


# TETON CENTER - ABERDEEN

RETAIL SPACE FOR SUBLEASE



 2727 6th Ave SE  
Aberdeen, SD 57401

 4,500 SF +/-

 \$20.00 / SF NNN  
Estimated NNN: \$4.50 / SF

## LOCATION

Discover prime commercial real estate at Teton Center in Aberdeen, SD, located strategically off 6th Ave SE, the city's main thoroughfare with a daily traffic count of 21.8k vehicles. Join a vibrant retail community with co-tenants like Caribou Coffee, Life Serve Blood Center, Fairfield by Marriott, and Lang's Audio, TV, and Appliance.

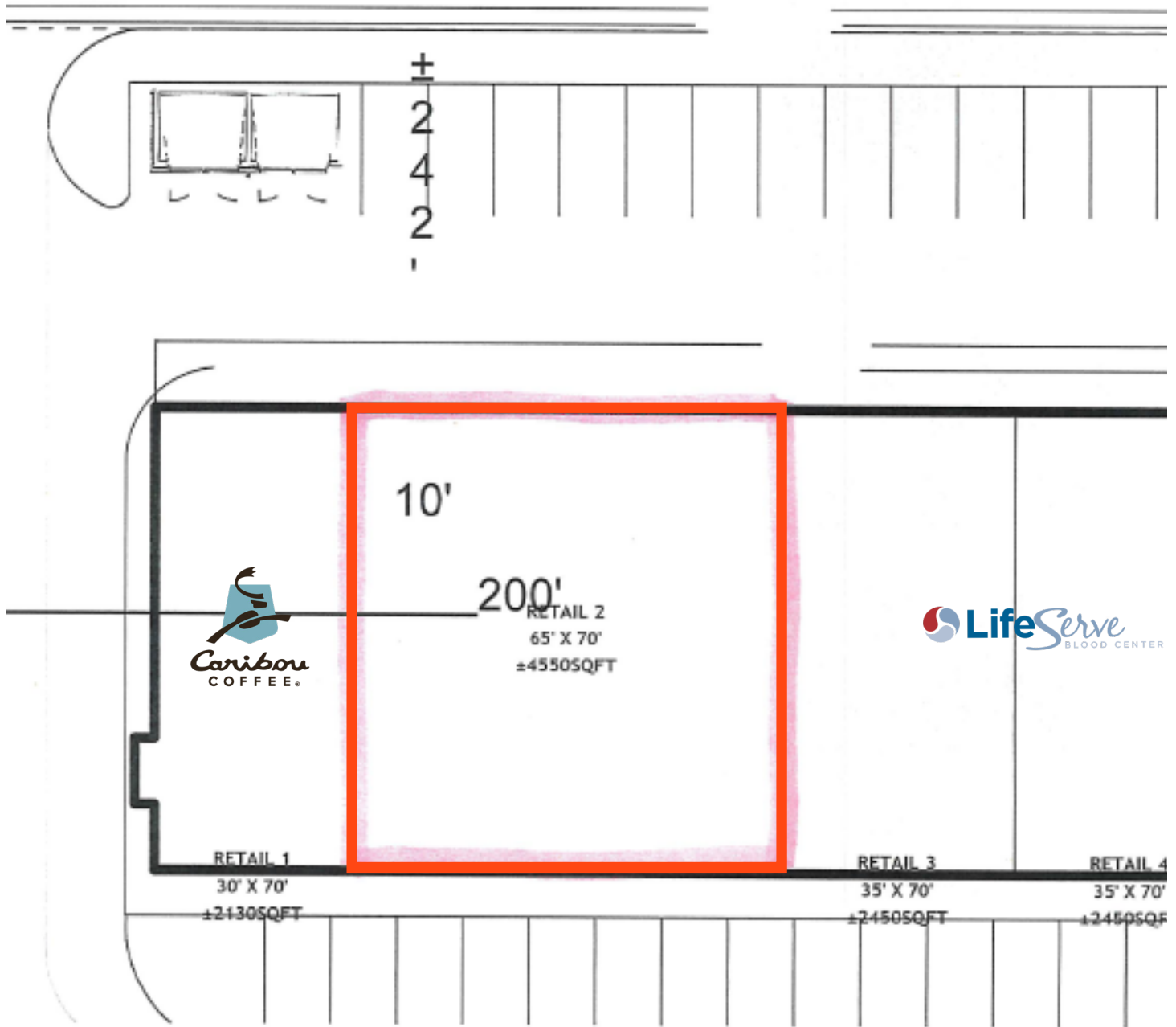
## DESCRIPTION

- Very visible and high traffic location along Aberdeen's main corridor and busiest retail area
- First generation space
- Sublease available through April 30, 2034
- Signage opportunities on the monument sign facing 6th Avenue SE
- Approximate dimensions of the suite are 65' x 70'
- Great co-tenants including Caribou Coffee, Life Serve Blood Center, Fairfield by Marriott, and Lang's Audio, TV and Appliance
- Ample parking with approximately 87 surface stalls available
- All utilities are paid for by the tenant
- TIA: \$15.00 / SF

**SCOTT BLOUNT** | 605.231.1882 | [scott@lloydcompanies.com](mailto:scott@lloydcompanies.com)

## FLOOR PLAN

Concept only; subject to change



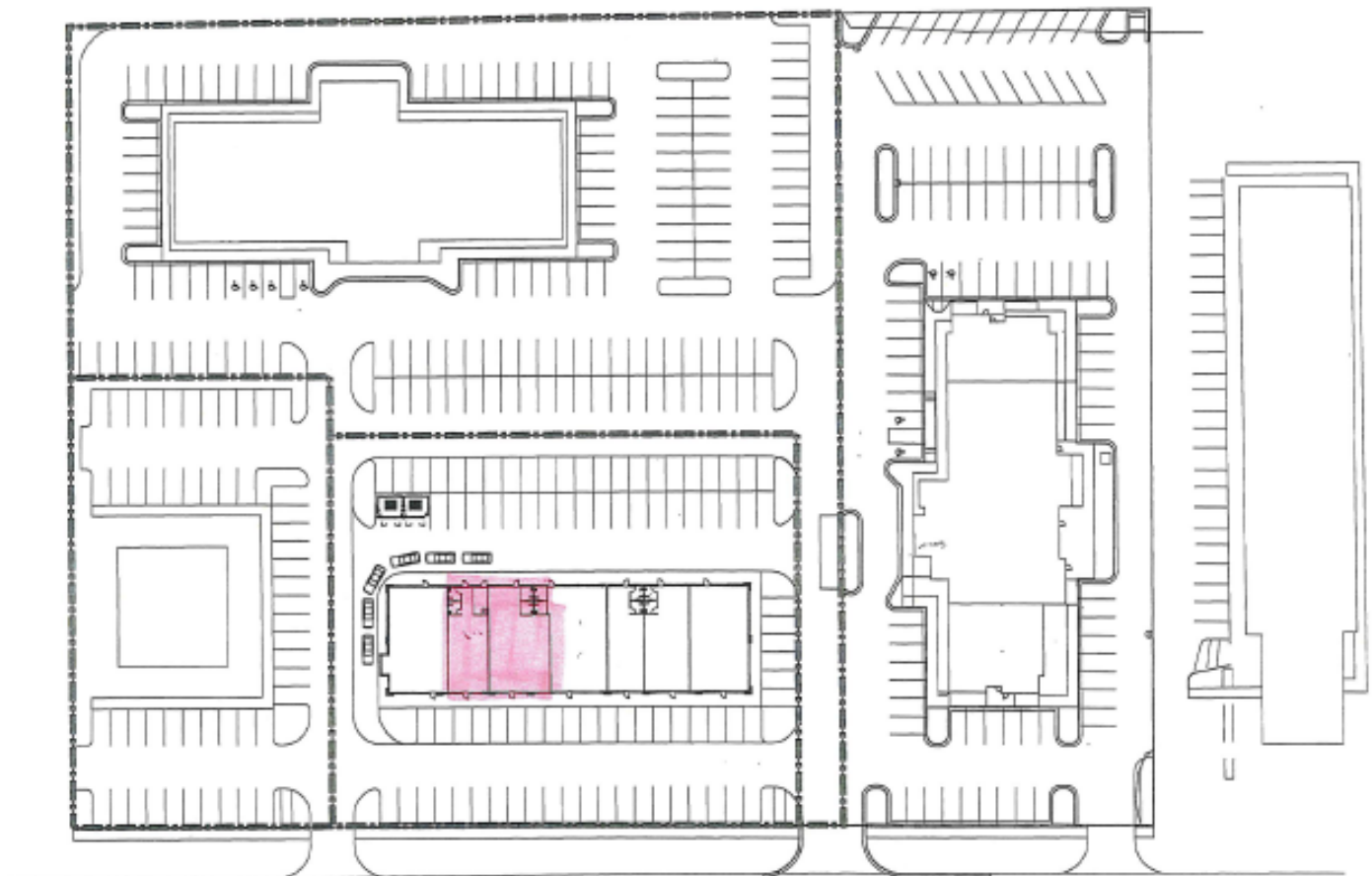
6th Ave SE

**SCOTT BLOUNT**

605.231.1882 | [scott@lloydcompanies.com](mailto:scott@lloydcompanies.com)

## SITE PLAN

Concept only; subject to change



6th Ave SE

**SCOTT BLOUNT**

605.231.1882 | [scott@lloydcompanies.com](mailto:scott@lloydcompanies.com)

101 S. Reid Street Ste. 201, Sioux Falls, SD 57103 | 605.323.2820

Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.



# TETON CENTER - ABERDEEN

RETAIL SPACE FOR SUBLEASE



## EXTERIOR

Concept only; subject to change



**SCOTT BLOUNT**

605.231.1882 | [scott@lloydcompanies.com](mailto:scott@lloydcompanies.com)

101 S. Reid Street Ste. 201, Sioux Falls, SD 57103 | 605.323.2820

Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.



## INTERIOR

Concept only; subject to change



**SCOTT BLOUNT**

605.231.1882 | [scott@lloydcompanies.com](mailto:scott@lloydcompanies.com)

101 S. Reid Street Ste. 201, Sioux Falls, SD 57103 | 605.323.2820

Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.



# TETON CENTER - ABERDEEN

RETAIL SPACE FOR SUBLEASE



## AREA MAP

Concept only; subject to change



**SCOTT BLOUNT** | 605.231.1882 | [scott@lloydcompanies.com](mailto:scott@lloydcompanies.com)

101 S. Reid Street Ste. 201, Sioux Falls, SD 57103 | 605.323.2820  
Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.



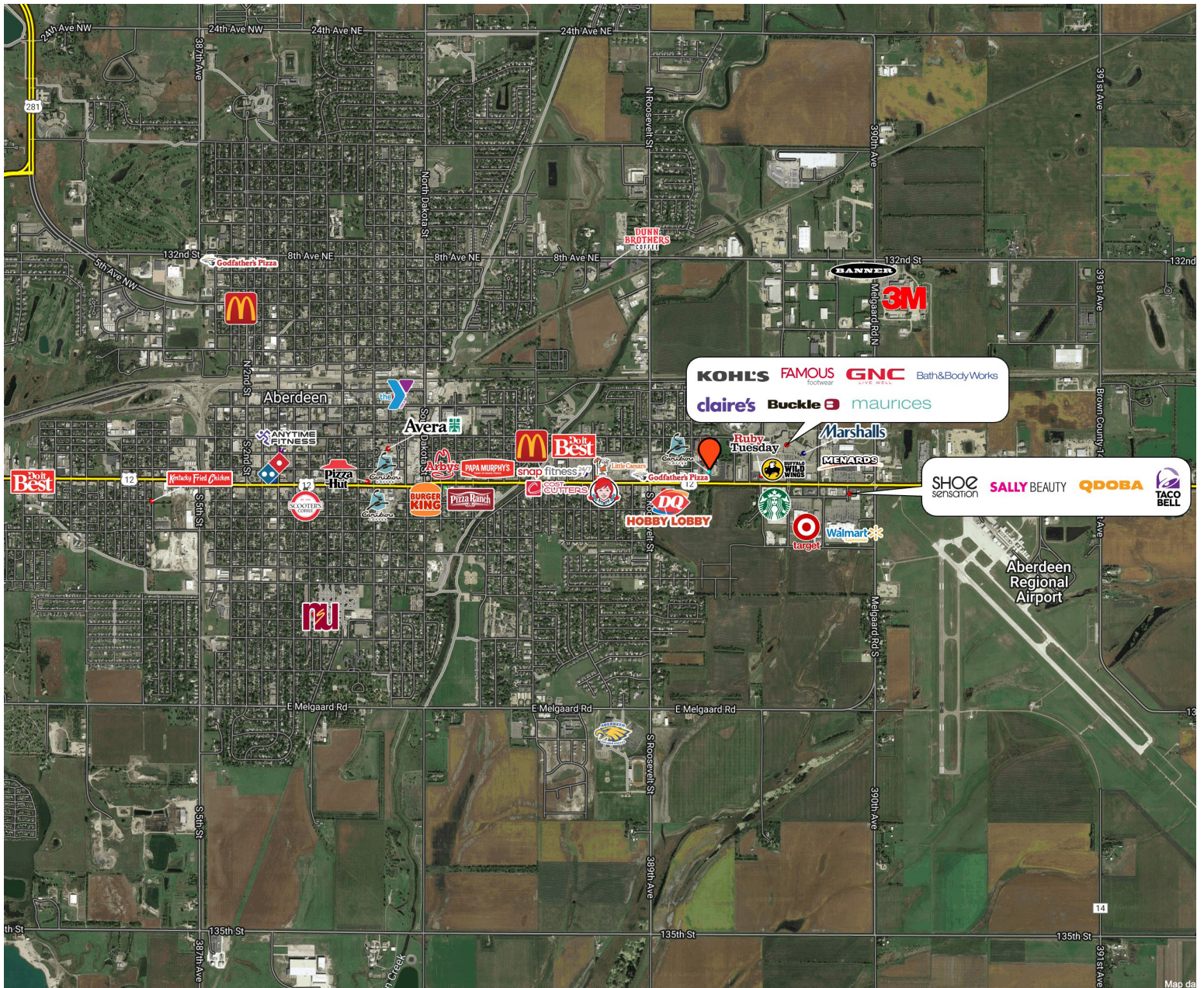
# TETON CENTER - ABERDEEN

RETAIL SPACE FOR SUBLEASE



## CITY MAP

Concept only; subject to change



**SCOTT BLOUNT** | 605.231.1882 | [scott@lloydcompanies.com](mailto:scott@lloydcompanies.com)

101 S. Reid Street Ste. 201, Sioux Falls, SD 57103 | 605.323.2820

Find out more at [LloydCompanies.com](http://LloydCompanies.com) | Information deemed reliable, but not guaranteed.



# DEMOGRAPHICS

Concept only; subject to change

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	11,632	27,078	28,460
2020 Total Population	11,650	29,051	30,693
2020 Group Quarters	659	1,117	1,145
2023 Total Population	11,398	29,059	30,683
2023 Group Quarters	659	1,117	1,145
2028 Total Population	11,237	29,265	30,926
2023-2028 Annual Rate	-0.28%	0.14%	0.16%
2023 Total Daytime Population	12,822	30,879	33,879
Workers	7,742	16,992	19,260
Residents	5,080	13,887	14,619
<b>Household Summary</b>			
2010 Households	5,056	11,834	12,339
2010 Average Household Size	2.16	2.19	2.21
2020 Total Households	5,000	12,472	13,091
2020 Average Household Size	2.20	2.24	2.26
2023 Households	4,926	12,519	13,150
2023 Average Household Size	2.18	2.23	2.25
2028 Households	4,860	12,622	13,270
2028 Average Household Size	2.18	2.23	2.24
2023-2028 Annual Rate	-0.27%	0.16%	0.18%
2010 Families	2,581	6,724	7,102
2010 Average Family Size	2.92	2.85	2.86
2023 Families	2,338	6,735	7,193
2023 Average Family Size	3.09	3.01	3.01
2028 Families	2,281	6,737	7,204
2028 Average Family Size	3.10	3.02	3.02
2023-2028 Annual Rate	-0.49%	0.01%	0.03%
<b>Housing Unit Summary</b>			
2000 Housing Units	5,636	11,915	12,383
Owner Occupied Housing Units	49.0%	57.6%	58.2%
Renter Occupied Housing Units	42.3%	36.3%	35.6%
Vacant Housing Units	8.7%	6.0%	6.2%
2010 Housing Units	5,479	12,553	13,112
Owner Occupied Housing Units	50.3%	57.9%	58.6%
Renter Occupied Housing Units	42.0%	36.4%	35.5%
Vacant Housing Units	7.7%	5.7%	5.9%
2020 Housing Units	5,677	13,647	14,333
Owner Occupied Housing Units	46.0%	53.6%	54.5%
Renter Occupied Housing Units	42.1%	37.8%	36.8%
Vacant Housing Units	11.4%	8.9%	8.7%
2023 Housing Units	5,638	13,815	14,515
Owner Occupied Housing Units	47.8%	56.3%	57.0%
Renter Occupied Housing Units	39.6%	34.3%	33.6%
Vacant Housing Units	12.6%	9.4%	9.4%
2028 Housing Units	5,638	13,901	14,611
Owner Occupied Housing Units	48.5%	58.0%	58.8%
Renter Occupied Housing Units	37.7%	32.8%	32.1%
Vacant Housing Units	13.8%	9.2%	9.2%

**SCOTT BLOUNT**

605.231.1882 | [scott@lloydcompanies.com](mailto:scott@lloydcompanies.com)