



# PRIME 41ST STREET SPACE

RETAIL/OFFICE SPACE FOR LEASE



2520 W 41st St,  
Sioux Falls, SD 57105



2,575 SF +/-



\$15.00 / SF NNN  
Estimated NNN: \$7.33 / SF

## LOCATION

This retail/office space is located along 41st Street, near the intersections of 41st/ Louise Ave and 41st/Western Ave, making it an attractive destination for shoppers. The subject site provides easy access to I-29 and is surrounded by an abundance of shopping and dining establishments.

## DESCRIPTION

- Floor plan includes open area, two offices, breakroom, and storage area
- East end-cap space
- Common area restrooms
- Building and pylon signage available facing 41st Street
- Impressive traffic counts along 41st Street, attracting 26,203 VPD
- New concrete parking lot installed in 2023
- 14 surface parking stalls on site with additional space available at the adjoining casino
- Available January 1, 2026 or sooner (contact Broker)
- Current co-tenant includes A New Image (salon)
- Near Western Mall, which is anchored by Scheels, Best Buy, HuHot, and Crisp & Green, and has attracted 4.6M visits within the past 12 months

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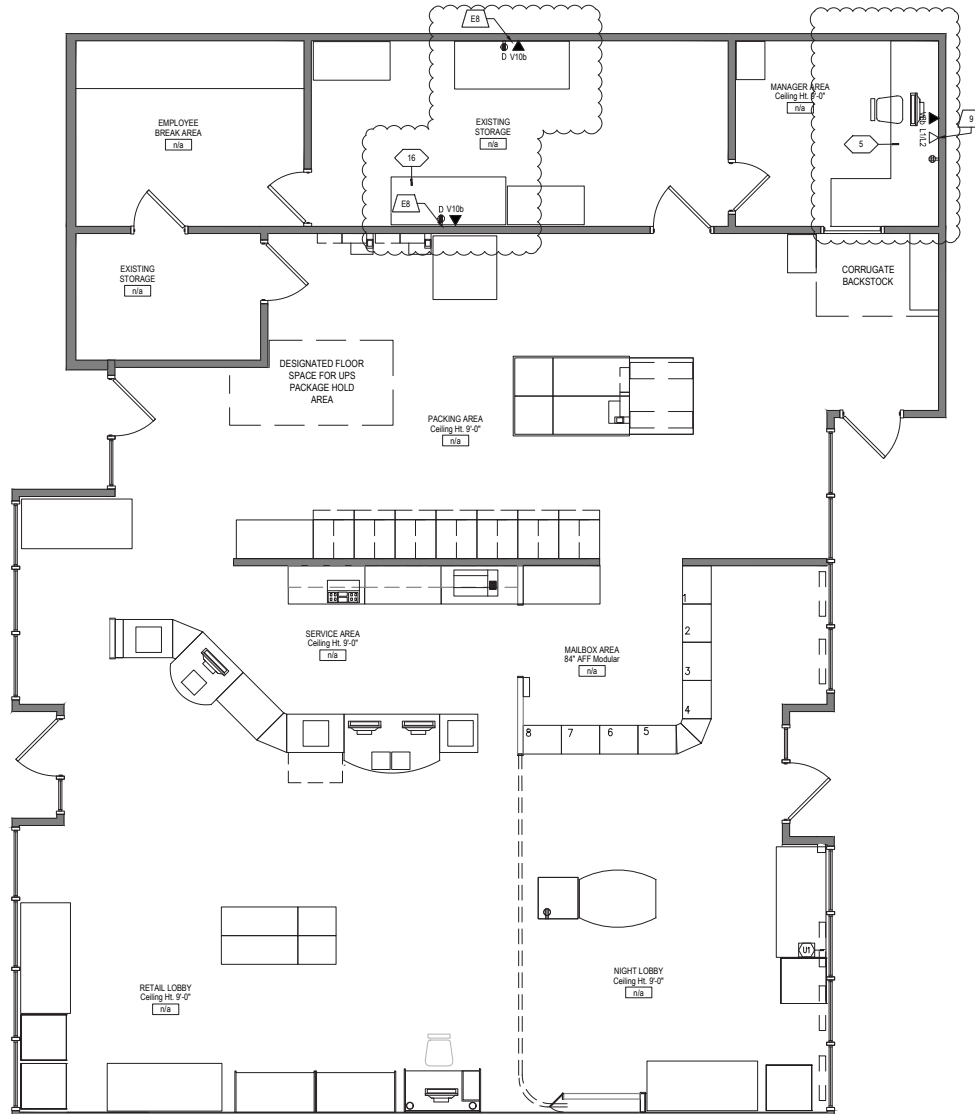
## BUILDING COSTS

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

Size	Base Rent	NNN Est.	Total (Base + NNN) Est.	Yearly Total Est.	Monthly Total Est.
2,575 SF	\$15.00/SF NNN	\$7.33/SF	\$22.33/SF	\$67,499.75	\$4,791.65

## FLOOR PLAN

Concept only; subject to change



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## INTERIOR PHOTOS



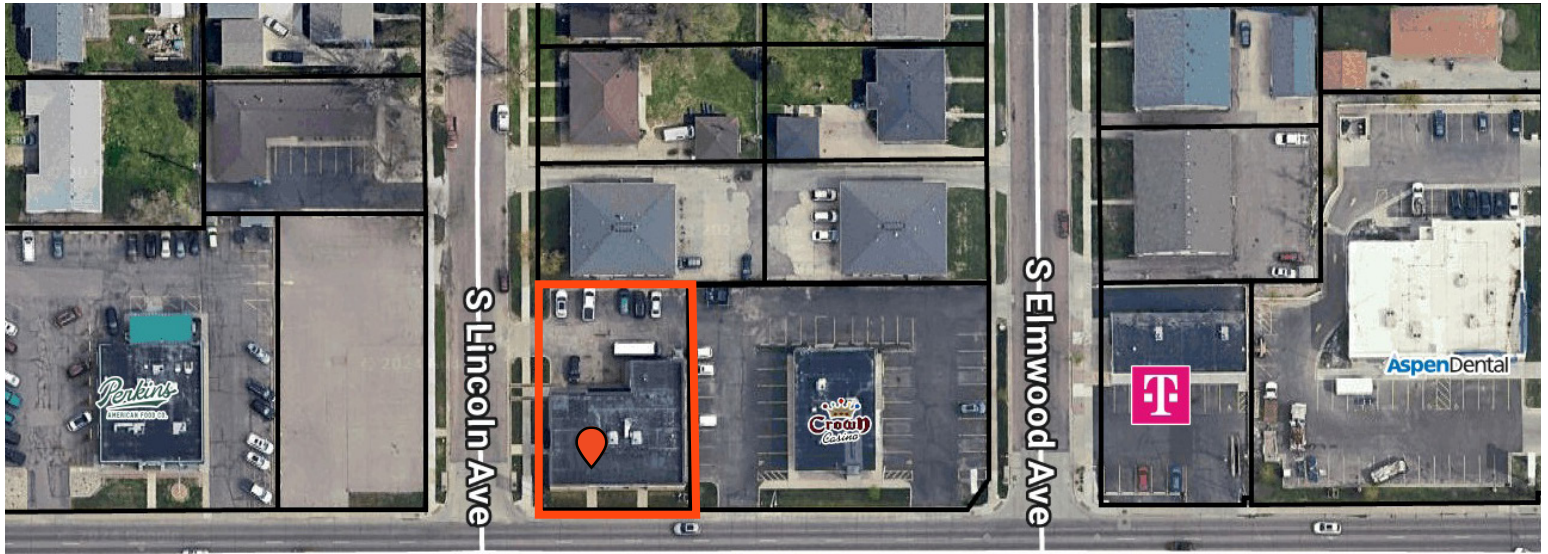
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## SITE MAP



41st St



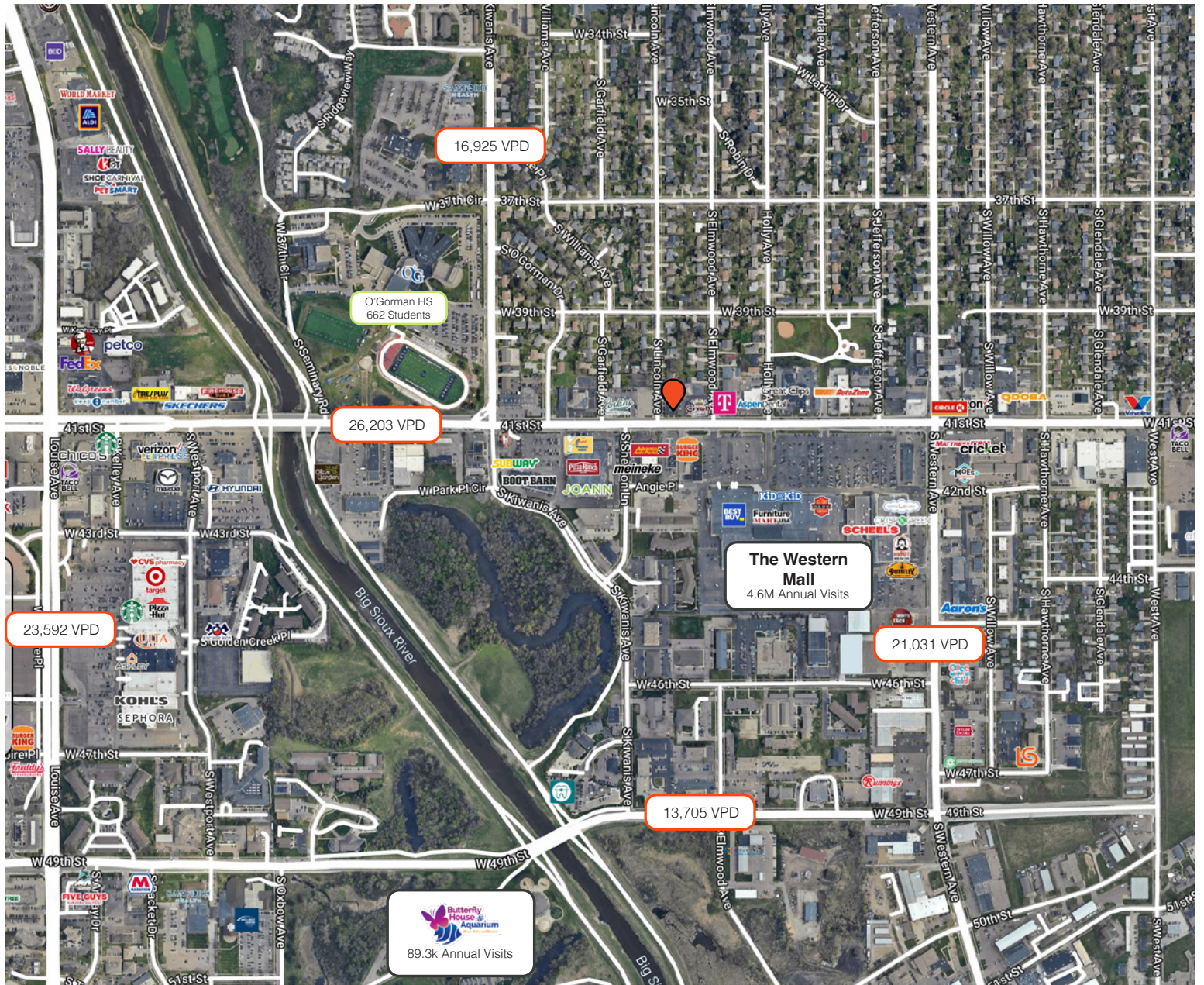
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## AREA MAP



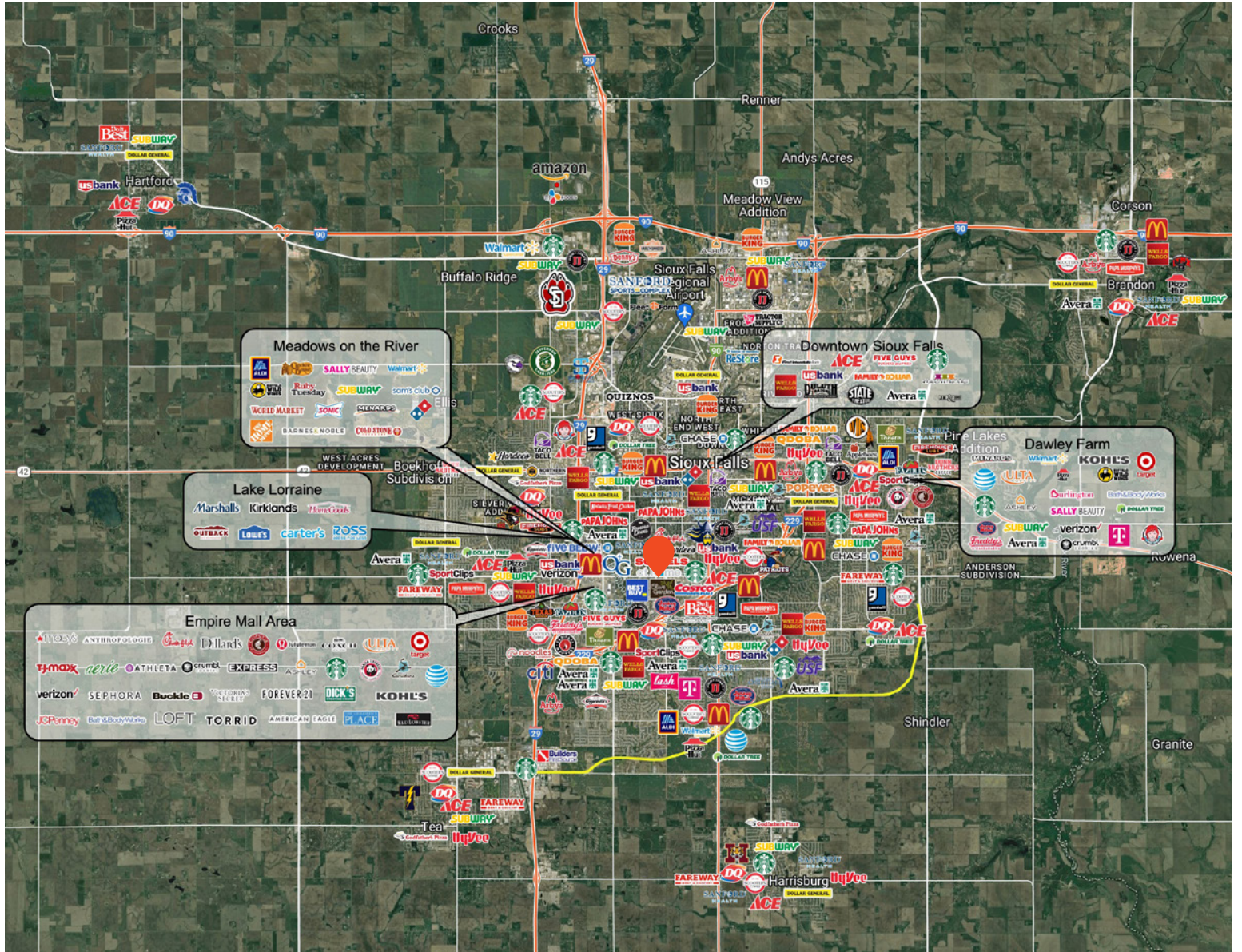
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## CITY MAP



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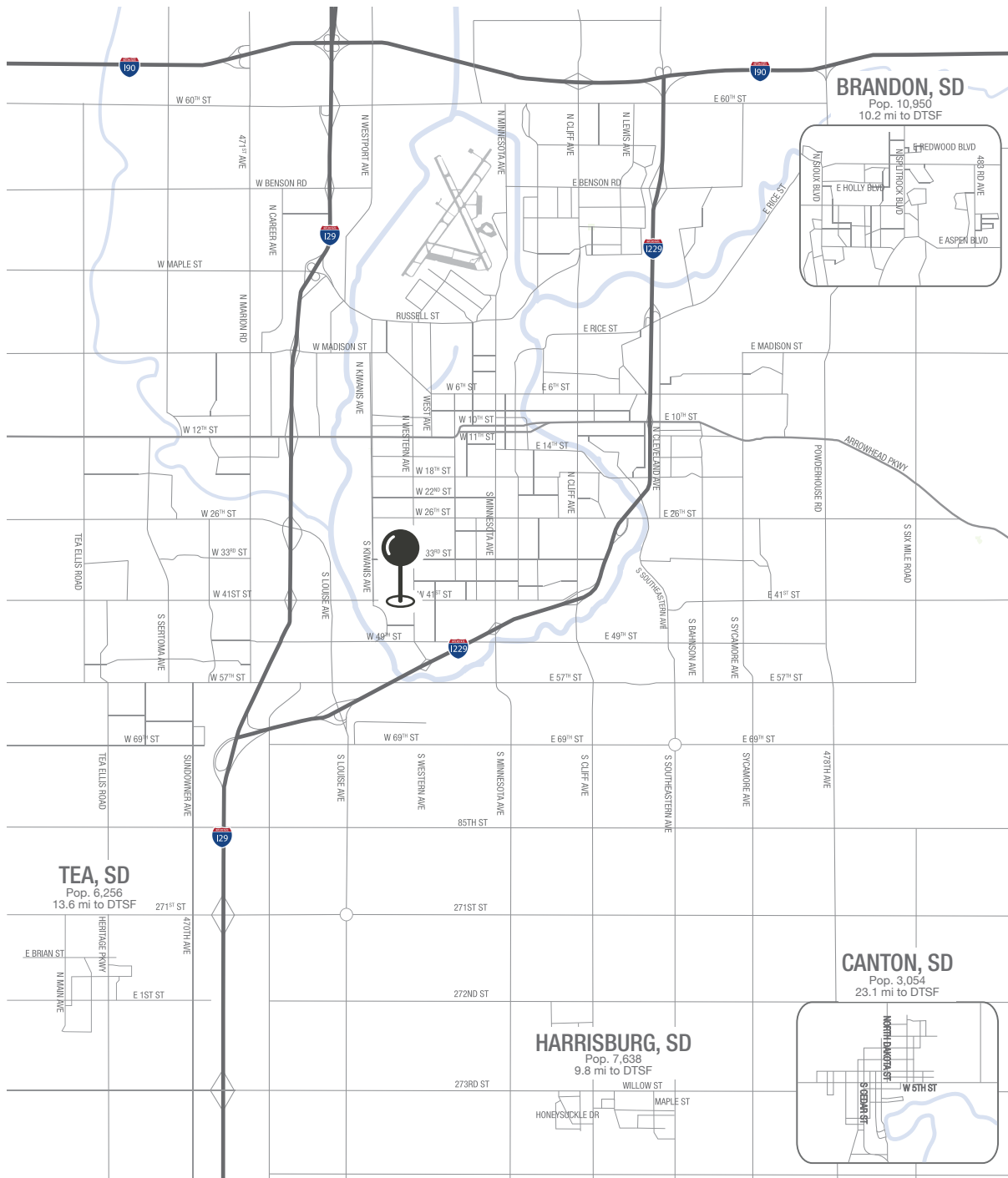
Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820  
Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.

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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)*

2.2M

# of Visitors to Sioux Falls in 2023



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

Lloyd Companies Commercial Real Estate | 150 E. 4th Place Suite 600, Sioux Falls, SD 57104 | 605.323.2820

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