

BRANDON 90 PLAZA RETAIL STRIP

FOR LEASE



1313-1321 E Ash Place
Brandon, SD 57005



1,455 - 5,513 SF +/-



End-cap(s): \$30.00 / SF NNN
Interior Bay(s): \$28.00 / SF NNN

LOCATION

Strategically situated at the crossroads of I-90 and Splitrock Boulevard, this new strip mall is set to become a dynamic hub. The strip is located in Brandon, SD, just 13 miles from Sioux Falls, and carries a population of 11,190 (2024).

DESCRIPTION

- Conveniently located off of I-90 and Brandon's main thoroughfare, Splitrock Boulevard
- Strip mall to be constructed at the new Brandon 90 Plaza development
- Ample potential to customize the floor plan to suite your needs
- Jimmy John's is a confirmed co-tenant
- Some use restrictions apply
- Neighboring tenants include McDonald's, Quality Inn, Holiday Inn Express, Tailgators, BP, Circle K, and more
- Splitrock Boulevard has estimated traffic counts of over 5,400 vehicles per day
- Building signage available
- TIA: \$25.00 / SF
- Potential for a drive-thru on the east endcap
- Available May/June 2024
- Veterans Parkway connects to I-90 and W Holly Blvd, two main access points from Sioux Falls to Brandon
- Brandon School District has a total enrollment of 4,657 students (2023-2024)
- Proposed lighted intersection at Ash Pl & Splitrock Blvd

SCOTT BLOUNT

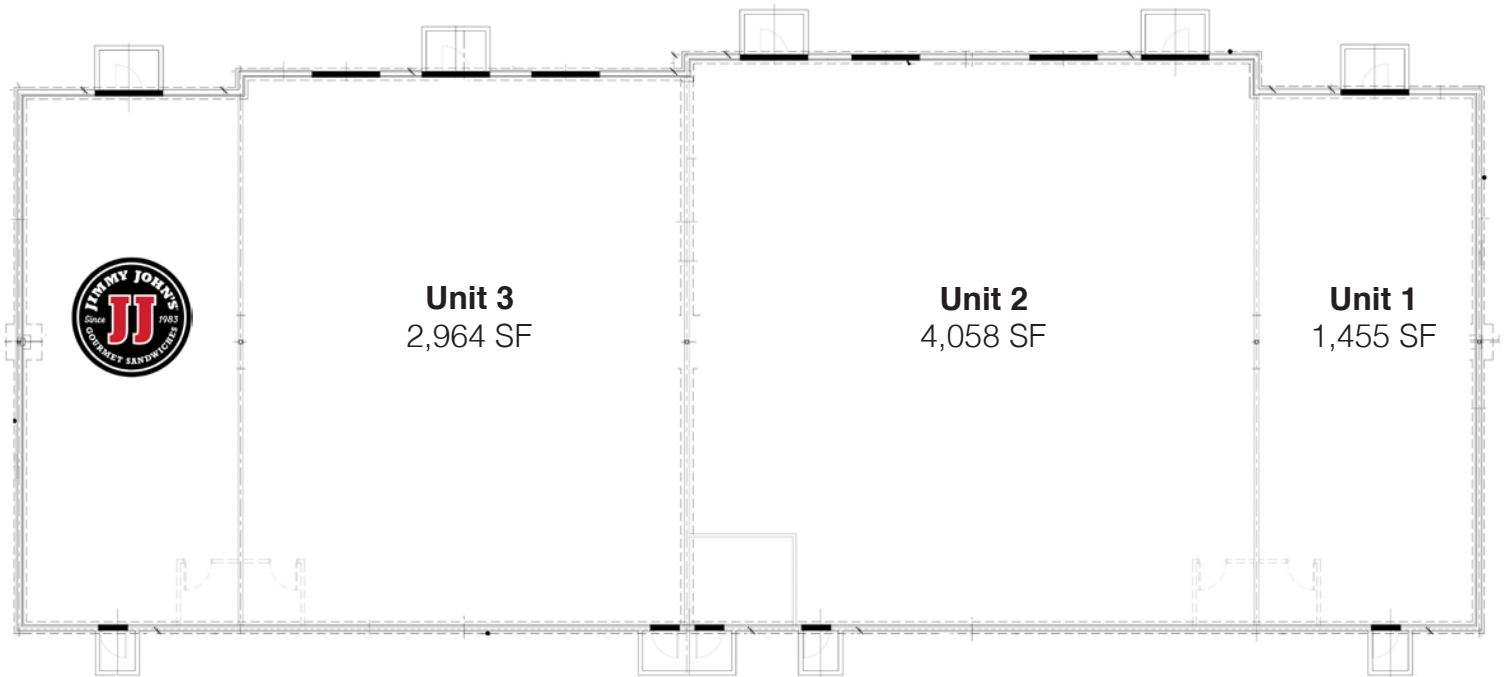
605.231.1882 | scott@lloydcompanies.com

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.

FLOOR PLAN

Concept only; subject to change



Potential to adjust suite sizes.

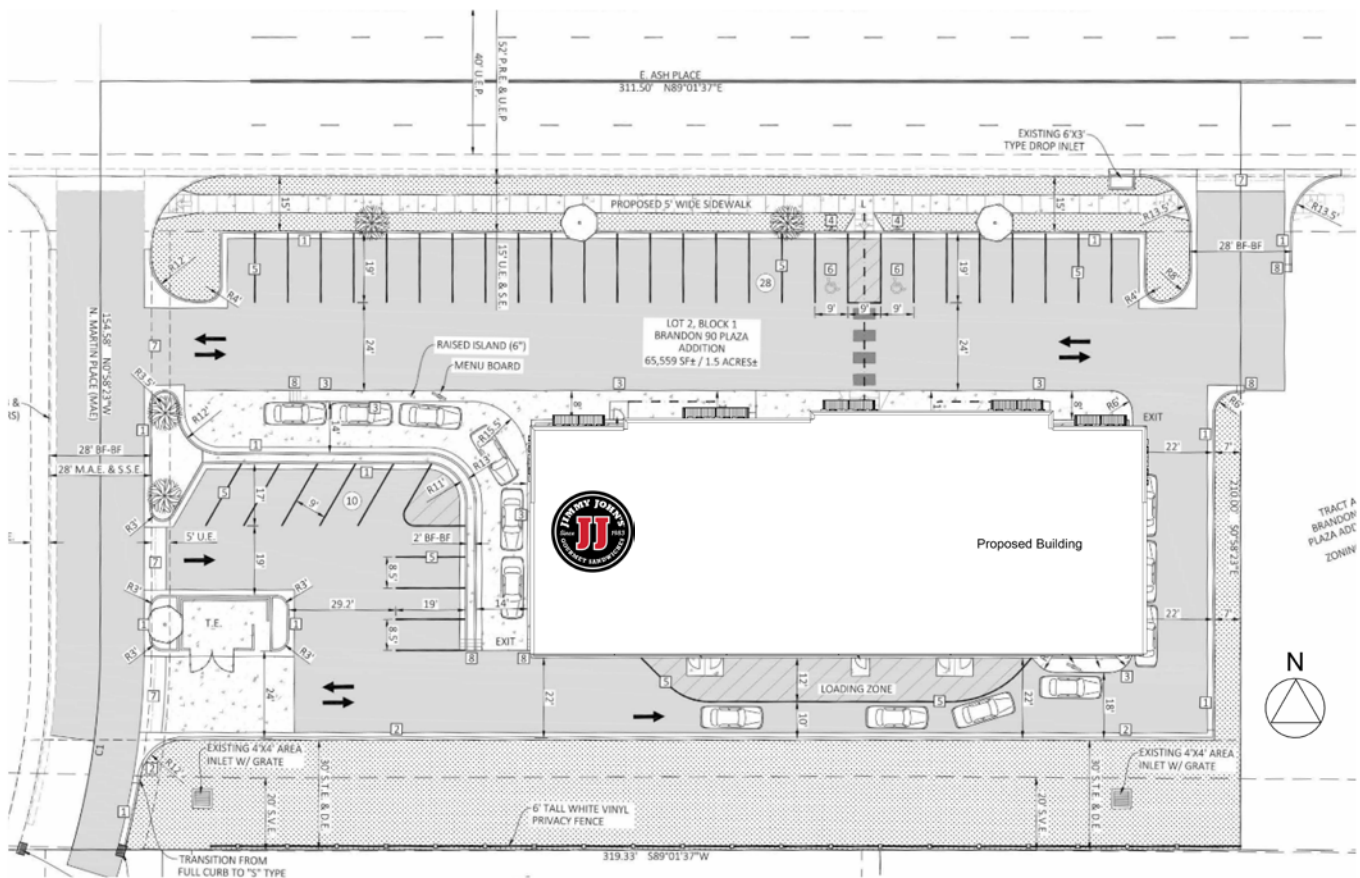


Unit	Status	Size (SF)	Base Rent	Yearly Total Est.	Monthly Total Est.	TIA
1	Available	1,455	\$30.00/SF NNN	\$43,650.00	\$3,637.50	\$25.00/SF
2	Available	4,058	\$28.00/SF NNN	\$113,624.00	\$9,468.67	\$25.00/SF
3	Available	2,964	\$28.00/SF NNN	\$82,992.00	\$6,916.00	\$25.00/SF
4	Leased	-	-	-	-	-

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SITE PLAN

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EXTERIOR PHOTOS



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SITE MAP

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AREA MAP

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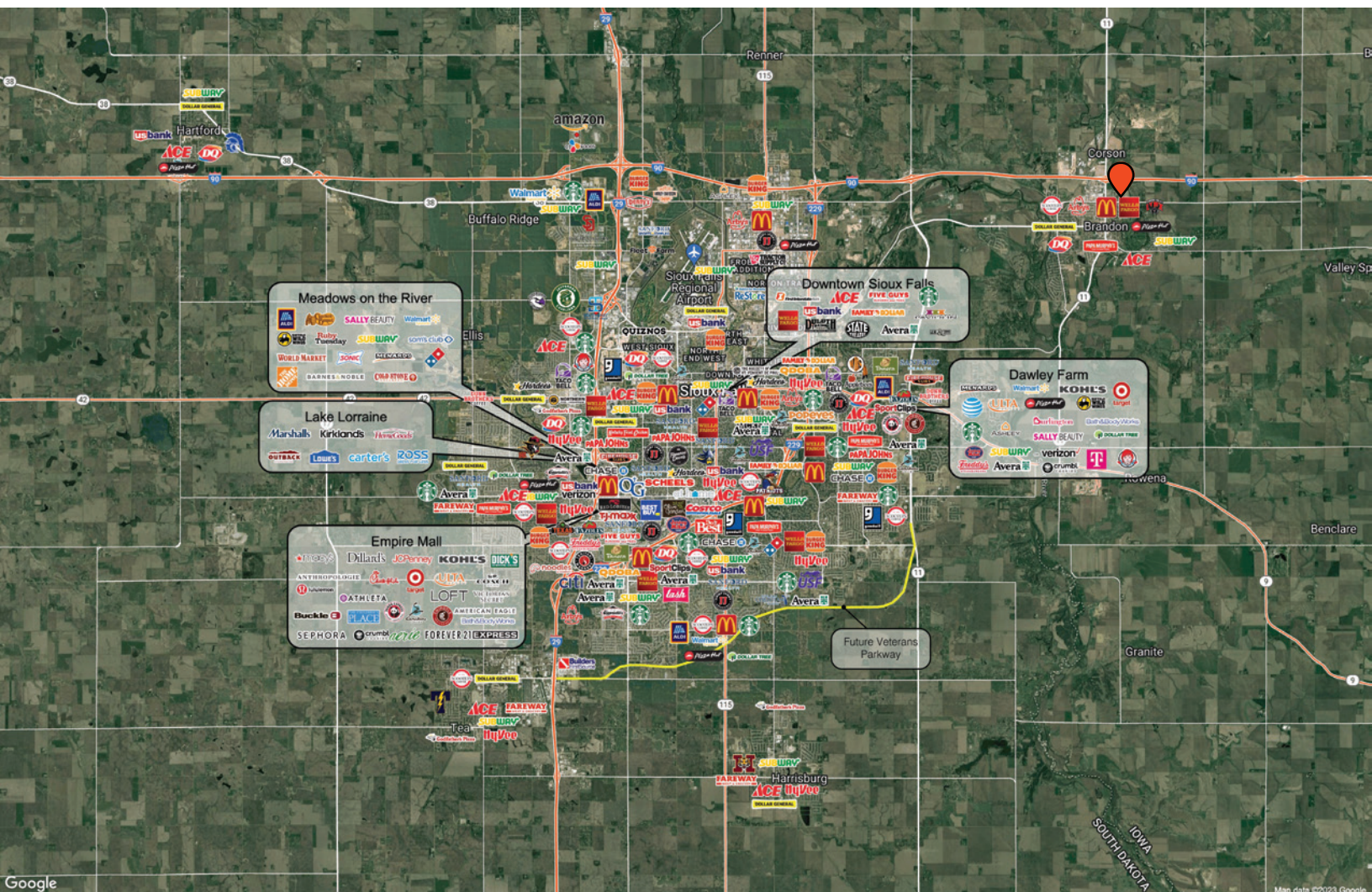
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CITY MAP

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MARKET REPORT

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	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	2,944	9,727	11,162
2020 Total Population	3,323	11,892	13,957
2020 Group Quarters	55	120	120
2023 Total Population	3,430	12,033	13,950
2023 Group Quarters	55	120	120
2028 Total Population	3,458	12,236	14,155
2023-2028 Annual Rate	0.16%	0.34%	0.29%
2023 Total Daytime Population	3,978	9,679	10,902
Workers	2,422	4,491	5,040
Residents	1,556	5,188	5,862
Household Summary			
2010 Households	1,089	3,477	3,972
2010 Average Household Size	2.70	2.80	2.81
2020 Total Households	1,250	4,207	4,901
2020 Average Household Size	2.61	2.80	2.82
2023 Households	1,292	4,275	4,952
2023 Average Household Size	2.61	2.79	2.79
2028 Households	1,306	4,355	5,034
2028 Average Household Size	2.61	2.78	2.79
2023-2028 Annual Rate	0.22%	0.37%	0.33%
2010 Families	819	2,716	3,118
2010 Average Family Size	3.15	3.19	3.19
2023 Families	923	3,180	3,712
2023 Average Family Size	3.14	3.28	3.27
2028 Families	924	3,212	3,741
2028 Average Family Size	3.15	3.29	3.28
2023-2028 Annual Rate	0.02%	0.20%	0.16%
Housing Unit Summary			
2000 Housing Units	783	2,361	2,761
Owner Occupied Housing Units	73.1%	80.0%	81.1%
Renter Occupied Housing Units	20.8%	17.2%	16.1%
Vacant Housing Units	6.1%	2.8%	2.8%
2010 Housing Units	1,136	3,584	4,110
Owner Occupied Housing Units	65.3%	75.9%	76.8%
Renter Occupied Housing Units	30.5%	21.1%	19.8%
Vacant Housing Units	4.1%	3.0%	3.4%
2020 Housing Units	1,327	4,367	5,095
Owner Occupied Housing Units	60.1%	73.3%	74.9%
Renter Occupied Housing Units	34.1%	23.1%	21.3%
Vacant Housing Units	5.0%	4.1%	4.2%
2023 Housing Units	1,366	4,441	5,142
Owner Occupied Housing Units	63.6%	73.3%	75.1%
Renter Occupied Housing Units	31.0%	23.0%	21.2%
Vacant Housing Units	5.4%	3.7%	3.7%
2028 Housing Units	1,372	4,488	5,191
Owner Occupied Housing Units	67.3%	76.2%	77.7%
Renter Occupied Housing Units	27.8%	20.9%	19.3%
Vacant Housing Units	4.8%	3.0%	3.0%

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