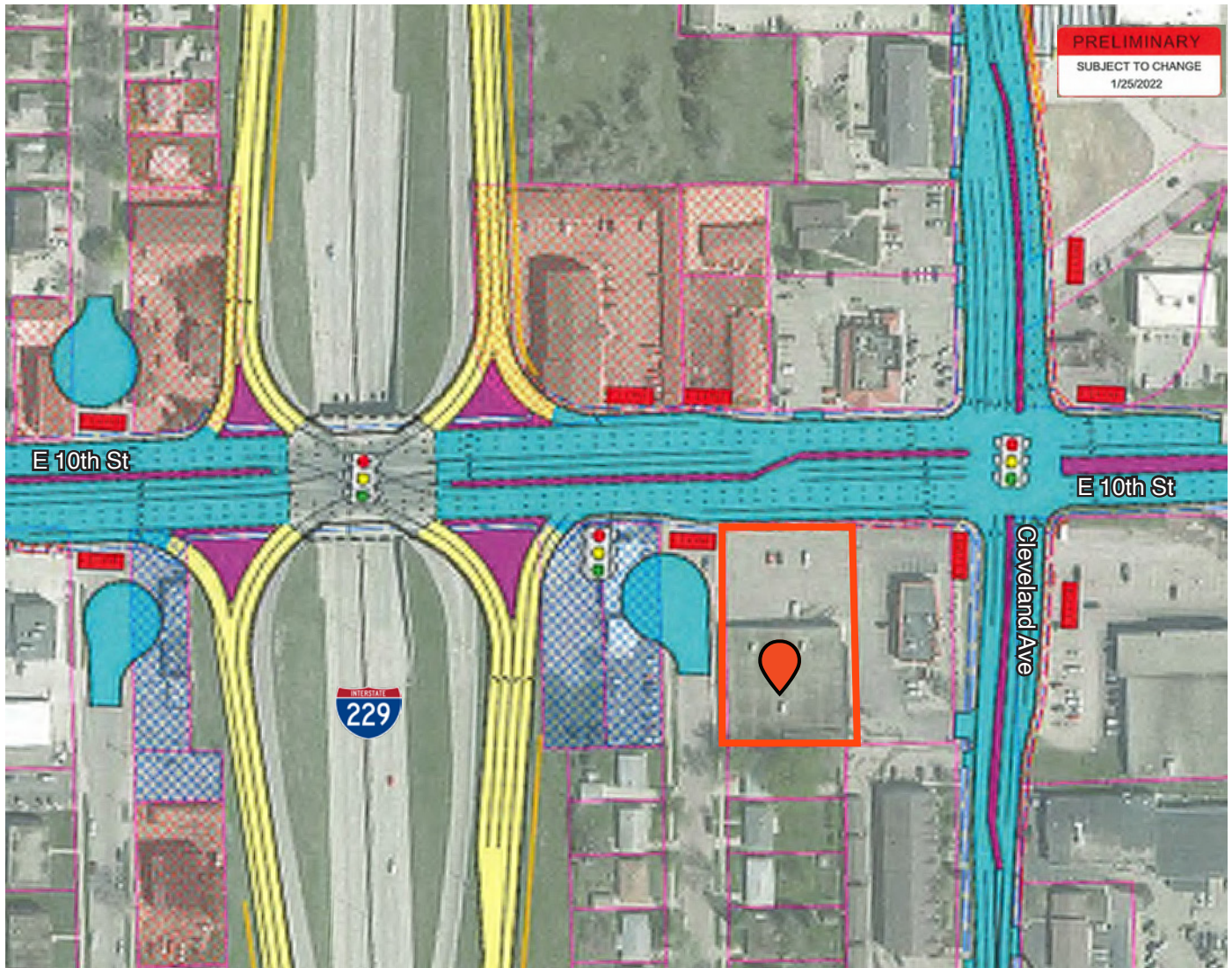
150 E 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820  
Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.

# RETAIL BUILDING FOR SALE

2715 EAST 10TH STREET



## 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)

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

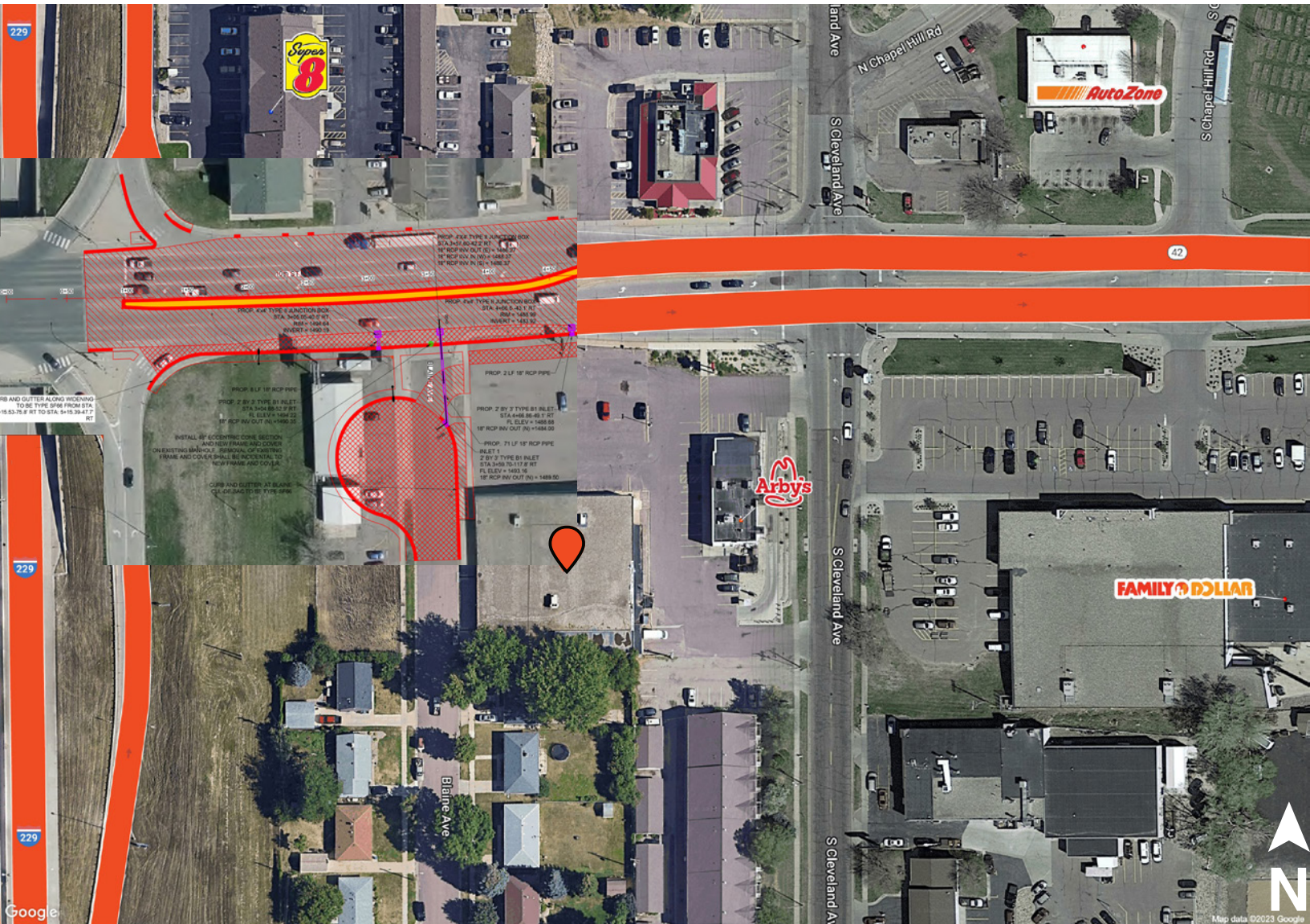
Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.

# RETAIL BUILDING FOR SALE

2715 EAST 10TH STREET



## PROPOSED E. 10th Street RECONSTRUCTION



### LEGEND

- PAVE 3/4" ASPHALT SCRATCH COURSE
- PAVE 1 3/4" ASPHALT OVERLAY
- CONCRETE CURB & GUTTER (TYPE SF 69 UNLESS OTHERWISE STATED)
- CONCRETE SIDEWALK
- 9" PCC FILLET SECTION
- FULL DEPTH ASPHALT CONCRETE
- CONCRETE PAVEMENT
- COLORED MEDIAN CONCRETE
- INLET REPAIRS

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

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

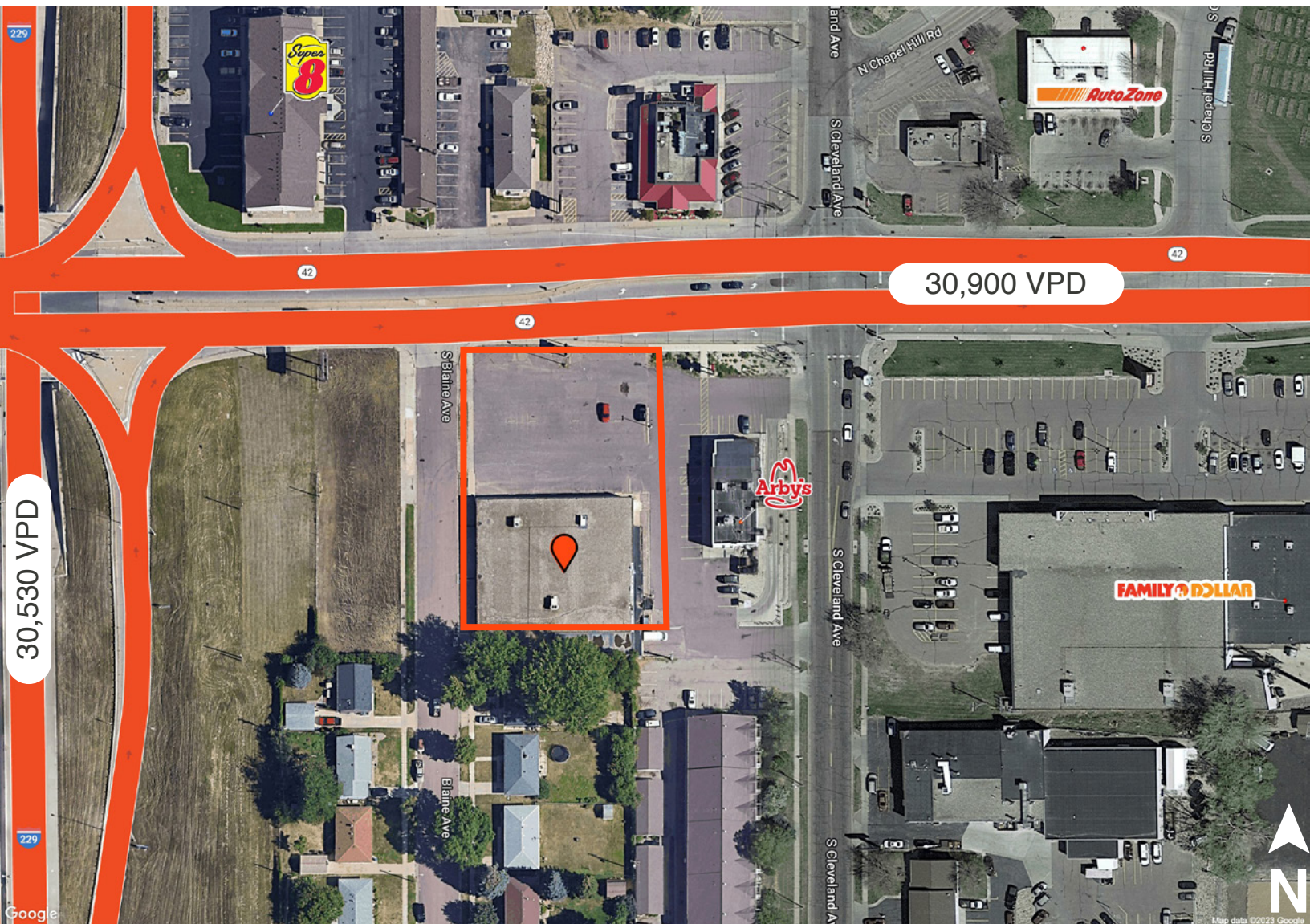
Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.

# RETAIL BUILDING FOR SALE

2715 EAST 10TH STREET



## SITE MAP



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

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

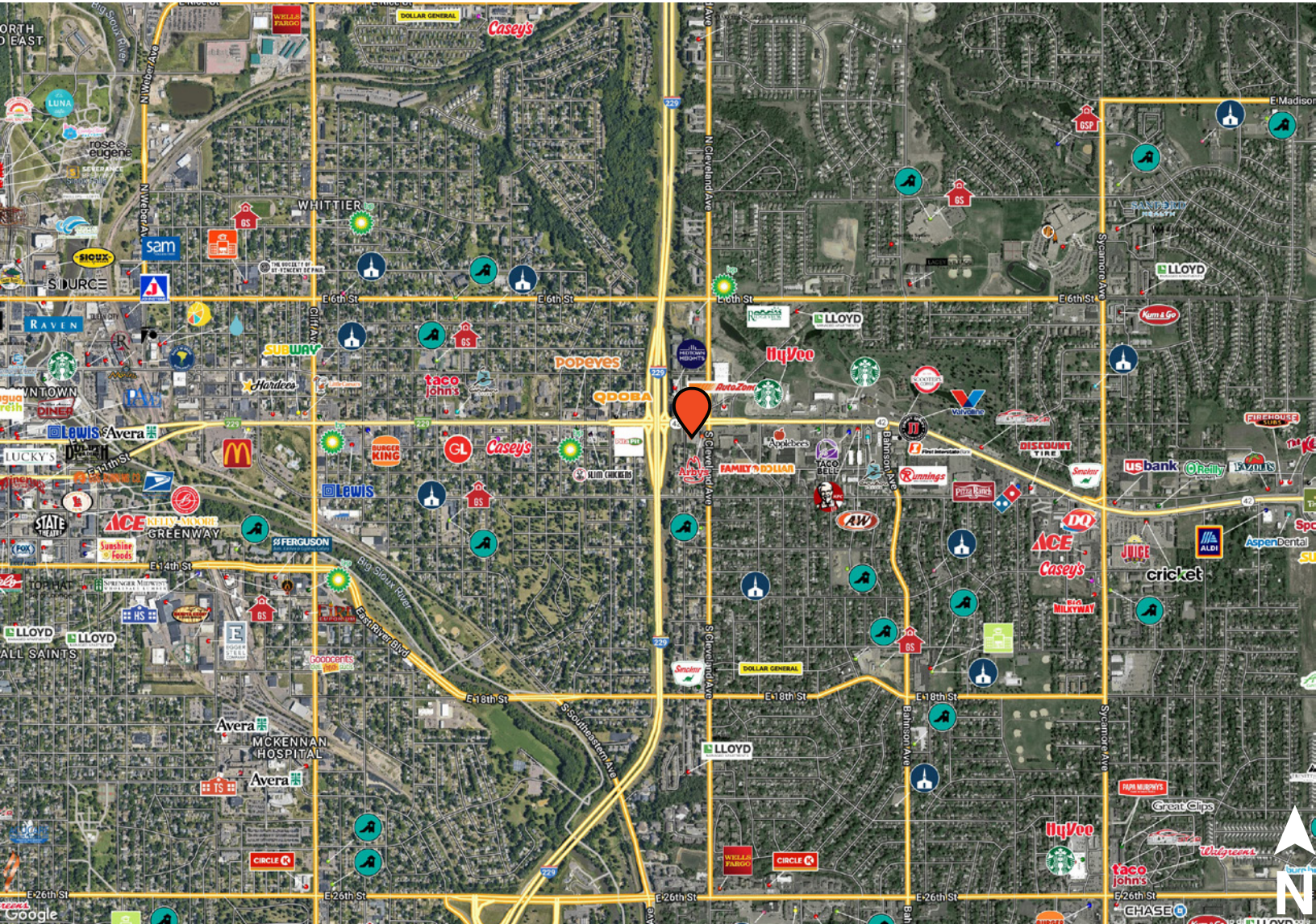
Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.

# RETAIL BUILDING FOR SALE

2715 EAST 10TH STREET



## AREA MAP



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



## MARKET PROFILE

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	15,232	75,899	111,168
2020 Total Population	15,984	81,949	131,470
2020 Group Quarters	168	3,565	4,286
2023 Total Population	16,535	85,922	139,457
2023 Group Quarters	167	3,566	4,285
2028 Total Population	16,738	89,457	147,694
2023-2028 Annual Rate	0.24%	0.81%	1.15%
2023 Total Daytime Population	11,657	104,207	180,858
Workers	4,405	67,264	120,310
Residents	7,252	36,943	60,548
<b>Household Summary</b>			
2010 Households	6,172	29,829	44,702
2010 Average Household Size	2.41	2.40	2.36
2020 Total Households	6,475	32,810	54,282
2020 Average Household Size	2.44	2.39	2.34
2023 Households	6,710	34,476	57,854
2023 Average Household Size	2.44	2.39	2.34
2028 Households	6,798	35,892	61,228
2028 Average Household Size	2.44	2.39	2.34
2023-2028 Annual Rate	0.26%	0.81%	1.14%
2010 Families	3,646	17,901	26,449
2010 Average Family Size	3.09	3.05	3.01
2023 Families	3,618	19,288	33,067
2023 Average Family Size	3.31	3.16	3.05
2028 Families	3,606	19,953	34,979
2028 Average Family Size	3.33	3.18	3.06
2023-2028 Annual Rate	-0.07%	0.68%	1.13%
<b>Housing Unit Summary</b>			
2000 Housing Units	6,194	29,824	42,555
Owner Occupied Housing Units	58.1%	58.2%	57.7%
Renter Occupied Housing Units	38.8%	37.7%	38.2%
Vacant Housing Units	3.1%	4.1%	4.1%
2010 Housing Units	6,614	31,953	48,176
Owner Occupied Housing Units	52.8%	56.8%	55.5%
Renter Occupied Housing Units	40.6%	36.5%	37.3%
Vacant Housing Units	6.7%	6.6%	7.2%
2020 Housing Units	6,957	35,232	58,352
Vacant Housing Units	6.9%	6.9%	7.0%
2023 Housing Units	7,210	37,020	62,467
Owner Occupied Housing Units	53.9%	54.8%	54.0%
Renter Occupied Housing Units	39.2%	38.3%	38.6%
Vacant Housing Units	6.9%	6.9%	7.4%
2028 Housing Units	7,304	38,459	65,901
Owner Occupied Housing Units	56.7%	55.4%	54.3%
Renter Occupied Housing Units	36.4%	37.9%	38.6%
Vacant Housing Units	6.9%	6.7%	7.1%
<b>Median Household Income</b>			
2023	\$58,229	\$65,877	\$69,737
2028	\$68,618	\$76,584	\$79,446
<b>Median Home Value</b>			
2023	\$196,924	\$249,723	\$266,342
2028	\$206,285	\$258,823	\$278,801
<b>Per Capita Income</b>			
2023	\$29,269	\$37,377	\$42,292
2028	\$33,813	\$42,723	\$48,407
<b>Median Age</b>			
2010	33.5	34.7	35.2
2023	35.3	37.4	38.1
2028	35.2	38.0	39.0

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