## Office Space



5501 E 18th St | Sioux Falls, SD

The Property

The Carlton at Dawley Farm is a new luxurious east side community that offers a contemporary level of sophistication. The mixed-use development offers up to 16 built-to-suit and at least 2 turnkey office suites along with 152 apartment units with modern finishes and various ammenities including a rooftop patio, indoor pool, hot tub, a dog park, underground parking, and more!

Join the Dawley Farm Village, an approximately 300-acre expanding development that serves as the perfect one-stop hub for shopping, dining, living and entertainment. The center features over 30 retailers and boasts a growing 5,669 population within just 1 mile. The retail district is surrounded by multiple growing multifamily \& residential housing developments.


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With shops ranging in apparel, health \& beauty, home, and more, Dawley Farm Village is the perfect place to run day-to-day errands and the next shopping spree destination for all. Retailers include:

- AT\&T
- Kidtopia
- Ashley Furniture Homestore
- Bath \& Body Works
- Budget Blinds
- Buff City Soap
- Burlington
- CATO
- Dollar Tree
- Famous Footwear
- GameStop
- GNC
- Kay Jewelers


Satisfying the whole group's cravings with the many styles and options of cuisine. Restaurants include:

- Buffalo Wild Wings
- Caribou Coffee
- Cellar 54
- Cherry Berry
- Coffea Roasterie
- Crumbl Cookies
- Culver's
- Freddy's
- Jersey Mike's
- Panda Express
- Panera Bread
- Pizza Hut
- Starbucks (2)
- Subway (2)
- Wendy's


Nearby residents and visitors enjoy the convenience of having a variety of dining and entertainment choices. Long \& short-term living include:

- Active Generations Senior Living (future)
- Carlton at Dawley Farm (Phase Il coming soon)
- Dublin Square Townhomes
- Glo by Best Western
- Hillview Apartments
- Red Oak Senior Apartments
- Trinity Point at Dawley Farm
- The Current Apartments (future)


## Services/Other:

- A Perfect 10 Nail \& Beauty Bar
- Avera
- Blue Tide Car Wash
- Burn Bootcamp
- Century Theaters
- Capital Card Services
- Casey's
- DGR
- Envy Nails \& Spa
- Eyesite
- Family Vision
- First Bank \& Trust
- Massage Envy
- Midco
- Modern Dental
- Sports Clips
- Voyage Federal

Credit Union

- Waxing the City


2023 Estimated NKN Information

## Sticlity Information

| NNN | Paid By: | Cost (\$/SF) | Utility | Paid By | Provider | Part of CAM | Separately Metered | Notes |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Real Estate Taxes | Paid by LL, Reimbursed by Tenant | \$2.00 | Gas | Lines to Build- <br> ing (Currently all Electric) | Mid-American Energy | Yes | No | Based on Tenant's Space Size as a pro-rata share of the entire bldg. Only available for specific uses approved by LL that require gas. |
| Property Insurance | Paid by LL, Reimbursed by Tenant | \$0.50 |  |  |  |  |  |  |
| Common Area Maintenance | Paid by LL, Reimbursed by Tenant | \$5.50 | Electricity | Paid by LL, Reim bursed by Tenant | Sioux Valley Energy | Yes | No | Based on Tenant's Space Size as a pro-rata share of the entire bldg. |
|  |  |  | Water \& Sewer | Paid by LL, Reimbursed by Tenant | Sioux Falls Utilities | Yes | No | Based on Tenant's Space Size as a pro-rata share of the entire bldg. for general office users. A submeter may be required for specific uses that require high water usage, as determined by the LL. |
| CAM includes the following utilities: Electricity, Gas, Water \& Sewer, Trash, and Common Area Utilities |  |  |  |  |  |  |  |  |
| *These numbers are based on estimates and are not guaranteed. |  |  | Trash | Paid by LL, Reimbursed by Tenant | Novak | Yes | No | Based on Tenant's Space Size as a pro-rata share of the entire bldg. |
|  |  |  | Common Area Utilities | Paid by LL, Reimbursed by Tenant | Providers listed above (SFU and Sioux Valley) | Yes | N/A | Based on Tenant's Space Size as a pro-rata share of the entire bldg. |
|  | 7 |  | Phone/Cable/ Internet | Paid by Tenant directly to provider | Tenant can select their preferred provider | No | N/A | N/A |



Site Plan


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## Building Costs

| Unit | Space Condition | SF <br> (Approximately) | Base Rent | NNN Est. | Total (Base + NNN) Est. | Yearly Total Est. | Monthly Total Est. | TIA |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| A | Shell Space | 3,898 SF | \$20.00/SF NNN | \$8.00 | \$28.00/SF | \$109,144.00 | \$9,095.33 | \$40/SF |
| H | Built-out Space | 1,113 SF | \$25.00/SF NNN | \$8.00 | \$33.00/SF | \$36,729.00 | \$3,060.75 | - |
| I | Built-out Space | 704 SF | \$25.00/SF NNN | \$8.00 | \$33.00/SF | \$23,232.00 | \$1,936.00 | - |
| K | Shell Space | 1,931 SF | \$20.00/SF NNN | \$8.00 | \$28.00/SF | \$54,068.00 | \$4,505.67 | \$40/SF |
| L | Shell Space | 1,920 SF | \$20.00/SF NNN | \$8.00 | \$28.00/SF | \$53,760.00 | \$4,480.00 | \$40/SF |
| M | Shell Space | 2,407 SF | \$20.00/SF NNN | \$8.00 | \$28.00/SF | \$67,396.00 | \$5,616.33 | \$40/SF |
| N | Shell Space | 3,158 SF | \$20.00/SF NNN | \$8.00 | \$28.00/SF | \$88,424.00 | \$7,368.67 | \$40/SF |
| $\bigcirc$ | Shell Space | 1,920 SF | \$20.00/SF NNN | \$8.00 | \$28.00/SF | \$53,760.00 | \$4,480.00 | \$40/SF |
| P | Shell Space | 2,328 SF | \$20.00/SF NNN | \$8.00 | \$28.00/SF | \$65,184.00 | \$5,432.00 | \$40/SF |
| Q | Shell Space | 3,061 SF | \$20.00/SF NNN | \$8.00 | \$28.00/SF | \$85,708.00 | \$7,142.33 | \$40/SF |
| R | Shell Space | 1,920 SF | \$20.00/SF NNN | \$8.00 | \$28.00/SF | \$53,760.00 | \$4,480.00 | \$40/SF |
| S | Shell Space | 3,104 SF | \$20.00/SF NNN | \$8.00 | \$28.00/SF | \$86,912.00 | \$7,242.67 | \$40/SF |
| T | Shell Space | 2,189 SF | \$20.00/SF NNN | \$8.00 | \$28.00/SF | \$61,292.00 | \$5,107.67 | \$40/SF |
| U | Shell Space | 2,069 SF | \$20.00/SF NNN | \$8.00 | \$28.00/SF | \$57,932.00 | \$4,827.67 | \$40/SF |
| V | Shell Space | 1,920 SF | \$20.00/SF NNN | \$8.00 | \$28.00/SF | \$53,760.00 | \$4,480.00 | \$40/SF |
| $N-V$ | Shell Space | 21,669 SF | \$20.00/SF NNN | \$8.00 | \$28.00/SF | \$606,732.00 | \$50,561.00 | \$40/SF |

Building Floor Plan


East (Right) Wing


Concept Only. Information herein is deemed reliable, but not guaranteed.

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## Earge of Access

Dawley Farm Village is located at the crossroads of Veterans Parkway and Highway 42. Just minutes from I-229 and I-90, Dawley Farm is at the heart of the rapidly-growing east region of Sioux Falls. Conveniently located less than 15 minutes from both Downtown Sioux Falls and Brandon, the shopping center brings in visitors from the city of Sioux Falls and neighboring rural communities.

The State of South Dakota Transportation Commission approved plans to complete construction on the remaining 8.5 miles that make up the southern section of Veterans Parkway. This project is the final stage in connecting I-29 and I-90 with construction expected to begin in 2023 and an anticipated completion date in 2026. This 6-lane (3 in each direction) addition is aimed to largely reduce congestion on nearby roads and prepare Sioux Falls for 2050 transportation system needs. With this addition, it is anticipated that the area of Dawley Farms Village will largely increase in traffic.

The area is also very accessible by other means of transportation with bike paths and bus routes developed around and through the shopping area. The center is designed with ample sidewalk \& bike path space to be pedestrian-friendly and welcoming neighboring residents to visit.


## Dawley Farm Merchants



## ■ LLOYD

Daily Traffic \& Visitors

2.6M<br>2021 us ter<br>7.1K<br>visits/ day<br>30+<br>retailers



* Source: Traffic counts - Esri. Visits calculated using a daily average of the year's visits based on Safe Graph yearly store area data. Visits are tracked using location sharing technologies on smartphones \& is defined as a 5 minute or longer duration of being within the defined area.


## Visition Data



Key
121,540 or more total visits in 2021
26,980 to 121,540 total visits in 2021
5,890 to 26,980 total visits in 2021
5 to 5,890 total visits in 2021
Majority of Visits Origination

* Source: Safe Graph. Visits over the year 2021 and where the traveler(s) originate (usually work or home). Visits are tracked using location sharing technologies on smartphones \& is defined as a 5 minute or longer duration of being within the defined area.

Aemographics


|  | 1-mile | 3-mile | 5-mile | MSA |
| :---: | :---: | :---: | :---: | :---: |
| Population | 5,669 | 56,115 | 118,072 | 202,191 |
| Daytime Population | 4,958 | 38,189 | 128,487 | 222,657 |
| Median Household <br> Income | $\$ 72,853$ | $\$ 73,247$ | $\$ 66,390$ | $\$ 66,990$ |

## Residents

The Dawley Farm Village surrounding area has been growing exponentially over the years especially when it comes to housing. With ample housing developments under construction and many in planning phases, this growth is expected to continue into the coming years. Not only does the area feature many multi-family complexes, but also single-family homes that hold a median value of \$269,444 (1-mile radius).

74.5\%<br>houscholds with<br>$2+$ peoplex

56.1K
residents witfin
3 miles
units under
construction

### 118.1K <br> residents within <br> 5 miles



* Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2022 geography.


## Sioux Falls Map



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Sioux Falls May
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## Bemograpricg

Sioux Falls, ranked \#1 on Forbes The Best Small Places for Business and Careers list for 9 out of the last 10 years, 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.

| POPULATION PROJECTION |  |  |
| :---: | :---: | :---: |
| Year | Sioux Falls | MSA |
| 2022 | 202,191 | 289,759 |
| 2027 | 214,291 | 307,639 |

## FAST FACTS



Lincoln Country -
One of the Fastest Growing Counties in U.S.
(City of SF 2020)


Top City for Millennials Buying Homes
(SmartAsset 2020)


Best City for Young Professionals (SmartAsset 2021)


High Economic Strength Rankings (Policom 2020)

Second Best City to Top Six Happiest Start a Career (Zippia 2020)

Cities in America
(WalletHub 2020)
Cities in America
(WalletHub 2020)



TOP EMPLOYERS

| SANF $\ddagger$ RD | Avera喿 | Smithfield |
| :---: | :---: | :---: |
| 11,239 | 7,888 | 3,700 |
|  | HLY ${ }_{\text {monome }}$ | WELLS <br> FARGO |
| 3,688 | 3,050 | 2,364 |

For Lease

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## Office <br> -roder

5501 E18th St 1 Sioux Falls



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