

Retail Space for lease



205 E 12th St. | Sioux Falls, SD

The Property

The One2, currently under construction in downtown Sioux Falls, will be a six-story mixed-use building boasting 175 modern apartments and approximately 3,100 square feet of commercial space. The property will exude sophistication with high-end finishes and provide 231 enclosed parking spaces, ensuring both residents and commercial tenants have a seamless experience. Nestled just one block off Phillips Avenue, the development provides easy access to dining, retail, and entertainment, as well as significant employment opportunities. In the midst of Sioux Falls' population surge, The One2 stands as a response to the growing demand for upscale multifamily housing & commercial space in the vibrant heart of downtown. Pedestrians can access The One2 from Phillips Avenue through the 12th Street Plaza by Fernson Brewing Company. Estimated to open March of 2025.

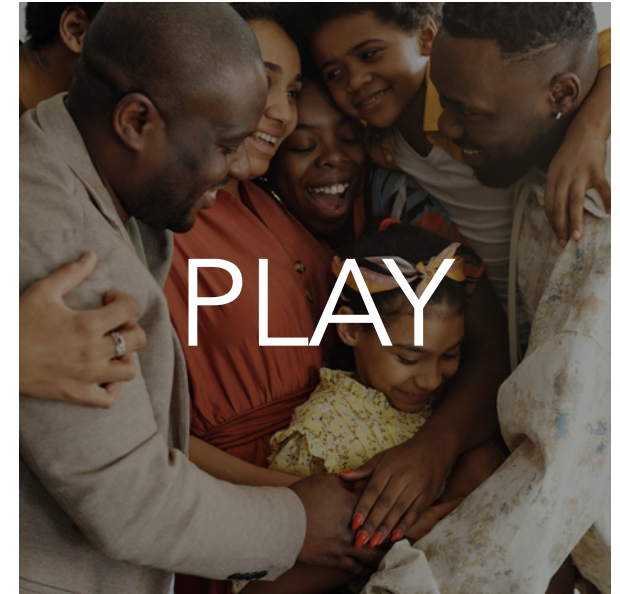




With 175 modern apartments, each residence at The One2 is crafted with high-end fixtures, ensuring unparalleled luxury. Residents will enjoy the convenience of 231 enclosed parking spaces, state-of-the-art fitness center, community room, dedicated dog park, and an elevated courtyard.

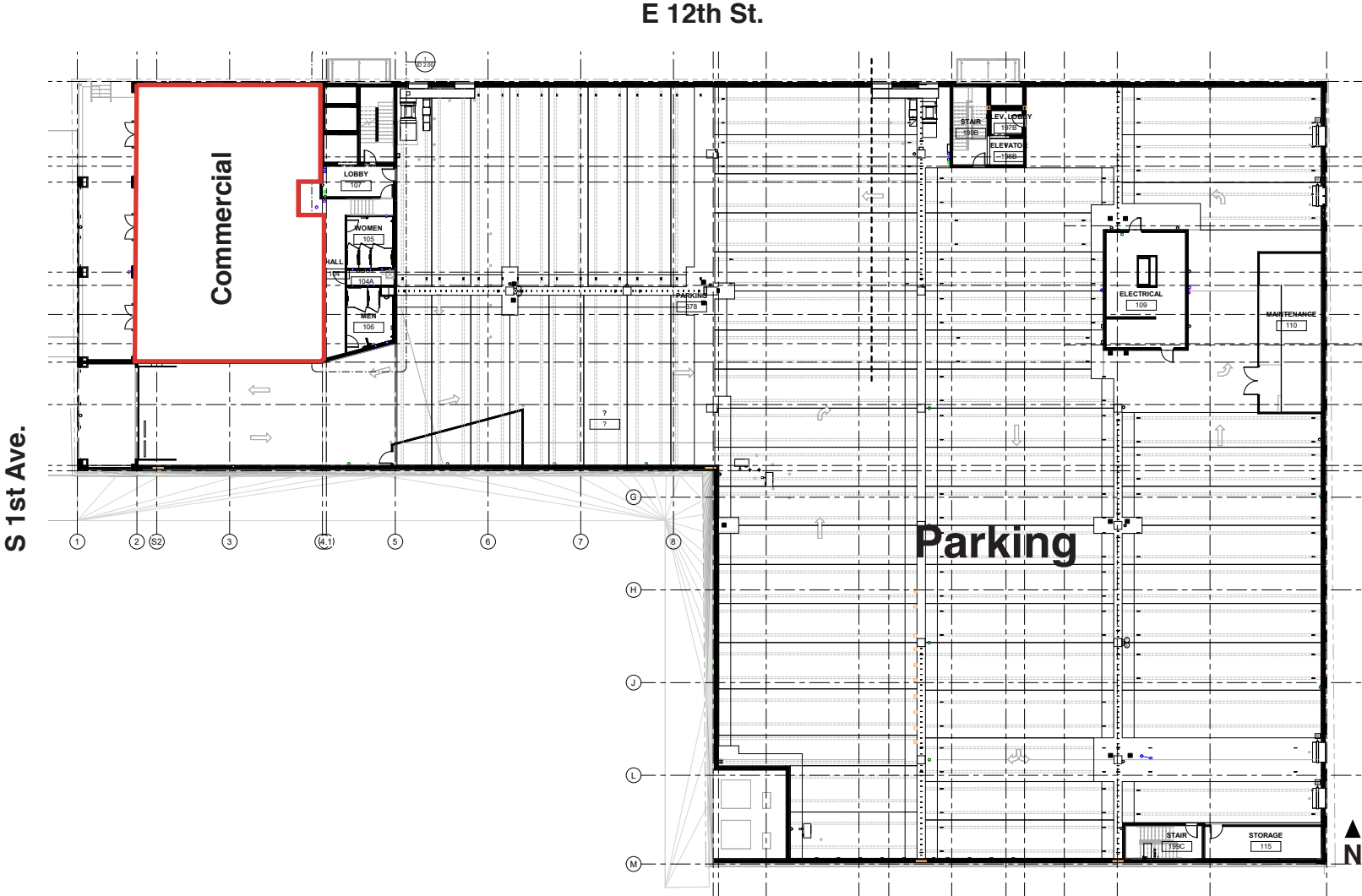


The One2 isn't just a residence; it's a strategic commercial hub in the heart of downtown Sioux Falls. Boasting 3,077 square feet of prime commercial space and 231 enclosed parking spaces, it's positioned to cater to the city's growing workforce.



Situated in Sioux Falls' bustling entertainment district and just steps from Phillips Avenue, residents & visitors are immersed in a dynamic cultural scene. From live performances and festivals to trendy dining and nightlife, The One2 puts you at the center of it all.

Site Plan

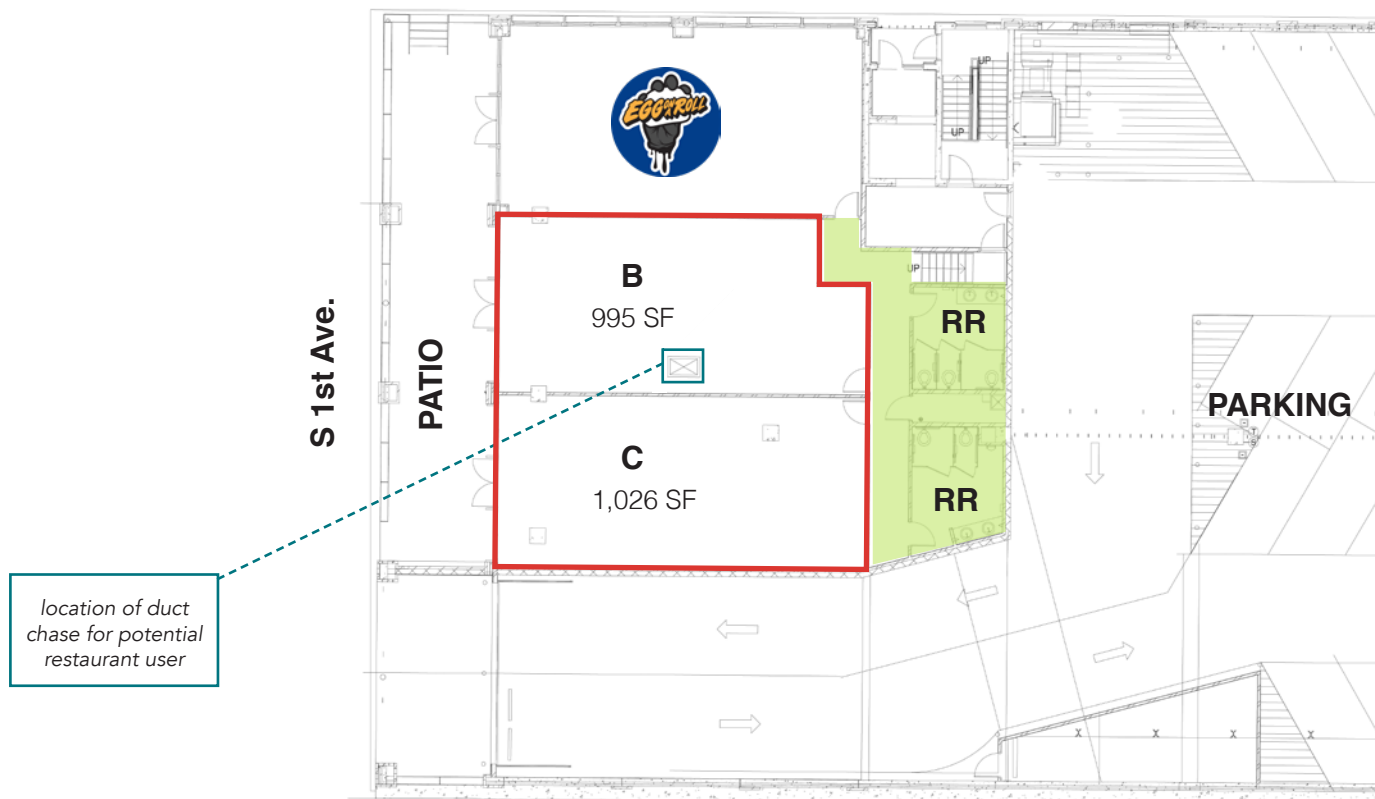


Information herein deemed reliable, but not guaranteed.

Concept Sub-Division Plan

Suite	Status	Usable SF (Approximately)	Load Factor	Rentable SF (Approximately)	Base Rent	NNN Est.	Total (Base + NNN)	Yearly Total Est.	Monthly Total Est.	TIA
A	Leased	1,110 USF	-	1,358 RSF	-	-	-	-	-	-
B	Available	995 USF	23%	1,229 RSF	\$24.00/SF NNN	\$6.00/SF	\$30.00/SF	\$36,860.59	\$3,071.72	\$50/SF
C	Available	1,026 USF	23%	1,267 RSF	\$24.00/SF NNN	\$6.00/SF	\$30.00/SF	\$38,009.01	\$3,167.42	\$50/SF
B - C	Available	2,021 USF	23%	2,496 RSF	\$24.00/SF NNN	\$6.00/SF	\$30.00/SF	\$74,880.00	\$6,240.00	\$50/SF

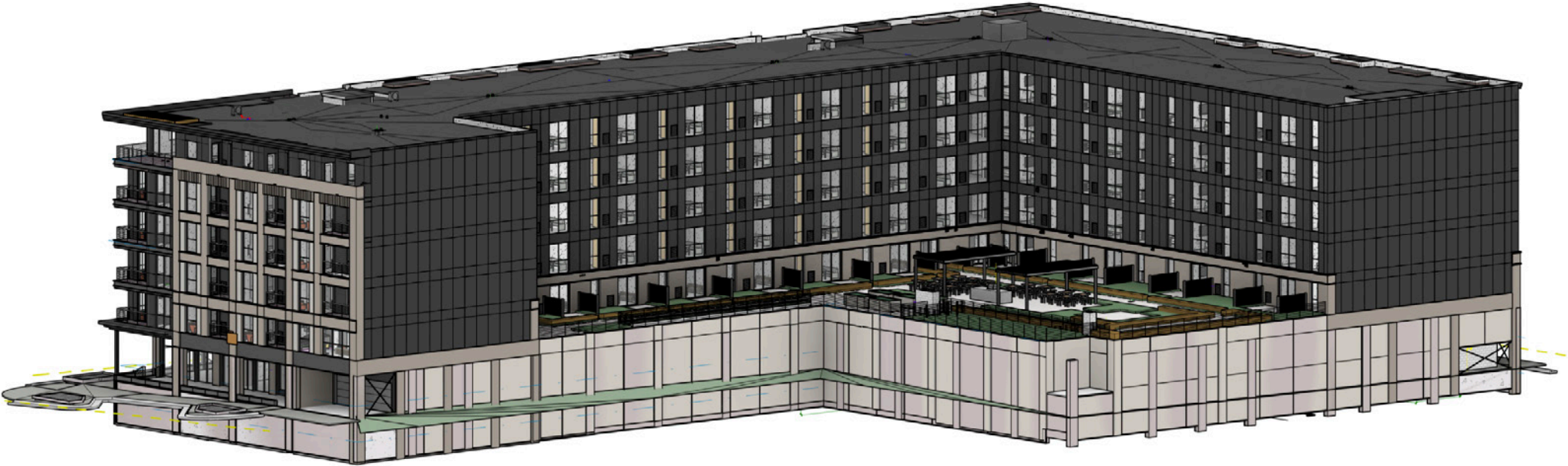
E 12th St.



Exterior Rendering



Exterior Rendering - SW View



Exterior Rendering - NW View



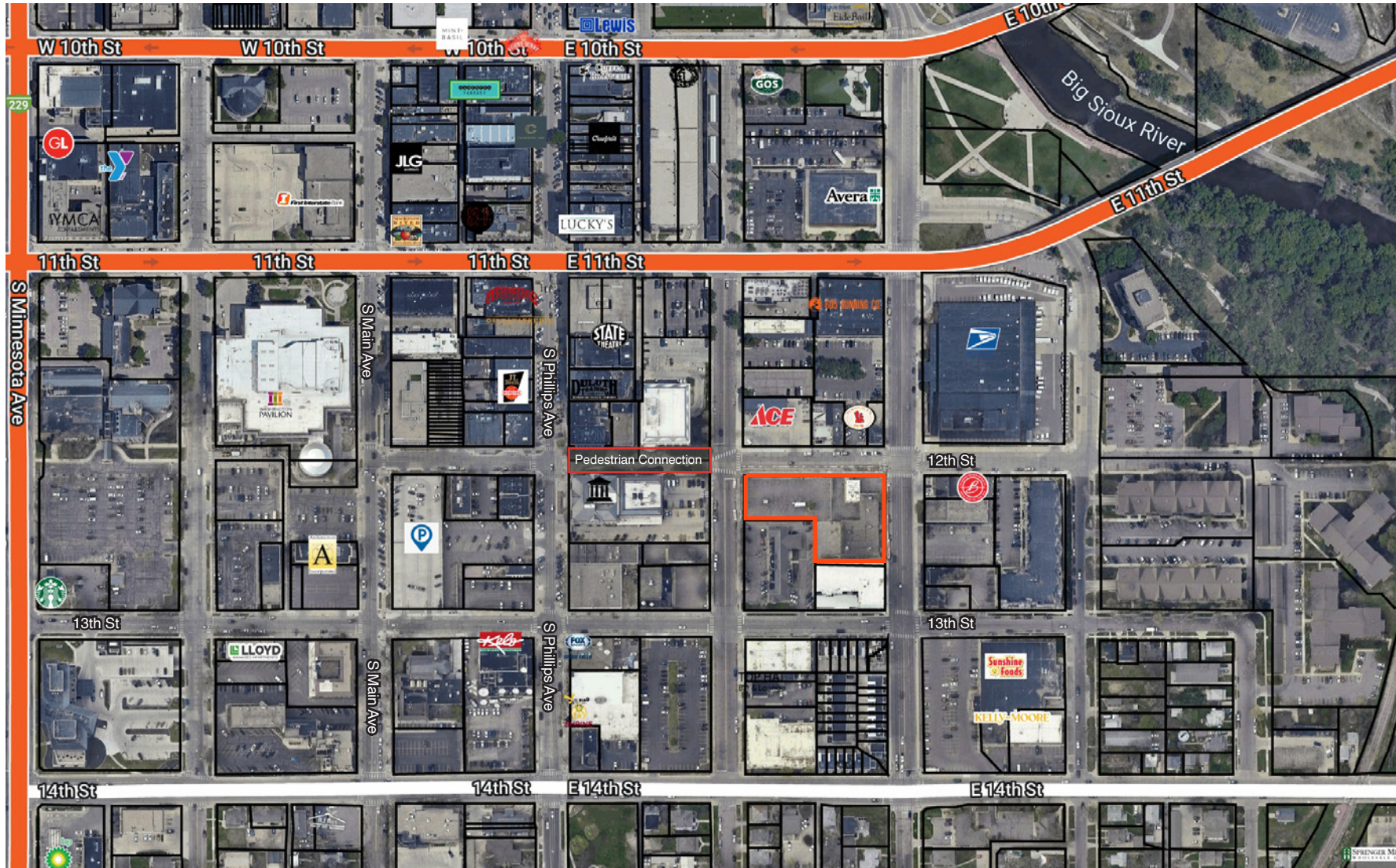
Progress Photos



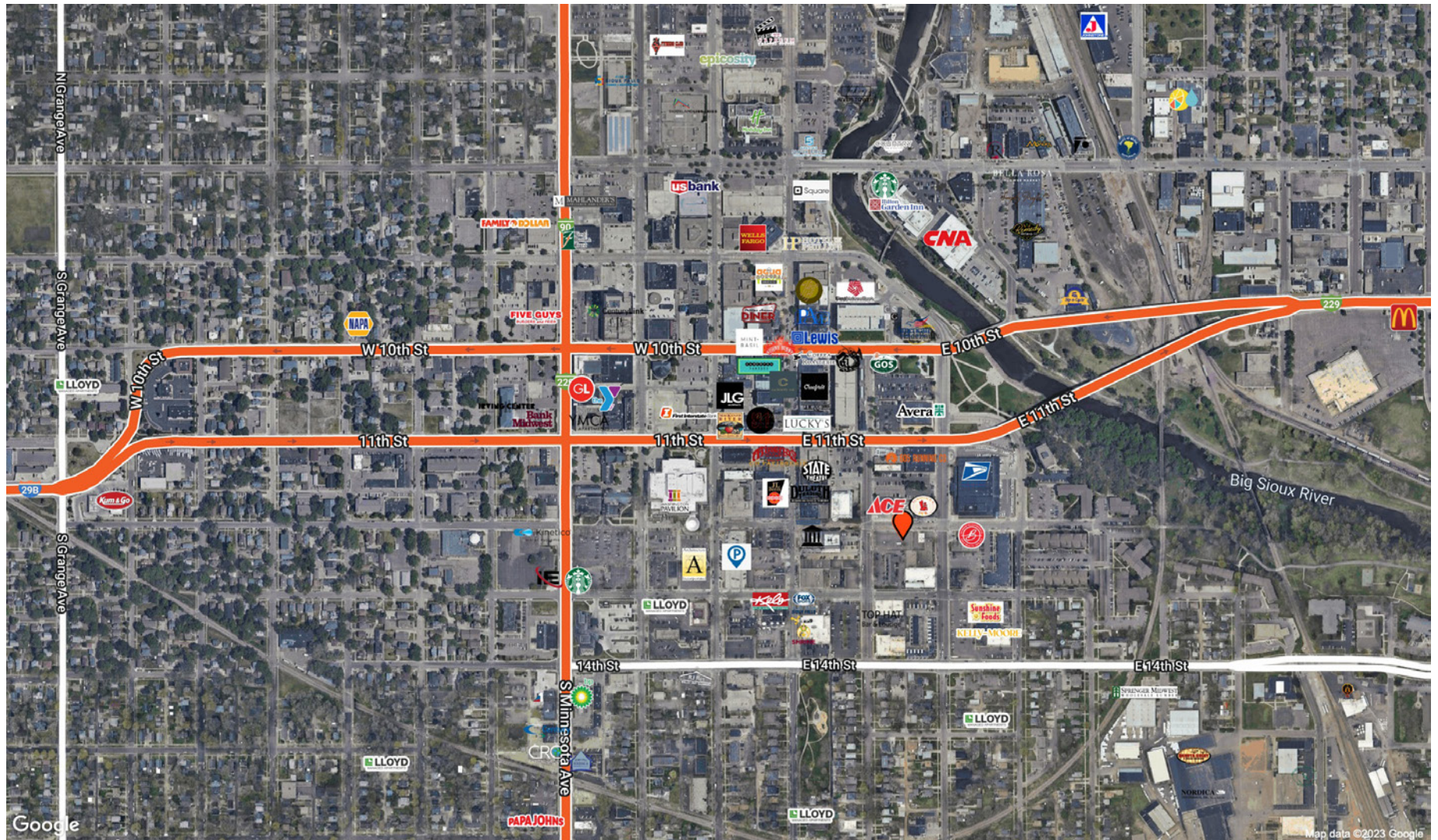
Site Map



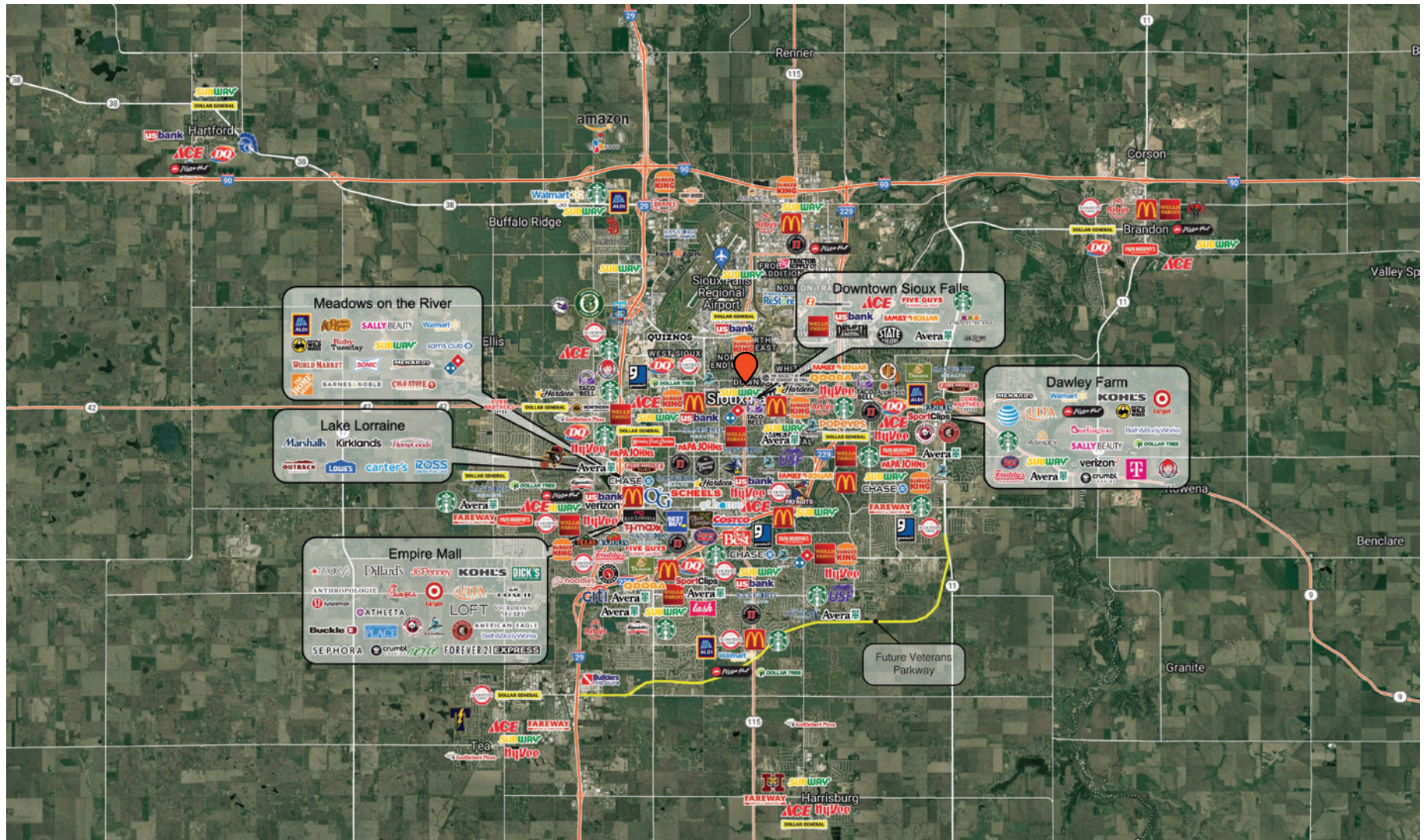
Area Map



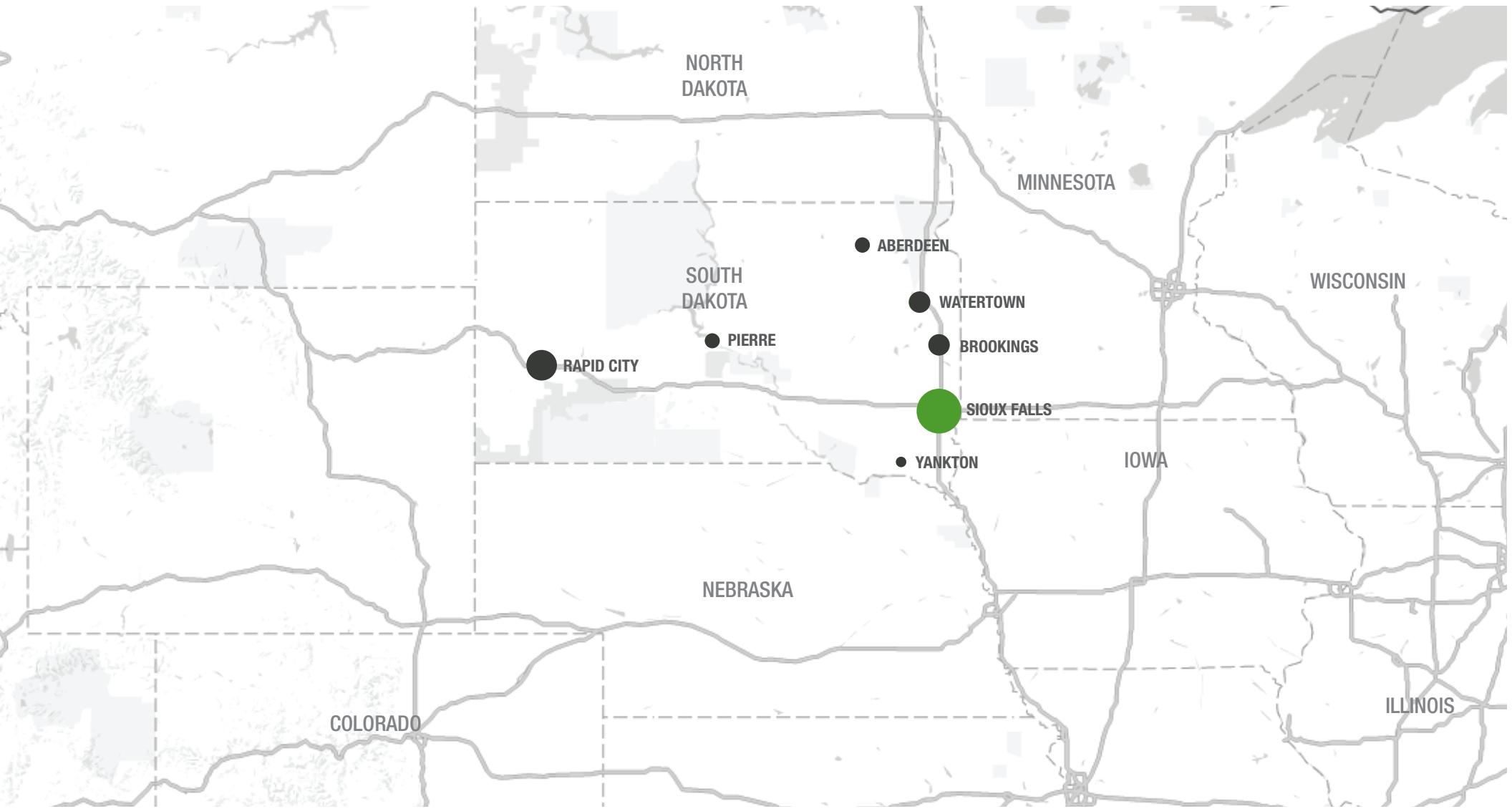
Downtown Sioux Falls Map



Sioux Falls Map



South Dakota Map



Demographics

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.

	1-mile	3-mile	5-mile	Sioux Falls		MSA	
Year	2024			2024	2029	2024	2029
Population	17,421	88,082	199,402	212,296	230,570	311,500	336,494
Daytime Population	35,177	119,383	218,644	232,629	-	311,087	-
Median Household Income	\$57,053	\$63,286	\$72,386	\$74,934	\$88,226	\$80,234	\$96,619

MAJOR EMPLOYERS

Sanford Health | **10,750**

Avera Health | **8,298**

Sioux Falls School District | **3,688**



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for lease

205 E 12th St. | Sioux Falls, SD



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