



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
TIA: \$25.00 / SF

LOCATION

Strategically situated at the crossroads of I-90 and Splitrock Boulevard, this new strip mall is set to become a dynamic hub. Brandon 90 Plaza is a 50-acre development with 27 acres dedicated to commercial and 20 acres being used to create a lake featuring a 1-mile trail around the lake's perimeter. The strip is located on the north side of Brandon, SD, just 12 miles from Sioux Falls, and carries a population of 11,190 (2024).

DESCRIPTION

- Strip mall to be constructed at the new Brandon 90 Plaza development
- Ample potential to customize the floor plan to suit your needs (some use restrictions apply)
- Jimmy John's is a confirmed co-tenant
- Building signage available
- Potential for a drive-thru on the east endcap
- Available now
- Neighboring tenants include McDonald's, Quality Inn, Holiday Inn Express, Tailgators, BP, Circle K, and more
- 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

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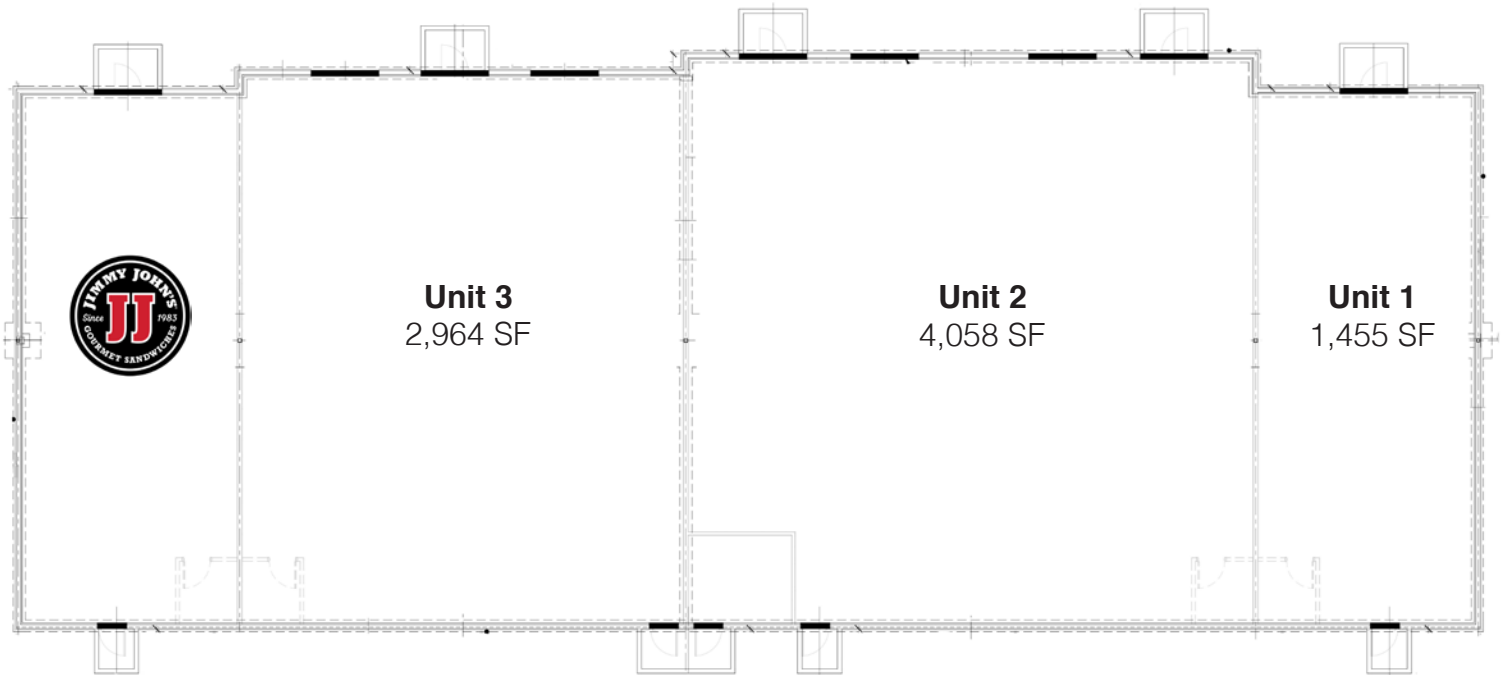
BUILDING COSTS

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

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	-	-	-	-	-

FLOOR PLAN

Concept only; subject to change



Potential to adjust suite sizes.



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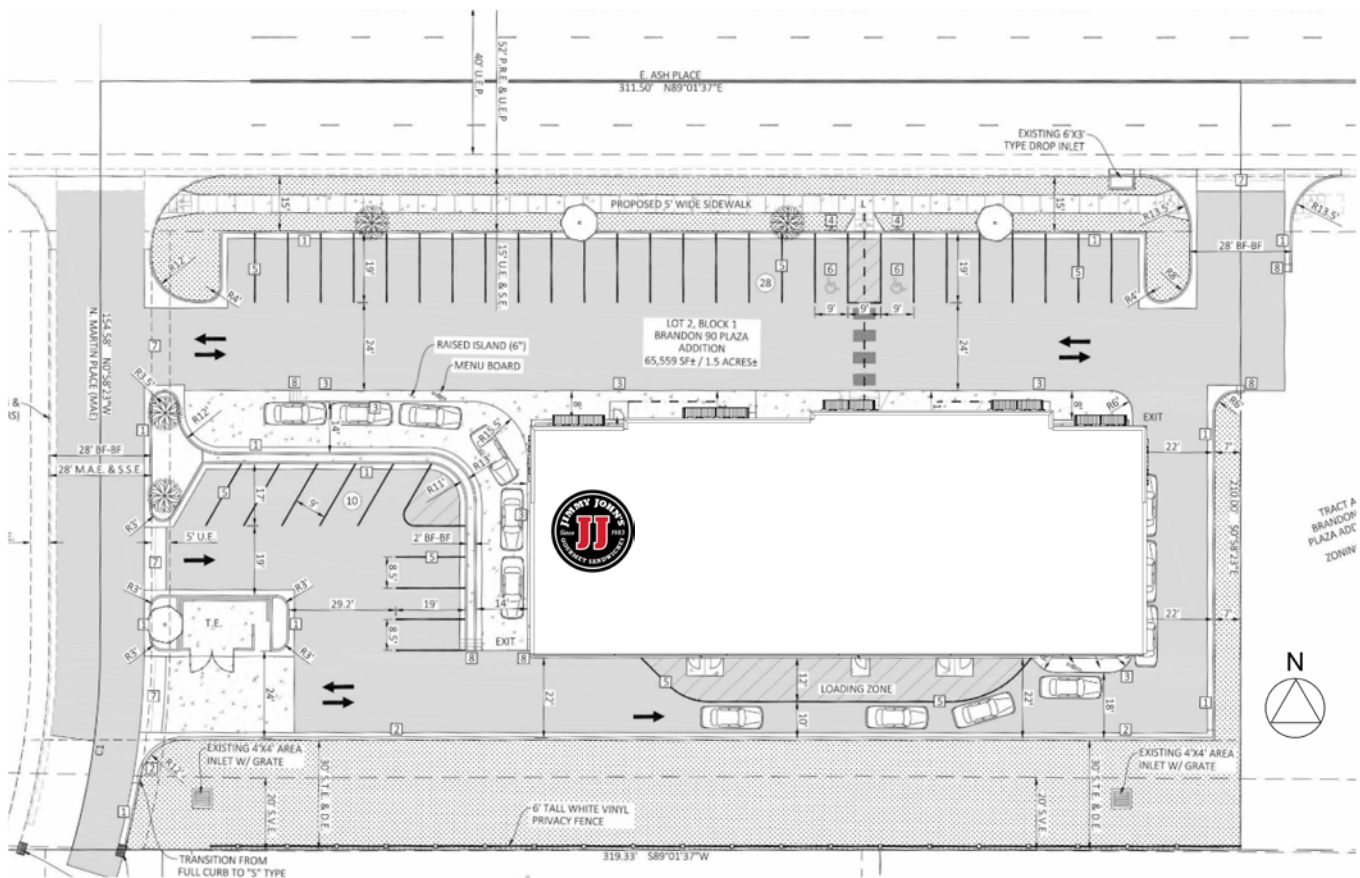
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SITE PLAN

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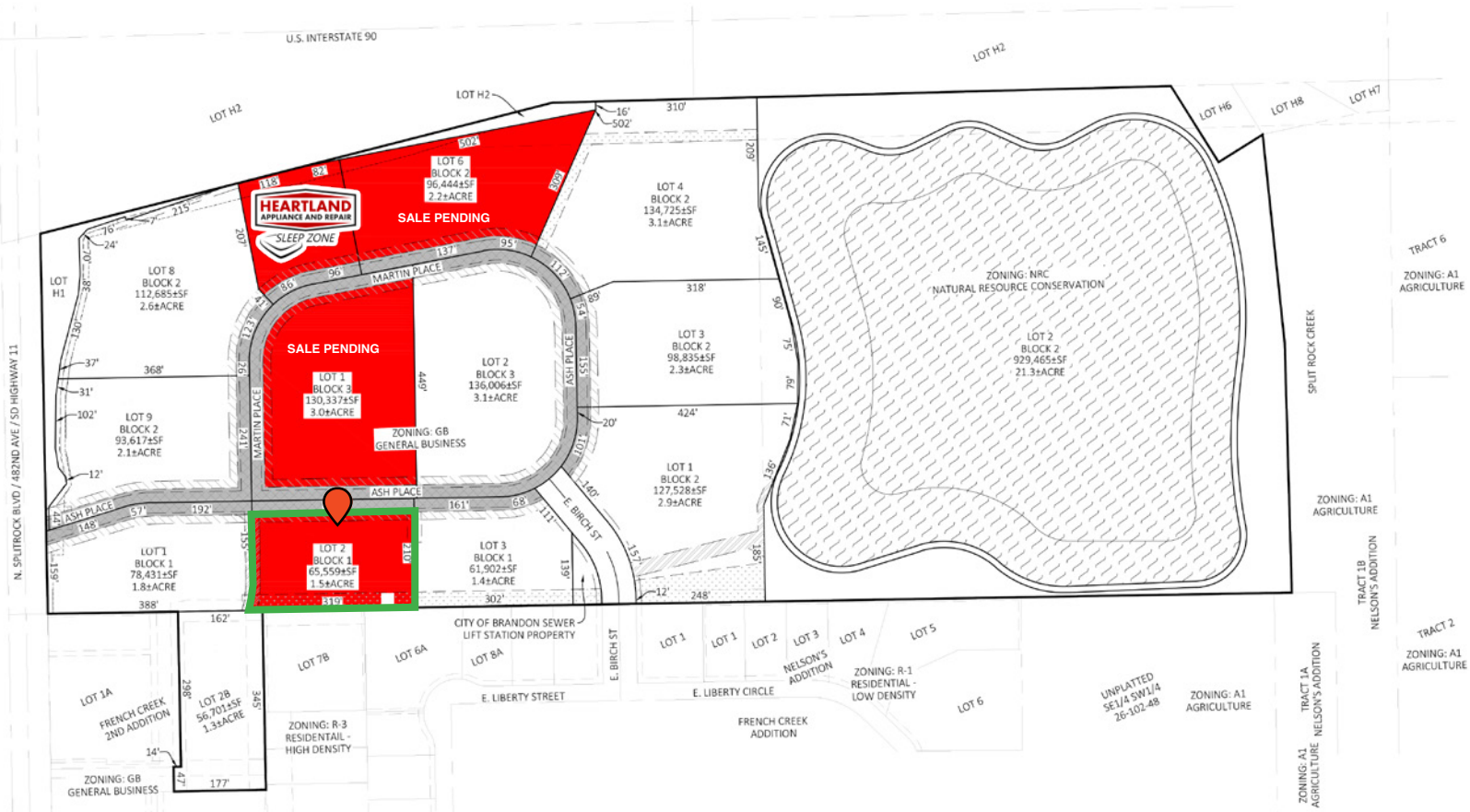
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SITE PLAN

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EXTERIOR PHOTOS



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PARCEL



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AREA MAP



*distance from subject site

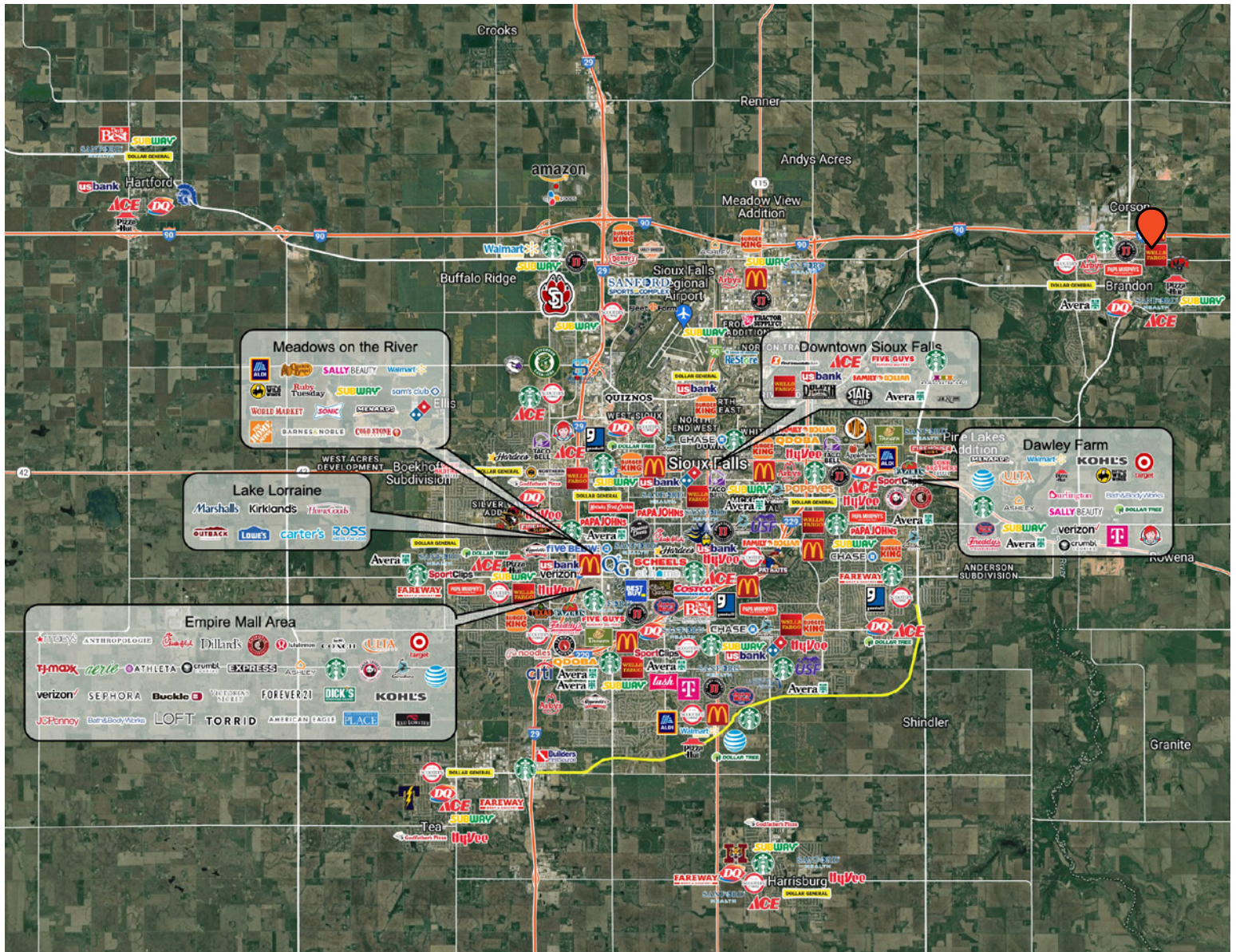
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MSA MAP



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SIoux FALLS DEMOGRAPHICS

POPULATION PROJECTION

Year	Sioux Falls	MSA
2024	213,891	311,500
2029	230,570	336,494

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.

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)

2.1%

Minnehaha Unemployment Rate
(January 2024)



#3 Hottest Job Market
(ZipRecruiter 2023)

1.19M

of Visitors to Sioux Falls in 2022



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

SUMMARY PROFILE

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	3,068	9,732	11,253
2020 Total Population	3,451	11,897	14,103
2020 Group Quarters	55	120	120
2024 Total Population	3,522	12,126	14,510
2024 Group Quarters	55	120	120
2029 Total Population	3,645	12,964	15,525
2024-2029 Annual Rate	0.69%	1.35%	1.36%
2024 Total Daytime Population	4,015	9,509	10,972
Workers	2,515	4,437	4,942
Residents	1,500	5,072	6,030
Household Summary			
2010 Households	1,147	3,478	3,990
2010 Average Household Size	2.67	2.80	2.82
2020 Total Households	1,307	4,208	4,927
2020 Average Household Size	2.60	2.80	2.84
2024 Households	1,340	4,311	5,137
2024 Average Household Size	2.59	2.78	2.80
2029 Households	1,388	4,611	5,504
2029 Average Household Size	2.59	2.79	2.80
2024-2029 Annual Rate	0.71%	1.35%	1.39%
2010 Families	863	2,717	3,133
2010 Average Family Size	3.11	3.19	3.20
2024 Families	920	3,210	3,894
2024 Average Family Size	3.11	3.24	3.23
2029 Families	944	3,409	4,147
2029 Average Family Size	3.11	3.26	3.24
2024-2029 Annual Rate	0.52%	1.21%	1.27%
Housing Unit Summary			
2000 Housing Units	839	2,361	2,781
Owner Occupied Housing Units	68.1%	80.0%	80.8%
Renter Occupied Housing Units	25.9%	17.3%	16.1%
Vacant Housing Units	6.1%	2.8%	3.1%
2010 Housing Units	1,196	3,585	4,140
Owner Occupied Housing Units	65.7%	75.9%	76.6%
Renter Occupied Housing Units	30.3%	21.1%	19.7%
Vacant Housing Units	4.1%	3.0%	3.6%
2020 Housing Units	1,389	4,368	5,140
Owner Occupied Housing Units	60.5%	73.3%	74.7%
Renter Occupied Housing Units	33.6%	23.1%	21.1%
Vacant Housing Units	5.1%	4.1%	4.2%
2024 Housing Units	1,406	4,447	5,306
Owner Occupied Housing Units	61.9%	74.0%	75.9%
Renter Occupied Housing Units	33.4%	22.9%	20.9%
Vacant Housing Units	4.7%	3.1%	3.2%
2029 Housing Units	1,460	4,774	5,705
Owner Occupied Housing Units	62.9%	72.7%	75.0%
Renter Occupied Housing Units	32.2%	23.9%	21.5%
Vacant Housing Units	4.9%	3.4%	3.5%

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